2019 Multifamily Uniform Application
2019 Multifamily Uniform Application Certification

Development Name: Palladium Fain Street

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand, as applicable, Title 10, Texas Administrative Code ("10 TAC"), Chapters 1, 8, 11, 12, and 13. Specifically, the undersigned understands the requirements under 10 TAC §11.101 of the Qualified Allocation Plan ("QAP"), 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 TAC §11.11(i) of the QAP, relating to Public Information Requests, specifically that the filing of an Application with the 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.

Palladium Fain Street, Ltd

By:

Signature of Authorized Representative

Thomas E. Huth

Printed Name

President, Managing Member of GP

Title

2-4-19

Date

Sworn to and subscribed before me on the 4th day of February, 2019

by

Thomas E. Huth

(Personalized Seal)

Notary Public Signature

JULIE MARTIN

Notary Public, State of Texas

County of Dallas

My Commission Expires: April 9, 2022
Required for Tax Exempt Bond Developments only

4% Multifamily Housing Tax Credit Program Board Meeting Selection Form

| Development Name: | NOT APPLICABLE |

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 TAC §11.201(2)(B) of the Qualified Allocation Plan, all remaining parts of the Application, including the ESA, the Market Study, Property Condition Assessment, Appraisal and Site Design and Feasibility Report, 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 the Application will be placed on the meeting agenda as requested and changes to an Application (e.g. submission of new financing term sheets) or failure to resolve application deficiencies timely subsequent to submission may delay completion of Department staff’s review and/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. Pursuant to 10 TAC §11.201(6)(B) Applicants requesting to be on the May, June or July Board meetings are advised that such Applications will not be prioritized for review and processing based on timing constraints associated with the Competitive HTC program. Further, the Applicant is encouraged to review 10 TAC §11.201(2)(B) of the Qualified Allocation Plan, the Multifamily Housing Revenue Bond Rules at 10 TAC Chapter 12, the 2019 4% HTC and Tax Exempt Bond Process Manual and the 2019 Multifamily Programs Procedures Manual for any requirements that need to be met prior to submission of the Application.

I request to be on the Board agenda selected below and pursuant to 10 TAC §11.201(2)(B) of the Qualified Allocation Plan 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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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>January 17, 2019</td>
<td>November 2, 2018</td>
</tr>
<tr>
<td>February 21, 2019</td>
<td>December 7, 2018</td>
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<tr>
<td>March 21, 2019</td>
<td>January 4, 2019</td>
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<tr>
<td>April 25, 2019</td>
<td>February 8, 2019</td>
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<tr>
<td>May 23, 2019</td>
<td>March 8, 2019</td>
</tr>
<tr>
<td>June 27, 2019</td>
<td>April 12, 2019</td>
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<tr>
<td>July 11, 2019</td>
<td>April 26, 2019</td>
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<tr>
<td>July 25, 2019</td>
<td>May 10, 2019</td>
</tr>
<tr>
<td>September 5, 2019</td>
<td>June 21, 2019</td>
</tr>
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</table>

2/28/2019
An Inducement Resolution has been approved by the Bond Issuer and a copy is provided behind Tab 8.
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 TAC §11.101(a)(2) - Undesirable Site Features
- [ ] 10 TAC §11.101(a)(3) - Neighborhood Risk Factors
- [ ] 10 TAC §11.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction
- [ ] 10 TAC §11.202(1)(N) - Voluntary Compliance Agreement
  (or any similar agreement resulting from negotiations regarding noncompliance)
- [ ] 10 TAC §11.901(16) - Unused Credit or Penalty Fee

Note: If any disclosures are indicated regarding 10 TAC §11.101(a)(3), submit the Neighborhood Risk Factors Report Packet (NRFR) 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 § 11.1(d) of the Qualified Allocation Plan.

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. All persons who have a property interest in the Application, along with all plans and third-party reports, acknowledge that the Department may publish them on the Department’s website, release them in response to a request for public information, and make other use of the information as authorized by law. 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 §§11.101 and 11.202 of the Qualified Allocation Plan. 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 residents 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 in accordance with the Department’s rules those aspects of the Development that 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 §11.302(d)(2)(I) of the Qualified Allocation Plan, relating to Replacement Reserve Account requirements.

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

The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be
required to submit a report of the success of the plan as part of the cost certification documentation, in order to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.

The Applicant will attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in Tex. Gov’t Code §2306.6734.

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

**Accessibility Requirements**

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

The Development Owner understands that regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) must meet the requirements at 10 TAC §11.101(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 §11.901(16) of the Qualified Allocation Plan.

X_____ The Applicant certifies that no disclosure regarding §11.901(16) of the Qualified Allocation Plan 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 §11.202(1)(M) of the Qualified Allocation Plan related to such disclosure.

X_____ The Applicant certifies that no disclosure regarding §11.202(1)(M) of the Qualified Allocation Plan is necessary.

Voluntary Compliance Agreement with any Governmental Agency *(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 entered into a voluntary compliance agreement (or similar agreement) with any governmental agency that is the result of negotiation regarding noncompliance of any affordable housing Development with any requirements. The disclosure identified the person or persons and development involved, the identity of each other development, contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the agreement or proposed agreement, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(N) of the Qualified Allocation Plan related to such disclosure.
The Applicant certifies that no disclosure regarding §11.202(1)(N) of the Qualified Allocation Plan is necessary.

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

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

- [X] The Development is not located in an area with undesirable site features as further described in §11.101(a)(2) of the Qualified Allocation Plan.

- [____] 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 §11.101(a)(2) of the Qualified Allocation Plan.

- [____] The proposed Development is Historic Preservation pursuant to §11.9(e)(6) of the Qualified Allocation Plan, 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.
**Neighborhood Risk Factors (select one of the main boxes as applicable)**

_____ The Development Owner certifies that the Development is **not** located in an area with any of the neighborhood risk factors described in §11.101(a)(3) of the Qualified Allocation Plan and that no disclosure is necessary;

_____ The Development Owner certifies that the Development is **located** in an area with the following neighborhood risk factors and the Neighborhood Risk Factors 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 for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) 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 §11.101(a)(3)(B)(iii) of the Qualified Allocation Plan;

- _____ is located in the attendance zones of an elementary, middle, or high school that does not have a 2018 Met Standard rating by the Texas Education Agency, unless the school is “Not Rated” because it meets the TEA Hurricane Harvey Provision, in which case the 2017 rating will apply. Elderly Developments are exempt from the requirement to disclose the presence of this characteristic.

The Development will include all of the mandatory Development amenities required in §11.101(b)(4) of the Qualified Allocation Plan at no charge to all residents (market rate and low-income) and written notice of such amenities will be provided to the residents.

The Development will satisfy the minimum point threshold for common amenities as further described in §11.101(b)(5) of the Qualified Allocation Plan. These amenities must be for the benefit of all residents (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 residents 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 Qualified Allocation Plan.
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 §11.101(b)(6)(B) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough resident supportive services, at no charge to the residents, be accessible to all residents (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §11.101(b)(7) of the Qualified Allocation Plan, 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 income averaging is elected, Unit Designations for all units identified as 20%, 30%, 40%, 50%, 60%, 70% and 80% Units will be dispersed across all Unit Types in a manner that does not violate fair housing laws, as required by 10 TAC §10.605(c), effective February 28, 2019.

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) – (N) of §11.202(1) of the Qualified Allocation Plan, 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.
2019 REVISED Development Owner’s Certification

By:

__________________________
Signature

__________________________
Thomas E. Huth
Printed Name

__________________________
Authorized Representative

Title

__________________________
2-15-2019
Date

__________________________
THE STATE OF Texas

__________________________
COUNTY OF Dallas

Before me, a notary public, on this day personally appeared
Thomas E. Huth, 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 15th day of February, 2019

__________________________
(Seal)

JULIE MARTIN
MY COMMISSION EXPIRES
APRIL 9, 2022
NOTARY ID: 129780502

__________________________
Notary Public Signature
The Applicant Eligibility Certification(s) is included behind this tab.

10 TAC §11.202 of the Qualified Allocation Plan 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 § 11.1(d) of the Qualified Allocation Plan.

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

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

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

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

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

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

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

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

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

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

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

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

Neither Applicant nor any other member of the Development Team is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Tex. Gov’t Code, or a provision of Chapter 572 of the Tex. Gov’t Code, that would prohibit the Person from participating in the Application in the manner and capacity they are participating.
Neither Applicant nor any other member of the Development Team has previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 11.

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 §11.202(2)(A) of the Qualified Allocation Plan.

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 §11.202(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; 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 or the use of information therein.

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, Determination Notice, or Closing, 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.
2019 REVISED Applicant Eligibility Certification

By: ________________________________

Signature of Authorized Representative

Thomas E. Huth

Printed Name

Authorized Representative

Title

2-15-2019

Date

THE STATE OF __________  §

COUNTY OF __________  §

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

Thomas E. Huth, 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 15th day of February 2019

(Seal)

JULIE MARTIN
MY COMMISSION EXPIRES
APRIL 9, 2022
NOTARY ID: 129780502

Notary Public Signature
THE STATE OF FLORIDA
COUNTY OF SARASOTA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of February, 2019.

(seal)

MERCEDES BARCIA
MY COMMISSION #66029714
EXPIRES: SEP 13, 2020
Bonded through 1st State Insurance

Notary Public Signature
By: ________________

Signature of Authorized Representative

Kim Schwimmer

Printed Name

Owner of Co-GP

Title

2-15-19

Date

THE STATE OF ________________ §

COUNTY OF ________________ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___________ day of _______________ 2019

(Seal)

JULIE MARTIN
MY COMMISSION EXPIRES APRIL 9, 2022
NOTARY ID: 129790502

Notary Public Signature
26 February, 2019

By:  
Signature of Authorized Representative

Cesare Rancilio  
Printed Name

Principal  
Title

26 February, 2019  
Date

Nr. 419  
Lugano, February 26th, 2019

The undersigned notary public Simona Gaggini, Lugano, hereby confirms the authenticity of the signature made in his presence by the following person on this page,  

RANCILIO Cesare, born in Milan (Italy) on August 11th 1948, male, who declared to be married, Italian citizen who declared to be domiciled in London (UK), well known to him.  

Being by me duly sworn, Mr. Cesare Rancilio has declared and certified that the statements contained in this document are true and correct.  

Simona Gaggini, notary public, Lugano (Switzerland)
2019 REVISED Applicant Eligibility Certification

By: 

Signature of Authorized Representative

Fiorenza Rancilio

Printed Name

Principal

Title

26 February, 2019

Date

Nr. 418

Lugano, February 26th, 2019

The undersigned notary public Simona Gaggini, Lugano, hereby confirms the authenticity of the signature made in his presence by the following person on this page, 

RANCILIO Fiorenza, born in Milan (Italy) on May 7th 1950, female, who declared to be divorced, Italian citizen who declared to be domiciled in London (UK), well known to him.

Being by me duly sworn, Mrs. Fiorenza Rancilio has declared and certified that the statements contained in this document are true and correct.

Simona Gaggini, notary public, Lugano (Switzerland)
**If applicable, 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)
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

<table>
<thead>
<tr>
<th>1. Applicant Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Thomas E. Huth</td>
</tr>
<tr>
<td><strong>Phone:</strong> (972) 774-4400</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:tom@palladiumusa.com">tom@palladiumusa.com</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 13455 Noel Road, Suite 400</td>
</tr>
<tr>
<td>Street</td>
</tr>
<tr>
<td>Dallas</td>
</tr>
<tr>
<td>City</td>
</tr>
<tr>
<td>TX</td>
</tr>
<tr>
<td>State</td>
</tr>
<tr>
<td>Zip</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Kim Schwimmer</td>
</tr>
<tr>
<td><strong>Phone:</strong> (214) 405-3507</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:kim@thelandexperts.net">kim@thelandexperts.net</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Consultant Contact (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Sara Reidy</td>
</tr>
<tr>
<td><strong>Phone:</strong> (214) 941-0089</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:sreidy@cldctx.com">sreidy@cldctx.com</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 2010 Kessler Parkway</td>
</tr>
<tr>
<td>Street</td>
</tr>
<tr>
<td>Dallas</td>
</tr>
<tr>
<td>City</td>
</tr>
<tr>
<td>TX</td>
</tr>
<tr>
<td>State</td>
</tr>
<tr>
<td>Zip</td>
</tr>
</tbody>
</table>
This form will self-populate based on scoring selections made throughout the Application. Applicant should refer to this form to ensure that scoring selections are accurate prior to submitting the Application. Corrections must be made in the applicable section(s) of the Application. Highlighted rows indicate scoring items for both 9% HTC and Direct Loan applications. Additional scoring for Direct Loan applications can be found at 10 TAC §13.6.

Criteria Promoting Development of High Quality Housing

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>§11.9(b)(1)(A)</td>
<td>6</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>9</td>
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<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
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High Quality Housing Total 17

Criteria to Serve and Support Texans Most In Need

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
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<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>11</td>
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<tr>
<td>Resident Services</td>
<td>§11.9(c)(3)</td>
<td>10</td>
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<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
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<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
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<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
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<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
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<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
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Serve and Support Texans Most in Need Total 47

Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
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</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
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<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
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<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
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</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
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</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
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</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>
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<th>Point Item Description</th>
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<tr>
<td>Financial Feasibility</td>
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<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
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<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
<td>3</td>
</tr>
<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
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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>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
</tr>
</tbody>
</table>

Efficient Use of Limited Resources and Applicant Accountability Total 43

Point Deductions §11.9(f)

Total Application Self Score 118

2/28/2019
## Site Information Form Part I

### 1. Development Address (All Programs)

- **Address:** 4001 Fain Street (N side of Fain Street-W of Kings Hwy)
- **City:** Fort Worth
- **ETJ?** No
  - **Address:** 48439101201
  - **City:** No
  - **QCT?** N/A
  - **Median Household Income:** $54,671.00
  - **Quartile:** 3q
  - **Poverty Rate:** 28.3

### 2. Census Tract Information (All Programs)

- **Census Tract Number:** 48439101201
  - **No:** (11 digits)
  - **Median Household Income:** $54,671.00
  - **Quartile:** 3q
  - **Poverty Rate:** 28.3

### 3. Resolutions (Competitive HTC and Tax-Exempt Bonds, if applicable) [10 TAC §11.3]

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

- **Twice the State Average Per Capita.** The proposed Development is NOT located in a municipality or a county that has more than twice the state average of units per capita supported by Tax Credits or Private Activity Bonds. (QAP §11.3(c))
- **One Mile Three Year Rule.** The proposed Development is NOT a New Construction or Adaptive Reuse development that will be located one mile or less from a New Construction HTC or Bond Development serving the same type of household and awarded within the applicable three-year period and has not been withdrawn or terminated, OR the Development meets one of the exceptions in §11.3(d)(2) of the QAP (provide evidence of exception).
- **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. (§11.3(e))

### 4. Two Mile Same Year Rule (Competitive HTC Only) [10 TAC §11.3(b)]

- The site is not located in a county with a population that exceeds one million.
- The site is located in a county with a population that exceeds one million and is not located within 2 linear miles of the proposed Development Site of any eligible Pre-application in the same county.
- The site is located in a county with a population that exceeds one million and is located within 2 linear miles of the site of the following eligible Pre-application(s) within the same county:

  - **19277 - Cielo Place**

### 5. Proximity of Development Sites (Competitive HTC Only) [10 TAC §11.3(g)]

- The site is contiguous to or within 1,000 feet of the site for the following eligible Pre-application(s) serving the same Target Population:

### 6. Zoning [10 TAC §11.204(11)] and Flood Zone Designation [10 TAC §11.101(a)(1)] (All Programs)

- **Development Site is appropriately zoned?** Yes
- **Zoning Designation:** “D” High Density Mutifamily
- **Flood Zone Designation:** X and AE
- **Entire Development Site is outside the 100 year floodplain.** No
- **Farmland Designation (New Construction (including adaptive re-use) seeking Section 811 and/or Direct Loan funds):** Not Prime Farmland

### 7. Site & Neighborhood Standards (New Construction Direct Loan only) [10 TAC §13.11(o)(6)(B)]; [24 CFR 92.202, 93.150]

Confirm the following supporting documents are provided behind this tab.

- 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.

2/28/2019
8. Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>Met Standard Rating?</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Howell Elementary</td>
<td>PK through 5</td>
<td>Yes Yes Yes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Riverside Middle School</td>
<td>6 through 8</td>
<td>No Yes Yes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carter Riverside</td>
<td>9 through 12</td>
<td>Yes Yes Yes</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Account for each year for each school.

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 2018 (or 2017 if the Hurricane Harvey Provision applies) Met Standard rating by the Texas Education Agency, and the Neighborhood Risk Factors Report ("NRFR") and required documentation has been submitted. [§11.101(a)(3)(D)(iv)]

The Target Population is Elderly. Applicant is required to enter school rating information above, but no disclosure is required.

9 Waiver of Rules [10 TAC §11.207]

- Applicant requests waiver of rules.
- Documentation to support waiver was previously provided or is attached behind Tab 8 and includes:
  - Documentation establishing how the need for the waiver was both not reasonably foreseeable and was not preventable by the Applicant and (where appropriate), plans for mitigation or alternative solutions; and
  - Documentation establishing how, by granting the waiver, it better serves the policies and purposes articulated in referenced sections of Tex. Gov't Code than not granting the waiver.
Supporting Documentation for the Site Information Form Part I

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

Resolutions:
- Twice the State Average of Units Per Capita Resolution
- One Mile Three Year Resolution or evidence of other exception
- Housing Tax Credit Units per Total Household Resolution
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b

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

Farmland Designation
- Information is included in the ESA.
- Information is included behind this tab.

Go to https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx and
- Go to “Quick Navigation”, select address and enter street address, city, and state. If the Development Site does not have a fixed address, enter the street, city, and state.
- Just below where it says “Area of Interest Interactive Map” and to the left of where it says “Legend” is a row of buttons. Two at the end are labeled “AOI” for area of interest. Click the rectangle or triangle button based on the relative shape of the Development Site
- Outline the Development Site, getting as much within the rectangle or triangle as possible.
- Select the tab for “Soil Data Explorer”, select “Land Classifications”, then select “Farmland Classification”.
- Select “View Rating”. You may need to scroll down to see it.
- In the upper right corner, select ”Printable Version”. Name it if you wish, scale to “Fit to page”, printed sheet size “A landscape (11” x 8.5”). Make sure the box box labeled “show UTM Coordinate Ticks” is checked. Select ”View”.
- Save the file as a PDF and include it in the Application.

Site and Neighborhood Standards (New Construction Direct Loan Only)
- Statement regarding promoting housing choice explains 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) for census tract and city (and county if applicable)
Educational Quality (all Applications)

- School Attendance Zone Map with Development labeled;
- 2018 TEA accountability information for each school (or 2017 if the Hurricane Harvey Provision applies); and
- Neighborhood Risk Factors Report ("NRFR") 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 (or 2017 if the Hurricane Harvey Provision applies).

Waiver of Rules

- The waiver request must establish how the need for the waiver was both not reasonably foreseeable and was not preventable by the Applicant
- The waiver request must establish how, by granting the waiver, it better serves the policies and purposes articulated in Tex. Gov't Code, §§2306.001, 2306.002, 2306.359, and 2306.6701, (which are general in nature and apply to the role of the Department and its programs, including the Housing Tax Credit program) than not granting the waiver.
Palladium Fain Street

Palladium Fain
February 8, 2019

Thomas Huth
Palladium USA
13455 Noel Road, Suite 400
Dallas, TX 75240

RE: 4001 Fain Street
GREEN ACRES ADDITION-FT WORTH Block 1 Lot 1E

To Whom It May Concern:

The above referenced property is currently shown on the City of Fort Worth zoning map and is zoned “D” High Density Multi-Family District as voted and approved by City Council on January 15, 2019. This zoning district allows the use of Multi-Family. The regulations for “D” High Density Multi-Family as described in Chapter 4, Article 4.712 is available [http://fortworthtexas.gov/zoning/](http://fortworthtexas.gov/zoning/).

Should you need additional information, contact Daniel Guerrero at (817) 392-2733.

Sincerely,

Dana Burghdoff, AICP
Deputy Director, Planning Division
FIRM FLOOD INSURANCE RATE MAP
TARRANT COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 195 OF 495
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY | NUMBER | PANEL | SUFFIX
--- | --- | --- | ---
FORT WORTH, CITY OF | 480998 | 0195 | K
HALTOM CITY, CITY OF | 480999 | 0195 | K
NORTH RICHLAND HILLS, CITY OF | 480907 | 0195 | K

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48439C0195K

MAP REvised
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood insurance map. This map does not reflect any changes which may have been made subsequent to the date herein. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.floodsmart.gov.
The soil surveys that comprise your AOs are at a scale of 1:20,000.

Warning: Soil Map may not be valid at the Enlargement of maps beyond the scale misunderstanding of the detail of mappable line placement. The maps do not show contrasting soils that could have been seen at a smaller scale.

Please rely on the bar scale on each map for measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG 900913)
Maps from the Web Soil Survey are based on a projection, which preserves direction and distance and area. A projection that preserves area, like the Albers equal-area conic projection, should be used for accurate calculations of distance or area.

This product is generated from the USDA, using the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
Survey Area Data: Version 16, Sep 16

Soil map units are labeled (as space allows) at scales of 1:50,000 or larger.

Date(s) aerial images were photographed: 29, 2017

The orthophoto or other base map on which the compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be.

Farmland Classification—Tarrant County, Texas
# Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Bastsil-Urban land complex, 0 to 5 percent slopes</td>
<td>Not prime farmland</td>
<td>5.9</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td>5.9</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method: No Aggregation Necessary*

*Tie-break Rule: Lower*
Welcome to SchoolSite Locator!

Enter an address in the search box at the top to find your schools of attendance!

If you do not know the specific address, or if it cannot be found, just click anywhere on the map to find the schools for that neighborhood.
Welcome to SchoolSite Locator!
Enter an address in the search box at the top to find your schools of attendance!

If you do not know the specific address, or if it cannot be found, just click anywhere on the map to find the schools for that neighborhood.

That location was found outside the district boundaries.

19008 Palladium Fain Street
## Texas Education Agency

### 2018 Accountability Ratings Overall Summary

**NATHA HOWELL EL (220905151) - FORT WORTH ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
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<tbody>
<tr>
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<td>65</td>
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<td>STAAR Performance</td>
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</tr>
<tr>
<td>Academic Growth</td>
<td>59</td>
<td>57</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 87.5%)</td>
<td>35</td>
<td>66</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>27</td>
<td>62</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

### Distinction Designations

- **ELA/Reading**: Not Earned
- **Mathematics**: Not Earned
- **Science**: Not Earned
- **Social Studies**: Not Eligible
- **Comparative Academic Growth**: Not Earned
- **Postsecondary Readiness**: Not Earned
- **Comparative Closing the Gaps**: Not Earned
Welcome to SchoolSite Locator!

Enter an address in the search box at the top to find your schools of attendance.

If you do not know the specific address, or if it cannot be found, just click anywhere on the map to find the schools for that neighborhood.

19008-Palladium Fain Street
Texas Education Agency

2018 Accountability Ratings Overall Summary
RIVERSIDE MIDDLE (220905056) - FORT WORTH ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>67</td>
<td>Met Standard</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>33</td>
<td>62</td>
<td>Met Standard</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
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<tr>
<td><strong>School Progress</strong></td>
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<tr>
<td>Academic Growth</td>
<td>65</td>
<td>69</td>
<td>Met Standard</td>
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<tr>
<td>Relative Performance (Eco Dis: 85.6%)</td>
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</table>

**Distinction Designations**

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
Texas Education Agency

2018 Accountability Ratings Overall Summary

CARTER-RIVERSIDE H S (220905001) - FORT WORTH ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>69</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td>67</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>62</td>
<td>Met Standard</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>68</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>75</td>
<td>Met Standard</td>
</tr>
<tr>
<td>School Progress</td>
<td>71</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>66</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 83.4%)</td>
<td>71</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>64</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Earned
- Social Studies: Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
Yes. Opportunity Index points are not requested. Part 1 entries are related to Concerted Revitalization Plan. If yes, skip down to select amenities under Urban or Rural, as applicable.

1. **Opportunity Index (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(4) and 10 TAC §13.6(1)]**

- 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 (2 points).
- 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 (1 point).

Contiguous Census Tract #: [ ] Contiguous Tract Quartile: [ ]

- X Development is Urban and Development Site is within the required radius 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.
  - pharmacy (1 point)(1 mile)
  - full service grocery store (1 point)(1 mile)
  - outdoor recreation facility available to public (1 point)
  - indoor recreation facility available to public (1 point)
  - university or community college (1 point)(5 miles)
  - licensed center serving children (1 point)(2 miles)

- 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)(iii) of the QAP. A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

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

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

If necessary, provide a brief summary of how the Development Site is justifying the points selected:

---

2/28/2019
2. **Underserved Area (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(5) and 10 TAC §13.6(3)]**

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 (2 points);
- Entirely within the boundaries of an Economically Distressed Area (1 point);
- Entirely within a census tract that does not have another 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);
- For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (2 points);
- 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 another 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 100,000 or more, and will not apply in the At-Risk Set-Aside (5 points);  

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

- Entirely within a census tract that, according to American Community Survey 5-year Estimates, has both a poverty rate greater than 20% and a median gross rent for a two-bedroom unit greater than its county’s 2016 HUD Fair Market Rent for a two-bedroom unit. This measure is referred to as the Affordable Housing Needs Indicator in the Site Demographic Characteristics Report (2 points);
- An At-risk or USDA Development placed in service 30 or more years ago, that is still occupied, and that has not yet received federal funding, or LIHTC equity, for the purposes of Rehabilitation for the Development (3 points).

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

3. **Proximity to the Urban Core (Competitive HTC Applications Only) [10 TAC §11.9(c)(7)]**

<table>
<thead>
<tr>
<th>Development Site is located in a Place with a population over 200,000 and is not in the At-Risk Set-Aside.</th>
</tr>
</thead>
<tbody>
<tr>
<td>AND Population of Place is 200,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building. OR</td>
</tr>
<tr>
<td>X Population of Place is 750,000 or more and Development is located w/in 4 miles of the main municipal government administration building.</td>
</tr>
</tbody>
</table>

Application is seeking points for Proximity to the Urban Core. Total Points Claimed: 5

4. **Concerted Revitalization Plan (Competitive HTC Applications Only) [10 TAC §11.9(d)(7)]**

Region: 3 Urban

- Yes Application is claiming points for a Concerted Revitalization Plan (“CRP”).
- X No points were claimed for Opportunity Index.
- X Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.
- X The CRP Packet has been completed and uploaded along with but separately from the Application.

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

5. **Declared Disaster Area Scoring (Competitive HTC Applications ONLY) [10 TAC §11.9(d)(3)]**

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

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

---

2/28/2019
6. Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]

<table>
<thead>
<tr>
<th>Application meets all of the following requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within two years preceding December 1, 2018.</td>
</tr>
<tr>
<td>Application includes a certification that the Applicant will close all financing on or before the last business day in November, 2019.</td>
</tr>
<tr>
<td>Application includes acknowledgement from all lenders and the syndicator of the required closing date.</td>
</tr>
<tr>
<td>Application includes a certification that the Applicant will fully execute the construction contract on or before the last business day in November, 2019.</td>
</tr>
<tr>
<td>Application includes evidence that appropriate zoning will be in place at award.</td>
</tr>
<tr>
<td>Application includes a DETAILED narrative description of each piece of evidence provided that is not specifically requested and how that evidence proves that the Applicant will have appropriate zoning at award and will close all financing and fully execute the construction contract on or before the last business day of November, 2019.</td>
</tr>
<tr>
<td>Applicant understands that failure to close all financing and/or fully execute the construction contract on or before the last business day in November, 2019 will result in penalty under 10 TAC §11.9(f), as determined solely by the Board.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application is seeking points for Readiness to Proceed.</th>
<th>Total Points Claimed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Supporting Documentation for the Site Information Form Part II

Opportunity Index (Competitive HTC and Direct Loan Only)

- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- Map(s) of Community Assets with Development, radius, and each asset labeled
- Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements
- For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules.

NOTE: Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization's service activity in the community.

- Print-out from DFPS website confirming daycare licensed to serve relevant age groups
  (http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp)
- Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2018, including the computation used to determine the crime rate
  (https://www.neighborhoodscout.com)
- Print-out from THECB website confirming accreditation of university or community college
  http://www.txhighereddata.org/Interactive/Institutions.cfm
- 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
- Evidence of Underserved Area (Competitive HTC and Direct Loan Only)
  - Evidence from Attorney General of Colonia boundaries; and
    https://www.texasattorneygeneral.gov/cpd/colonias
  - Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and
  - Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.
  - For Economically Distressed Areas:
    - A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and
    - Map showing development site boundaries, relative to EDA boundaries.
  - For other items:
    Development must be awarded 2004 or earlier for 15-year threshold and 1988 or earlier for 30-year threshold, as listed in the "Board Approval" column of the Property Inventory tab of the Site Demographic Characteristics Report posted on the Department's website at
      http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.
- Map with all contiguous census tracts, if applicable

Proximity to Urban Core (Competitive HTC Only)

- Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.

2/28/2019
Concerted Revitalization Plan (Competitive HTC Only)

CRP Packet is uploaded along with but separate from the Application.

Declared Disaster Area:

The county in which the Development Site is located is listed on the 2019 List of Declared Disaster Areas (no further documentation is required).

The List of Declared Disaster Areas is posted on the Department’s website at [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)

Applicant believes the county in which the Development Site is located was omitted from the list and should be listed. Application includes evidence that the Development Site is located in an area declared to be a disaster area under Tex. Gov’t Code §418.014 at any time within the two-year period preceding the date of Application submission.

Readiness to Proceed

Evidence Development Site is located is in a county declared by FEMA to be a disaster area eligible for individual assistance in the last calendar year (only required if county is not included on the list and Applicant believes it should be).

Certification for closing

Acknowledgement(s) of closing date from lenders and syndicator

Certification for construction contract

Evidence that appropriate zoning will be in place at award (July 25, 2019).

Each piece of evidence provided that is not listed above must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements.
Riverside Community Center is located in the heart of Sylvania Park, near the west fork of the Trinity River. The center offers after-school programs, a boxing club, and a diverse selection of classes, but there is also ample opportunity to explore the great outdoors.
Outdoor Recreation - Sylvania Park – 3700 E. Belknap, Fort Worth – approximately 1065 Feet from 19008 Palladium Fain Street

<table>
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<tr>
<th>PARK</th>
<th>NEIGHBORHOOD</th>
<th>TYPE</th>
<th>ADDRESS</th>
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<th>ACRES</th>
<th>STATUS</th>
<th>C DIST</th>
<th>ISD</th>
<th>PPD</th>
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<tbody>
<tr>
<td>Sunset Hills North</td>
<td>Neighborhood</td>
<td>Neighborhood Based</td>
<td>3000 SUNSET HILLS DR</td>
<td>2004</td>
<td>6.7300</td>
<td>Act</td>
<td>4</td>
<td>KISD</td>
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<td>Sycamore</td>
<td>Community</td>
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<td>2525 EAST ROSEDALE ST</td>
<td>1969</td>
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<td>Act</td>
<td>8</td>
<td>FWISD</td>
<td>4</td>
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<tr>
<td>Sycamore Creek Golf Course</td>
<td>Special Use</td>
<td>Special Use &amp; Nature Based</td>
<td>401 MARTIN LUTHER KING FBWY</td>
<td>1977</td>
<td>86.2200</td>
<td>Act</td>
<td>8</td>
<td>FWISD</td>
<td>4</td>
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<td>Sylvania</td>
<td>Community</td>
<td>Community Based</td>
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<td>1926</td>
<td>28.2200</td>
<td>Act</td>
<td>4</td>
<td>FWISD</td>
<td>4</td>
</tr>
</tbody>
</table>

Legend

- **Fort Worth City Limit**
- **County Boundary**
- **Community Center**
- **Municipal Golf Course**
- **Park**

Sylvania Park and Riverside Community Center
Outdoor Recreation - Sandy Oaks Park – 5000 Bernice Street, Haltom City – approximately 4191 Feet from 19008 Palladium Fain Street

HALTOM CITY PARKS

Haltom City has 11 parks located throughout the city that are maintained by the Parks & Recreation Department. Rent a pavilion at one of our parks for $10/hour, with a minimum of two hours and a maximum of four hours. Reservations must be done in person at the Haltom City Recreation Center, located at 4839 Broadway Ave. Some park reservations require a $30 cash deposit for a restroom key.

Birdville Trails Park
Broadway Park
Buffalo Ridge Park
Haltom Road Park
Little Fossil Park
North Park
Parrish Road Park
Pecan Park
Revere Park
Sandy Oaks Park

Located next to the Haltom City Senior Center at 5000 Bernice St., Sandy Oaks Park is a 4.11 acre neighborhood park with a playground, picnic area, unlighted practice fields, outdoor covered work-out equipment and a walking trail that circles the park. See a photo gallery of Sandy Oaks Park.
Fort Worth Supercenter

Store Overview | Find items | Weekly Ad | Name & Events | Coupons | Find Another Store

Grocery and Pharmacy – Walmart Supercenter – 3851 Airport Freeway – approximately 1385 Feet from 19008 Palladium Fain Street

5851 Airport Pkwy, TX 76111
Open 24 hours
Mon. - Sun. | Open 24 Hours

Get directions
817-739-2347

Services at This Store

- Auto Care Center
  - Open until 6 pm
  - 817-739-6566

- Pharmacy
  - Open until 6 pm
  - 817-739-1924

- Photo Center
  - Open until 9 pm
  - 817-739-2652

- Pickup
  - Open until 6 pm

- Vision Center
  - Closed until 12 pm
  - 817-739-2770

- Alcohol
  - Closed until 12 pm

- Bakery
  - Open until 9 pm
  - 817-739-6241

- Coin Star

- Deli
  - Open until 9 pm

- Food ATM

- FedEx Office
  - Closed until 12 pm

- Gaming

- Garden Center

- Grocery

- Grocery Pickup

- Grocery Pickup and Delivery
Pharmacy - CVS – 1201 N Beach Street, Fort Worth – approximately 780 feet from 19008 Palladium Fain Street

Drugstore chain selling a variety of beauty & health products, plus some grocery & household items.

1201 N Beach St, Fort Worth, TX 76111

QPH5+PG Fort Worth, Texas
cvs.com
(817) 834-6369
Open now: 8AM–10PM
CVS Pharmacy at 1201 North Beach Street Fort Worth, TX 76111
☎ 817-834-6369  Store #6786

Store & Photo Hours
Monday through Friday  OPEN  8:00 AM to 10:00 PM
Saturday  8:00 AM to 10:00 PM
Sunday  8:00 AM to 10:00 PM

Pharmacy Hours
Monday through Friday  OPEN  9:00 AM to 9:00 PM
Saturday  10:00 AM to 5:00 PM
Sunday  10:00 AM to 5:00 PM

What services does this CVS offer?
- Drive-Thru Pharmacy
- Photo
- Accepts SNAP
- Pharmacy
- Immunizations
Licensed Child Care - Children's Early Development Center – 3328 E Belknap Street, Fort Worth — approximately 3393 Feet from Palladium Fain Street

Children's Early Development Center
3.4 ★★★★☆ 5 reviews
Child care agency

3328 E Belknap St, Fort Worth, TX 76111
QPF2+V9 Fort Worth, Texas
(817) 834-0851
Closed today
Child Care Search Result Details

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

<table>
<thead>
<tr>
<th>Operation Number:</th>
<th>408700</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operation Type:</td>
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</tr>
<tr>
<td>Program Provided:</td>
<td>Child Care Program</td>
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<tr>
<td>Operation/Caregiver Name:</td>
<td>Childrens Early Development Center</td>
</tr>
<tr>
<td>Location Address:</td>
<td>3328 E BELKNAP ST FORT WORTH, TX 76111</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>3328 E BELKNAP ST FORT WORTH, TX 76111</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>817-834-0851</td>
</tr>
<tr>
<td>County:</td>
<td>TARRANT</td>
</tr>
<tr>
<td>Website Address:</td>
<td></td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:rbenbarka51@hotmail.com">rbenbarka51@hotmail.com</a></td>
</tr>
<tr>
<td>Administrator/Director Name:</td>
<td>Ruth Benbarka</td>
</tr>
<tr>
<td>Type of Issuance:</td>
<td>Full Permit</td>
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<td>Issuance Date:</td>
<td>5/8/1992</td>
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<td>Accepts Child-Care Subsidies:</td>
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<td>Hours of Operation:</td>
<td>06:30 AM-06:30 PM</td>
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<tr>
<td>Days of Operation:</td>
<td>Monday - Friday</td>
</tr>
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<td>Total Capacity:</td>
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<tr>
<td>Licensed to Serve Ages:</td>
<td>Infant, Toddler, Pre-Kindergarten, School</td>
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<tr>
<td>Total Capacity:</td>
<td>60</td>
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<tr>
<td>Number Of Admin Penalties:</td>
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<td>Corrective Action:</td>
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<tr>
<td>Adverse Action:</td>
<td>No</td>
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<tr>
<td>Temporarily Closed:</td>
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</tr>
</tbody>
</table>

Three Year Inspection Summary
https://www.dfps.state.tx.us/Child_Care/Search_Texas Child_Care/ppFacilityDetails.asp?ptype=DC&fid=121232
Tarrant County College – Trinity River Campus – 300 Trinity Commons, Fort Worth – Community College – approximately 3.22 miles from 19008 Palladium Fain Street

Tarrant County College - Trinity River Campus
4.7 ★★★★★ - 59 reviews
Community College

300 Trinity Campus Cir, Fort Worth, TX 76102
QM46+PM Fort Worth, Texas
tccd.edu
(817) 515-8223

Suggest an edit
### Public Community Colleges

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamo Community College - Northeast Lakeview College</td>
<td>Veronica Garcia President</td>
<td>(210) 486-0000</td>
</tr>
<tr>
<td>Alamo Community College - Northwest Vista College</td>
<td>Ric Baser President</td>
<td>(210) 486-4900</td>
</tr>
<tr>
<td>Alamo Community College - Pico Alto College</td>
<td>Robert Garza President</td>
<td>(210) 486-3880</td>
</tr>
<tr>
<td>Alamo Community College - San Antonio College</td>
<td>Robert Vela President</td>
<td>(210) 486-9959</td>
</tr>
<tr>
<td>Alamo Community College - St. Phil's College</td>
<td>Adena Loston President</td>
<td>(210) 486-2900</td>
</tr>
<tr>
<td>Alamo Community College District</td>
<td>Bruce Leslie Chancellor</td>
<td>(210) 485-0020</td>
</tr>
<tr>
<td>Alvin Community College</td>
<td>Christal Albrecht President</td>
<td>(281) 756-3500</td>
</tr>
<tr>
<td>Amarillo College</td>
<td>Russell Lowery-Hart President</td>
<td>(806) 371-0000</td>
</tr>
<tr>
<td>Angelina College</td>
<td>Michael Simon President</td>
<td>(936) 639-1301</td>
</tr>
<tr>
<td>Austin Community College</td>
<td>Richard Rhodes President/CEO</td>
<td>(512) 223-7000</td>
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<tr>
<td>Blinn College District</td>
<td>Mary Hensley Chancellor</td>
<td>(979) 630-4000</td>
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<tr>
<td>Brazosport College</td>
<td>Millicent Valek President</td>
<td>(979) 230-3000</td>
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<tr>
<td>Central Texas College</td>
<td>Jim Yeonopoulus Chancellor</td>
<td>(254) 526-7161</td>
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<tr>
<td>Cisco College</td>
<td>Tradd Anglin President</td>
<td>(254) 442-5000</td>
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<td>Clarendon College</td>
<td>Robert Keith Riza President/CEO</td>
<td>(806) 874-3571</td>
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<td>Coastal Bend College</td>
<td>Beatriz T. Espinoza President</td>
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<td>College of the Mainland Community College District</td>
<td>Warren Nichols President</td>
<td>(409) 938-1211</td>
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<td>Collin County Community College District</td>
<td>H. Neil Matkin President</td>
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<td>Dallas Community College - Brookhaven College</td>
<td>Thom Chessenay President</td>
<td>(972) 860-4700</td>
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<td>Joe Seabrooks President</td>
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<td>Eddie Tealer President</td>
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<td>Jose Adames President</td>
<td>(214) 860-2000</td>
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<td>Dallas County Community College - Mountain View College</td>
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<td>Sharon Davis, Interim President</td>
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<td>Dallas County Community College - North Lake College</td>
<td>5001 North MacArthur Boulevard, Irving, TX 75038-3899</td>
<td>Christa Stejko, President</td>
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<tr>
<td>Dallas County Community College - Richland College</td>
<td>12600 Abrams Road, Dallas, TX 75243-2199</td>
<td>Kay Eggleston, President</td>
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<td>Joe May, Chancellor</td>
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<td>Del Mar College</td>
<td>101 Balcony Boulevard, Corpus Christi, TX 76044</td>
<td>Mark Escamilla, President</td>
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<td>William Serrata, President</td>
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<td>Frank Phillips College</td>
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<td>Jud Hicks, President</td>
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<td>4015 Avenue Q, Galveston, TX 77550</td>
<td>Myles Shelton, President</td>
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<td>Grayson College</td>
<td>6101 Highway 691, Denison, TX 75020</td>
<td>Jeremy McMillen, President</td>
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<td>112 Lamar Drive, Hilleslea, TX 76645</td>
<td>Pamela Boehm, President</td>
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<td>Houston Community College - Central Campus</td>
<td>1300 Holman, Houston, TX 77004</td>
<td>Mudassir Siddiqui, President</td>
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<td>Houston Community College - Northeast Campus</td>
<td>401 Northline Mall, Houston, TX 77022</td>
<td>Margaret Ford Fisher, President</td>
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<td>1550 Faskke Drive, Suite 101, Houston, TX 77084</td>
<td>Zachary R. Hodges, President</td>
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<td>Houston Community College - Southwest College</td>
<td>6815 Rustic, Houston, TX 77087</td>
<td>Madeline Burrillo, President</td>
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<td>Houston Community College System</td>
<td>3100 Main Street, Houston, TX 77002</td>
<td>Cesar Maldonado, Chancellor</td>
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<td>Howard College</td>
<td>1001 Birdwell Lane, Big Spring, TX 79720</td>
<td>Cheryl T. Sparks, President</td>
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<td>1100 Broadway, Kilgore, TX 75662</td>
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<td>Ricardo J. Solis, President</td>
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<td>Dennis Brown, President</td>
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<td>1525 West California St, Gainesville, TX 76240</td>
<td>President Brent Wallace</td>
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<td>(940) 668-7731</td>
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<td>2886 FM 1735 Chapel Hill Rd, Mount Pleasant, TX 75456-1307</td>
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<td><strong>San Jacinto College Central Campus</strong></td>
<td>8060 Spencer Hwy, Pasadena, TX 77506</td>
<td>President Van Wigginton</td>
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<td><strong>San Jacinto College North Campus</strong></td>
<td>5800 Uvalde Rd, Houston, TX 77049</td>
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<td>(281) 458-4090</td>
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<td><strong>San Jacinto College South Campus</strong></td>
<td>13735 Beam Rd, Houston, TX 77009</td>
<td>President Brenda Jones</td>
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<td>(713) 484-1900</td>
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<td><strong>San Jacinto Community College</strong></td>
<td>4624 Farmto Parkwy, Suite 200, Pasadena, TX 77504</td>
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<td><strong>South Plains College</strong></td>
<td>1401 College Ave, Levelland, TX 79336</td>
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<td><strong>Southwest Collegiate Institute for the Deaf</strong></td>
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<td>1500 Houston St, Fort Worth, TX 76102</td>
<td>President Carlos Morales</td>
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<td>828 Harwood Rd, Hurst, TX 76054</td>
<td>President Allen Gober</td>
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<td>(817) 515-8223</td>
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<td><strong>Tarrant County College - Northwest Campus</strong></td>
<td>4601 Marine Creek Pkwy, Fort Worth, TX 76179-3599</td>
<td>President Zolna Blankenbaker</td>
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<td><strong>Tarrant County College - South Campus</strong></td>
<td>5301 Campus Dr, Fort Worth, TX 76119</td>
<td>President Peter Jordan</td>
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<tr>
<td><strong>Tarrant County College - Southeast Campus</strong></td>
<td>2100 Southeast Pkwy, Arlington, TX 76013-2607</td>
<td>President Bill Copplea</td>
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<td>300 Trinity Campus Cir, Fort Worth, TX 76102</td>
<td>President S. Sean Madison</td>
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<td>1500 Houston St, Fort Worth, TX 76102</td>
<td>President Eugene Giovanini</td>
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<td><strong>Temple College</strong></td>
<td>2600 South First St, Temple, TX 76504-7435</td>
<td>President Christine Ponce</td>
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<td><strong>Texas A&amp;M University College</strong></td>
<td>2600 South First St, Temple, TX 76504-7435</td>
<td>President Jason Smith</td>
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<td>(903) 338-4541</td>
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<td><strong>Texas Southmost College</strong></td>
<td>60 Fort Brown, Temple, TX 76507</td>
<td>President Jesus R. Rodriguez</td>
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<td>Trinity Valley Community College</td>
<td>100 Cardinal Drive</td>
<td>Athens, TX 75751</td>
<td>Jerry King, President, (903) 677-8622</td>
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<td>Tyler Junior College</td>
<td>P.O. Box 9020</td>
<td>Tyler, TX 75711</td>
<td>Mike Metke, President, (903) 510-2200</td>
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<td>Vernon College</td>
<td>4400 College Drive</td>
<td>Vernon, TX 76384</td>
<td>Dusky Johnston, President, (940) 552-8291</td>
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<td>Victoria College</td>
<td>2200 East Red River</td>
<td>Victoria, TX 77901</td>
<td>David Hinds, President, (361) 573-3291</td>
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<tr>
<td>Weatherford College</td>
<td>225 College Park Drive</td>
<td>Weatherford, TX 76086</td>
<td>Tod A. Farmer, President, (817) 594-5471</td>
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<tr>
<td>Western Texas College</td>
<td>6200 College Avenue</td>
<td>Snyder, TX 79549</td>
<td>Barbara Beebe, President, (325) 573-8511</td>
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<tr>
<td>Wharton County Junior College</td>
<td>911 Boling Highway</td>
<td>Wharton, TX 77488</td>
<td>Betty A. McCrohan, President, (979) 532-4560</td>
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PROGRAMS OF STUDY

Explore your options

On this page:

- Courses
- Degrees & Certificates
- Subject Areas

Courses

Browse all our current Courses.

Degrees & Certificates

Agriculture, Food & Natural Resources

- Horticulture

Architecture & Construction

- Architectural Technology
- Computer-Aided Drafting & Design (CADD)
- Construction Management Technology
- Heating, Air Conditioning & Refrigeration Technology

Arts, AV Tech & Communications

- Graphic Communication
- Radio, Television & Film
Business, Management & Administration

- Accounting
- Business
- Entrepreneurship & Small Business Management
- Fashion Merchandising
- Management
- Marketing
- Office Technology

Education & Training

- Library Technician
- Sign Language Interpreting

Health Science

- Anesthesia Technology
- Central Sterile Processing
- Computed Tomography (CT)
- Dental Hygiene
- Diagnostic Medical Sonography
- Dietetics
- Emergency Medical Services
- Health Information Technology
- Long Term Care Administration
- Magnetic Resonance Imaging (MRI)
- Medical Assistant
- Mental Health & Human Services
- Nuclear Medicine Technology
- Nursing
- Physical Therapist Assistant
- Radiologic Technology
- Respiratory Care
- Surgical Technology
- Vocational Nursing

Hospitality & Tourism

- Culinary Arts
- Hospitality Management

Human Services
- Child Development
- Substance Abuse Counseling

Information Technology
- Computer Support Specialist
  (Customer Service / Call Center / Teleservice Operations)
- Information Technology

Law, Public Safety, Corrections & Security
- Criminal Justice
- Fire Protection Technology
- Occupational Safety & Environmental Technology
- Paralegal Studies

Manufacturing
- Electrical Line Technician
- Electronics Technology
- Industrial Maintenance Technician
- Welding Technology

Marketing
- Real Estate

Science, Technology, Engineering & Mathematics
• Geographic Information Systems (GIS)

Transportation, Distribution & Logistics
• Automotive
• Automotive Service Technology; Toyota Technician Education Network (T-TEN)
• Aviation
• Logistics & Supply Chain Management

General Education

Associate of Arts Degrees
You can earn an Associate of Arts (A.A.) degree without a declared major—a liberal arts program—to prepare to transfer to a 4-year college or university.
• Associate of Arts Degree

Or you can earn an A.A. in the following subjects:
• Business
• Cornerstone Honors Program
• Kinesiology
• Music
• Visual Arts

Associate of Arts in Teaching Degrees
• Teacher Education

Associate of Science Degrees
You can earn an Associate of Science (A.S.) degree without a declared major—a science program—to prepare to transfer to a 4-year college or university.
• Associate of Science Degree

Or you can earn an A.S. in the following subjects:
• Chemistry
• Engineering
• Mathematics

Subject Areas
• Anthropology
• Biology
• Chemistry
• Dance
• Developmental Studies
• Drama / Theater
• Economics
• English
• French
• Geography
- Geology
- German
- Government
- History
- Humanities
- Journalism
- Math
- Philosophy
- Photography
- Physics / Astronomy
- Psychology
- Sociology
- Spanish
- Speech

Updated February 20, 2019
City Government

Fort Worth, incorporated in 1873, adopted a council-manager form of government when it received its charter from the Texas Legislature in 1924.

In council-manager systems – the most popular form of government in the United States today – a city council appoints a city manager to administer and coordinate municipal operations and programs. In Fort Worth, council also appoints the city secretary, city attorney, city auditor, municipal court judges and citizens who serve on city boards and commissions.

City Council

Find your district

Use OneAddress to find your district. Individual district maps are also available on council district pages.

Meeting Information

Council meetings, which are open to the public, are conducted three times a month at 7 p.m. Tuesdays in the Council Chamber at City Hall, 200 Texas St., unless otherwise posted.
2019 Declared Disaster Areas
 Counties Eligible under §11.9(d)(3) of the 2019 QAP
 as of November 5, 2018

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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>
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<tbody>
<tr>
<td>5.07</td>
<td>5.07</td>
<td>N/A</td>
<td>5.8629</td>
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</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:**

   Site Control and Site Plan acreage is from survey. The ESA provider used acreage posted on the Tarrant County Appraisal District site.

2. **Site Control [10 TAC §11.204(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>
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<tbody>
<tr>
<td>Yun Kyong Chu</td>
<td>Same</td>
<td>12700 Connemara Lane</td>
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<tr>
<td></td>
<td></td>
<td>Fort Worth TX 76240 4/9/2013</td>
</tr>
</tbody>
</table>

   Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member, as described in §11.302(e)(1)(B) (Identity of Interest)?

   If "Yes," please explain:

   If "Yes", the Application must include the documentation required by 10 TAC §11.302(e)(1)(B)(ii), as applicable.

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

   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>
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<th>Name</th>
<th>Relationship</th>
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   Site Control is in the form of:

   - [X] Contract for sale.
   - If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
   - Recorded Warranty Deed with corresponding executed closing/settlement statement.
   - Contract for lease.

   **Expiration of Contract or Option:** 4/28/2020 **Anticipated Closing Date:** 10/31/2019

   - Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).
   - The Property has the following encumbrance(s):

3. **Ingress/Egress and Easements [9% and 4% HTC Only] [10 TAC §11.204(10)(D)]**
   If ingress and egress to a public right of way are not part of the Property described in the site control documentation, the Applicant must provide:

   - Evidence of an easement, leasehold, or similar documented access; and
Development qualifies for the boost for:

- Qualified Census tract that has less than 20% HTC Units per household
- New Construction or Adaptive Reuse 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.†*

†Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.

* Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments

- 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 includes an additional 10% of units at 30% AMI. (Competitive HTC only) Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements.
- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
- Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

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

2/28/2019
Support Documentation from Site Information Part III Should be Included Behind this Tab.

Site Control Documentation

☐ If recorded warranty deed, includes corresponding executed settlement statement (or functional equivalent).

☐ If Identity of Interest, includes documentation described in 10 TAC §11.302(e)(1)(B)(ii), as applicable.

☐ If Application is requesting Direct Loan Funds, contract for sale, option to purchase or option to lease includes the language required by 10 TAC §13.5(e).

☒ Title Commitment or Policy

Ingress/Egress and Easements

☐ Documentation required by 10 TAC §11.204(10)(D) is included, as applicable.

Increase in Eligible Basis (30% Boost)

☐ Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.

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

☐ SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable.

☐ Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within the boundaries of a Qualified Opportunity Zone, if applicable.

List of Opportunity Zones can be found at:

https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
UNIMPROVED PROPERTY CONTRACT
NOTICE: Not for Use for Condominium Transactions

1. PARTIES: The parties to this contract are
   Yun Kyong Chu (Seller) and Palladium USA International (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot _______ Block _______ City of Fort Worth County of Tarrant
   Texas known as 4001 Fain St 76111

   RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber or other interests is made in accordance with an attached addendum.

3. SALES PRICE:
   A. Cash portion of Sales Price payable by Buyer at closing: $1,400,000

4. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder’s spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable.

5. EARNEST MONEY: Within 3 days after the Effective Date Buyer must deliver $25,000.00 as earnest money to Becky Brusilow (972-419-4710) as escrow agent, at Chicago Title 14755 Preston Road, Suite 800, Dallas, TX 75254 (address). Buyer shall deposit additional earnest money of $1,400,000 to escrow agent within 3 days after the effective date of the contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller’s remedies under Paragraph 15, or both or providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. Time is of the essence for this paragraph.

6. TITLE POLICY AND SURVEY:
   A. TITLE POLICY: Seller shall furnish to Buyer at Seller’s expense an owner’s policy of title insurance (Title Policy) issued by Chicago Title (Title Company) in the amount of the Sales Price dated at or after closing. Insuring Buyer against loss under the provisions of the Title Policy subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
      1. Restriptive covenants common to the platted subdivision in which the Property is located
      2. The standard printed exception for standby fees, taxes and assessments
      3. Liens created as part of the financing described in Paragraph 3.
      4. Utility easements created by the dedication deed or plat of the subdivision in which the Property is located
      5. Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing
      6. The standard printed exception as to marital rights
      7. The standard printed exception as to waters, beaches, streams, and related matters
      8. The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements
         (i) will not be amended or deleted from the title policy, or
         (ii) will be amended to read "Shortages in area" at the expense of Buyer
      9. The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
   B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and at Buyer’s expense legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer’s address.

Initialed for identification by Buyer: ___________ and Seller: ___________

TREC NO 9-13

RAS Group, Inc. 3992 Maple Avenue Suite 400 Dallas TX 75219

Kim Sales Manager

 Produced with pdf writer by pdxjrga 10.607 1704 E Fann St Los Angeles, CA 90026 www.rasgroupinc.com

Page 21a-685-16Q Tele 214-417-5431 FAX 214-417-5421
shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

☐ (1) Within days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (7-47 Affidavit). If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date. If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.

☐ (2) Within days after the Effective Date of this contract, Seller shall obtain a new survey at Buyer's expense. Buyer must object the earlier of (i) the Closing Date or (ii) 20 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Buyer receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title; disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:

Buyer must object the earlier of (i) the Closing Date or (ii) 20 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Buyer receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property is subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.
3. STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

4. TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

5. ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality’s extraterritorial jurisdiction or is likely to be located within a municipality’s extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

6. PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

7. PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, §5.04, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.

8. TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.

9. TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.025, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter C of the Texas Property Code.

10. PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.

11. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an improvement of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment’s normal operating level, Seller hereby notifies Buyer: “The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions.”

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer’s agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise licensed by law to make inspections. At Seller’s expense, shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

Notice: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer’s needs.

B. ACCEPTANCE OF PROPERTY CONDITION: “As Is” means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer’s agreement to accept the Property “As Is” under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

Initialed for identification by Buyer and Seller

TREC NO. 9-13

Produced with z epiform 18670 Fifteenth Mile Road, Fraser, Michigan 48026 www.ziplogix.com
(Check one box only)

X  (1) Buyer accepts the Property As Is.

☐  (2) Buyer accepts the Property As Is provided Seller, at Seller’s expense, shall complete the following specific repairs and treatments:

(Do not insert general phrases, such as “subject to inspections” that do not identify specific repairs and treatments.)

C. COMPLETION OF REPAIRS: Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments, or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer’s election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer’s expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may rescind the contract under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer’s intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. SELLER’S DISCLOSURES: Except as otherwise disclosed in this contract, Seller has no knowledge of the following:

1. any flooding of the Property which has had a material adverse effect on the use of the Property;
2. any pending or threatened litigation, condemnation, or special assessment affecting the Property;
3. any environmental hazards that materially and adversely affect the Property;
4. any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
5. any wetlands, as defined by federal or state law or regulation, affecting the Property; or
6. any threatened or endangered species or their habitat affecting the Property.

8. BROKERS’ FEES: All obligations of the parties for payment of brokers’ fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before October 31, 2019, or within 7 days after objections made under Paragraph 8D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

1. Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
2. Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
3. Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
4. There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. POSSESSION:

A. Buyer’s Possession: Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

B. Leases:

1. After the Effective Date, Seller may not execute any lease (including but not limited to mineral leases) or convey any interest in the Property without Buyer’s written consent.
2. If the Property is subject to any lease to which Seller is a party, Seller shall deliver to Buyer copies of the lease(s) and any move-in condition form signed by the tenant within 7 days after the Effective Date of the contract.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

See Exhibit B - Special Provisions
12. SETTLEMENT AND OTHER EXPENSES:
A. The following expenses must be paid at or prior to closing:
   (1) Expenses payable by Seller (Seller’s Expenses):
       (a) Releases of existing liens, including prepayment penalties and recording fees; release of
           Seller’s loan liability; tax statements or certificates; preparation of deed; one-half of
           escrow fee; and other expenses payable by Seller under this contract.
       (b) Seller shall also pay an amount not to exceed $__________ to be applied in the
           following order: Buyer’s Expenses which Buyer is prohibited from paying by FHA, VA,
           Texas Veterans Land Board or other governmental loan programs, and then to other
           Buyer’s Expenses as allowed by the lender.
   (2) Expenses payable by Buyer (Buyer’s Expenses): Appraisal fees; loan application fees;
       origination charges; credit reports; preparation of loan documents; interest on the notes
       from date of disbursement to one month prior to date of first monthly payments;
       recording fees; copies of easements and restrictions; loan title policy with endorsements
       required by lender; loan-related inspection fees; photos; amortization schedules; one-half
       of escrow fee; all prepaid items, including required premiums for flood and hazard
       insurance, reserve deposits for insurance, ad valorem taxes and special governmental
       assessments; final compliance inspection; courier fee; repair inspection; underwriting fee;
       wire transfer fees; expenses incident to any loan; Private Mortgage Insurance Premium
       (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by
       the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be
   paid by a party, that party may terminate this contract unless the other party agrees to pay
   such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas
   Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:
A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and
   fees will be prorated through the Closing Date. The tax proration may be calculated taking
   into consideration any change in exemptions that will affect the current year’s taxes; if taxes
   for the current year vary from the amount prorated at closing, the parties shall adjust the
   prorations when tax statements for the current year are available. If taxes are not paid at or
   prior to closing, Buyer shall pay taxes for the current year.

B. ROLLBACK TAXES: If this sale or Buyer’s use of the Property after closing results in the
   assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing,
   the Assessments will be the obligation of Buyer. If Assessments are imposed because of
   Seller’s use or change of use of the Property prior to closing, the Assessments will be the
   obligation of Seller. Obligations imposed by this paragraph will survive closing.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other
     casualty after the Effective Date of this contract, Seller shall restore the Property to its previous
     condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to
     do so due to factors beyond Seller’s control, Buyer may (a) terminate this contract and the
     earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and
     the Closing Date will be extended as necessary or (c) accept the Property in its damaged
     condition with an adjustment of the purchase price, if permitted by Seller’s insurance carrier
     and receive credit from Seller at closing in the amount of the deductible under the insurance
     policy. Seller’s obligations under this paragraph are independent of any other obligations of Seller
     under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller
     may (a) enforce specific performance, seek such other relief as may be provided by law, or both,
     or (b) terminate this contract and receive the earnest money as liquidated damages, thereby
     releasing both parties from the contract. If Seller fails to comply with this contract Seller will be
     in default and Buyer may (a) enforce specific performance, seek such other relief as may be
     provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby
     releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes
     through alternative dispute resolution procedures such as mediation. Any dispute between Seller
     and Buyer related to this contract which is not resolved through informal discussion will be
     submitted to a mutually acceptable mediation service or provider. The parties to the mediation
     shall bear the mediation costs equally. This paragraph does not preclude a party from seeking
     equitable relief from a court of competent jurisdiction.

17. ATTORNEYS’ FEES: A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who
     prevails in any legal proceeding related to this contract is entitled to recover reasonable
     attorney’s fees and all costs of such proceeding.

18. ESCROW:
A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for
     the performance or nonperformance of any party to this contract, (ii) liable for interest on the
     earnest money and (iii) liable for the loss of any earnest money caused by the failure of any
     financial institution in which the earnest money has been deposited unless the financial
     institution is acting as escrow agent.

B. ESCROW: At closing, the earnest money must be applied first to any cash down payment,
     then to Buyer’s Expenses and any excess refunded to Buyer. If no closing occurs, escrow
     money is returned. If closing occurs at a later date, any excess will be prorated between
     Buyer and Seller. Escrow agent is authorized to disburse funds as needed during the
     contract period.
agent may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.

C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.

D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney’s fees; and (iv) all costs of suit.

E. NOTICES: Escrow agent’s notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

   To Buyer
   at: Thomas E. Huth
   Phone: (972)774-4400
   Fax: (972)774-4494
   E-mail: thuth@palladiumusa.com

   To Seller
   at: 12700 Conneveral Ln
   Fort Worth, TX 76140
   Phone: 972.824.1783
   Fax: 
   E-mail: yunkyongchu@gmail.com

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

☐ Third Party Financing Addendum
☐ Seller Financing Addendum
☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association
☐ Buyer’s Temporary Residential Lease
☐ Seller’s Temporary Residential Lease
☐ Addendum for Reservation of Oil, Gas and Other Minerals
☐ Addendum for “Back-Up” Contract
☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal

☐ Addendum for Coastal Area Property
☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
☐ Addendum for Sale of Other Property by Buyer
☐ Addendum for Property in a Propane Gas System Service Area
☐ Other (list): Exhibit A - Survey
Exhibit B - Special Provisions
Exhibit C - Buyer Deliverables
23. **TERMINATION OPTION:** For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller $\textit{50.00}$ (Option Fee) within 3 days after the Effective Date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within \textit{see Exhibit B} days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee \( \checkmark \) will not be credited to the Sales Price at closing. Time is of the essence for this paragraph and strict compliance with the time for performance is required.

24. **CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

**Buyer's Attorney:** David Brusilow
Coats Rose
14755 Preston Road, Suite 600, Dallas

**Seller’s Attorney:**

**Phone:** (972)788-1600
**Fax:** (972)702-0662
**E-mail:** brusilow@coatsrose.com

**EXECUTED the 22nd day of July, 2018** (Effective Date)

(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

**Buyer:** Palladium USA International

**Seller:** Yun Kyong Chu

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC NO. 9-13. This form replaces TREC NO. 9-12.
**BROKER INFORMATION**
(Print name(s) only. Do not sign)

<table>
<thead>
<tr>
<th>RKS Group, Inc.</th>
<th>471828</th>
<th>Emersons Commercial Real Estate</th>
<th>366163</th>
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</thead>
<tbody>
<tr>
<td>Other Broker Firm</td>
<td>License No.</td>
<td>Listing Broker Firm</td>
<td>Listing No.</td>
</tr>
<tr>
<td>represents</td>
<td>Buyer only as Buyer's agent</td>
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<td>Seller and Buyer as an intermediary</td>
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<tr>
<td></td>
<td>Seller as Listing Broker's subagent</td>
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<td>Seller only as Seller's agent</td>
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<table>
<thead>
<tr>
<th>Kim Schwimmer</th>
<th>454796</th>
<th>Jennifer Butler</th>
<th>681190</th>
</tr>
</thead>
<tbody>
<tr>
<td>Associate's Name</td>
<td>License No.</td>
<td>Listing Associate's Name</td>
<td>License No.</td>
</tr>
<tr>
<td><a href="mailto:kim@rksgrouprealestate.com">kim@rksgrouprealestate.com</a></td>
<td>(214)465-3507</td>
<td><a href="mailto:jbutler@emersoncre.com">jbutler@emersoncre.com</a></td>
<td></td>
</tr>
<tr>
<td>Associate's Email Address</td>
<td>Phone</td>
<td>Listing Associate’s Email Address</td>
<td>Phone</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Licensed Supervisor of Associate</th>
<th>License No.</th>
<th>Licensed Supervisor of Listing Associate</th>
<th>License No.</th>
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<tbody>
<tr>
<td>3102 Maple Avenue Suite 400</td>
<td></td>
<td>17776 Preston Road</td>
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<thead>
<tr>
<th>Other Broker's Address</th>
<th>Phone</th>
<th>Selling Associate's Name</th>
<th>License No.</th>
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<tr>
<td>Dallas</td>
<td>TX</td>
<td>75219</td>
<td>Selling Associate’s Name</td>
</tr>
<tr>
<td>City</td>
<td>State</td>
<td>Zip</td>
<td>License No.</td>
</tr>
</tbody>
</table>

Listing Broker has agreed to pay Other Broker \[\text{percentage}\] of the total sales price when the Listing Broker's fee is received. Escrow agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.
## OPTION FEE RECEIPT

Receipt of $50 (Option Fee) in the form of Check

<table>
<thead>
<tr>
<th>J Butlín</th>
<th>7/25/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller or Listing Broker</td>
<td>Date</td>
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## EARNEST MONEY RECEIPT

Receipt of $25,000.00 Earnest Money in the form of Wire

<table>
<thead>
<tr>
<th>Jackye Mees</th>
<th><a href="mailto:jmees@coatsrose.com">jmees@coatsrose.com</a></th>
<th>7/24/18 12:55 pm</th>
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</thead>
<tbody>
<tr>
<td>Escrow Agent</td>
<td>Received by</td>
<td>Email Address</td>
</tr>
<tr>
<td>14755 Preston Road, Suite 600</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dallas, Texas 75254</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td>State</td>
<td>City</td>
<td>Zip</td>
</tr>
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</table>

## CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

<table>
<thead>
<tr>
<th>Jackye Mees</th>
<th><a href="mailto:jmees@coatsrose.com">jmees@coatsrose.com</a></th>
<th>7/23/2018</th>
</tr>
</thead>
<tbody>
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<td></td>
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</tr>
<tr>
<td>Dallas, Texas 75254</td>
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<tr>
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<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td>State</td>
<td>City</td>
<td>Zip</td>
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</table>

## ADDITIONAL EARNEST MONEY RECEIPT

Receipt of $ additional Earnest Money in the form of

<table>
<thead>
<tr>
<th>Escrow Agent</th>
<th>Received by</th>
<th>Email Address</th>
<th>Date/Time</th>
</tr>
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<tr>
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<td></td>
<td></td>
</tr>
<tr>
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<td>Zip</td>
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</tr>
<tr>
<td>State</td>
<td>City</td>
<td>Zip</td>
<td></td>
</tr>
</tbody>
</table>

Phone | Fax
---|---
972.419.4760 Direct | 972.419.4725 Fax
214.288.0277 Mobile | 972.419.4725 Fax
EXHIBIT B – SPECIAL PROVISIONS
To 4001 Fain Street, Ft. Worth, Texas Unimproved Property Contract (the "Contract") for approximately Five (5) Acres in Size

Earnest Money: Within three (3) business days following the Effective Date, Buyer shall deliver to Chicago Title Insurance Company, 14755 Preston Road, Suite 600, Dallas, Texas 75254, Attention: Becky Brusilow, telephone number 972-419-4710; Fax 972-419-4725; Email: rbrusilow@coatsrose.com (the “Title Company”), as escrow agent, Twenty-Five Thousand and No/100 Dollars ($25,000.00) as earnest money (together with all interest accrued thereon, the “Earnest Money Deposit”) with $10,000.00 of this Earnest Money Deposit being immediately non-refundable and released to seller except by reason of Seller’s default, and another $5,000.00 of this Earnest Money Deposit being non-refundable and released to seller as of April 30, 2019, provided this Contract has not sooner been terminated, with such amount applied to the Sales Price at Closing. Provided this Contract has not sooner been terminated, the final $10,000.00 balance of the Earnest Money Deposit shall be non-refundable and released to seller as of July 31, 2019. At or prior to the expiration of the Feasibility Period, herein defined, Buyer shall deposit an additional Thirty-Five Thousand and No/100 Dollars ($35,000.00) as “Additional Earnest Money”. All deposits shall be deemed “Earnest Money Deposit”, shall be applicable to the Sales Price at Closing, and if Buyer does not timely deliver the Earnest Money Deposit as provided in Section 5, Buyer shall be deemed to have terminated this Contract and any portion of the Earnest Money Deposit received by the Title Company shall be returned, subject to the terms contained herein, to Buyer, and neither party shall have any further rights or obligations hereunder, except for any provisions which survive the termination hereof. The Earnest Money Deposit shall be deposited and held by the Title Company in a federally insured account. In the event the transaction is not closed, the Earnest Money Deposit shall be disbursed in accordance with the provisions of this Contract.

Closing: The closing of the sale of the Property to Buyer (the “Closing”) shall take place at the Title Company pursuant to an escrow closing on or before October 31, 2019 (the “Closing Date”) provided, however, that Buyer may elect to close at any time upon ten (10) day’s written notice to Seller. Buyer shall have the right to extend the date of Closing for three (3) additional periods of sixty (60) days each by giving written notice to Seller together with the payment of Thirty-Five Thousand ($35,000.00) to Seller for each said 60 day extension, which amount shall be non-refundable (except in the event of Seller’s default hereunder and subject to meeting all of the Closing conditions hereinafter set forth), but shall be applicable to the Sales Price at Closing. At Closing, if applicable, Seller shall grant a non-exclusive access and utility easement over Seller’s adjacent property. Buyer will be responsible for constructing and maintaining the improvements within the easement, if any, at Buyer’s expense.

Initialed for identification by Buyer [signature] and Seller [signature]
Feasibility Period:

(a) Buyer, at Buyer’s expense, shall conduct such engineering studies of the Property, physical inspections of the Property and studies including structural engineering, economic feasibility and related matters that Buyer deems necessary, including studies and inspections to determine the existence of any environmental hazards or conditions (collectively, the “Feasibility Study”) during the period (the “Feasibility Period”) commencing on the Effective Date of this Contract and ending at 5:00 p.m., Fort Worth, Texas time on July 31, 2019 for Buyer’s intended development of the Property which is construction of multifamily housing (the “Project”). Buyer or its designated agents may enter upon the Property during normal business hours (8 a.m. to 6 p.m., Monday through Friday) during the Feasibility Period, for purposes of analysis or other tests and inspections which may be deemed necessary by Buyer for the Feasibility Study. Buyer shall indemnify Seller for any actual direct losses incurred by Seller in connection with any property damage or personal injury claims arising out of such inspections and testing by Buyer on the Property, except for (i) any such losses which are caused by the negligence or misconduct of Seller, and (ii) any diminution in value of the Property as a result of any findings of Buyer during its Feasibility Study. Buyer shall not conduct any physically destructive or invasive studies or tests to the Property without Seller’s prior written consent, which consent will not be unreasonably withheld. In the event Buyer does not deliver to Seller the items described herein within 30 days of the prescribed timeframes, Seller may terminate this contract and the Earnest Money Deposit shall be disbursed in accordance with the provisions of this Contract.

(b) If Buyer determines for any reason whatsoever, in its sole discretion, at any time prior to the expiration of the Feasibility Period that the Property is not satisfactory to Buyer, then Buyer may terminate this Contract by written notice to Seller within the Feasibility Period given in accordance with this Section, in which event the refundable portion of the Earnest Money Deposit, if any, shall be returned to Buyer by the Title Company, and thereafter neither party shall have any rights or liabilities hereunder, except for such matters contained herein that expressly survive the termination of this Contract. If Buyer does not indicate its disapproval of the Property by written notice given to Seller within the Feasibility Period, the conditions of this Section shall be deemed to have been satisfied, and Buyer may not thereafter terminate this Contract pursuant to this Section, except by reason of Seller’s default and subject to meeting all of the Closing conditions set forth in this Contract.

(c) The Feasibility Study conducted by Buyer shall be at Buyer’s expense. Buyer shall promptly restore the Property and the FF&E (if any) to its condition prior to Buyer’s entry thereon if damaged or changed due to the tests and inspections performed by Buyer, free of any mechanic’s or materialman’s liens or other encumbrances arising out of any of the inspections or tests.

(d) If Buyer does not elect to terminate this Contract during the Feasibility Period, the entire Earnest Money Deposit shall be non-refundable to Buyer except by reason of Seller’s default; provided, if Buyer terminates this Contract pursuant
to the express provisions of Section 15 following a default by Seller, Title Company shall promptly refund the Earnest Money Deposit less the non-refundable portion to Buyer.

**Governmental Approvals:** Buyer may, at its option and expense, prepare and submit prior to Closing all applications for, and seek to obtain approval by the City of Fort Worth, Texas and/or other applicable governmental authorities of all approvals, permits, licenses and agreements required for Buyer’s intended development and use of the property (collectively, the “Governmental Approvals”) including appropriate re-zoning if necessary to accommodate multi-family uses, and platting, if necessary. Buyer shall be responsible for all engineering, legal, zoning and other professional fees in connection with the preparation, submission and approval of the Governmental Approvals, any application fees, impact fees, drainage fees, development fees and all other fees charged by applicable governmental authority, and for all bonding of any on or off-site improvements, including sidewalks, required by applicable governmental authority in connection with the Governmental Approvals. Seller shall cooperate with Buyer in connection with the application and approval of the Governmental Approvals, including, without limitation, the timely execution and delivery of the applications, documents and instruments required by the City of Fort Worth, Texas and other applicable governmental authority, provided that Seller shall not be obligated to incur any expense in connection therewith.

**Assignment:** Buyer may assign this Contract without Seller’s prior written consent only to an affiliate, which for purposes hereof shall mean an individual, corporation, partnership, joint venture, limited liability company, trust, estate, association, cooperative or other organization or entity of any nature whatsoever that directly, or indirectly through one or more intermediaries, has Control of, is Controlled by, or is under common Control with any other Person and shall include a limited partnership of which the Buyer or an affiliate is a principal general partner, or special limited partner as defined in the TDHCA Qualified Allocation Plan. All entities that share a Principal are Affiliates.

**Miscellaneous:** Buyer shall have the right to file prior to Closing, at Buyer’s expense, any and all plans required in order to obtain a building permit, and any rezoning (to the extent necessary for multi-family use) or replatting (or the vacation of any existing subdivision or consolidation plat) or any other application to obtain any approval or permit from any and all governmental authorities having jurisdiction over the Property, which Buyer deems appropriate in connection with the Project. Seller agrees to join in the execution of any application required in order to obtain such permit or approval (or file such application individually if the relevant governmental authority shall so require). Seller further agrees to cooperate with Buyer or its nominee in all respects, including without limitation, attending and giving favorable testimony at any hearings on the petitions or applications, meeting with, and providing information to, public and private utilities and governmental and quasi-governmental entities and otherwise working to obtain the agreements, assurances, approvals and permits required by Buyer or its nominee without additional cost or obligation to Buyer or its nominee.

On or before March 1, 2019, Buyer agrees to file an application with the Texas Department of Housing and Community Affairs for approval of Buyer’s contemplated Project for

Initialed for identification by Buyer and Seller

EXHIBIT B - SPECIAL PROVISIONS
eligibility in the Housing Tax Credit Program so that tax credits will be available to
investors in the project pursuant to Section 42 of the Internal Revenue Code. Buyer further
agrees to exercise commercially reasonable efforts and diligence to satisfy the requirements
of TDHCA for eligibility in the Program. Upon request of Seller from time to time, Buyer
shall provide reasonable evidence of Buyer’s compliance with the provisions hereof.

**Buyer Deliverables:** In the event Buyer does not deliver to Seller the Items
contained in Exhibit C within 30 days of the prescribed timeframes pursuant to
Exhibit C, Seller may terminate this contract and the Earnest Money Deposit shall be
disbursed in accordance with the provisions of this contract.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
EXHIBIT C

BUYER DELIVERABLE ITEMS

1/4/19: Submit Pre-Application to Texas Department of Housing and Community Affairs (TDHCA)

3/1/19: Provide Resolution of Support from City of Fort Worth

3/1/19: Provide Letter of Support from State Representative

3/1/19: Provide Letters of Support from at least two local non-profits

3/1/19: Provide Phase I Environmental Report

3/1/19: Provide Site Design and Feasibility Report by Civil Engineer

3/1/19: Provide Site Plan

3/1/19: Provide Unit Plans and Building Footprints

3/1/19: Submit Full Application to TDHCA

4/2/19: Provide Market Study

4/30/19: Provide TDHCA Full Application Log

7/30/19: Provide TDHCA Scoring Notice

8/1/19: Provide TDHCA Awards of Funding

9/30/19: Provide TDHCA Commitment of Funding
WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.

- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.

- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**
[http://www.fbi.gov](http://www.fbi.gov)

**Internet Crime Complaint Center:**
We (Chicago Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued By:
Chicago Title of Texas, LLC

CONDITIONS AND STIPULATIONS

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

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

Effective Date: December 6, 2018 at 8:00 AM  
Commitment No.: 8000551800057  
Issued: February 11, 2019 at 8:00 AM

1. The policy or policies to be issued are:
   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
      (Not applicable for improved one-to-four family residential real estate)  
      Policy Amount: $1,400,000.00  
      PROPOSED INSURED: Palladium Fain Street, Ltd.
   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)  
      Policy 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:
   Yun Kyong Chu

4. Legal description of land:
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A
EXHIBIT "A"
Legal Description

WHEREAS, YUN KYONG CHU, is the owner of a 5.07 acre tract of land situated in the Lewis G. Tinsley Survey, Abstract Number 1523, City of Fort Worth, Tarrant County, Texas and being a portion of Lot 1, Block 1 Green Acres Addition, recorded in Volume 388-161, Page 76 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1” iron rod found at the Northeast corner of said Lot 1, Block 1, the common Southeast corner of a tract of land described in deed to D.W. DeLong and wife, Margaret DeLong, Recorded in Volume 5604, Page 334 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and in the West Right-of-Way (R.O.W.) line of Kings Highway (a variable width ROW.)

THENCE S 00° 00’ 50” E, with the East line of said Lot 1, Block 1 and the common West R.O.W. line of said Kings Highway, a distance of 587.94 feet to a 1/2” iron rod with cap stamped "RPLS 6084" found at the Southeast corner of said Lot 1, Block 1 and at the intersection of the West ROW line of said Kings Highway and the North ROW line of Fain Street (called 60’ R.O.W.);

THENCE with the South line of said Lot 1, Block 1 and the common North R.O.W. line of said Fain Street and with a non-tangent curve to the left having a radius of 602.96 feet, a delta angle of 14° 26’ 29”, a chord bearing of S 82° 26’ 11” W, a chord length of 151.57 feet, and an arc length of 151.98 feet to a 1/2” iron rod found at the Southeast corner of a tract of land described in deed to Robert Garriott, recorded in Volume 16605, Page 269 O.P.R.T.C.T.;

THENCE N 35° 20’ 50” W, with the East line of said Robert Garriott tract, a distance of 228.11 feet to a 1/2” iron rod found at the Northeast corner of said Robert Garriott tract and the common Southeast corner of Lot 1-A, Block 1 of Green Acres Addition, recorded in Volume 388-182, Page 89 P.R.T.C.T.;

THENCE N 35° 28’ 43” W, with the East line of said Lot 1-A, Block 1, a distance of 125.12 feet to a 1/2” iron rod found at the Northeast corner of said Lot 1-A, Block 1 and the common Southeast corner of Lot 1-B, Block 1 of Green Acres Addition, recorded in Volume 388-182, Page 90 P.R.T.C.T.;

THENCE N 37° 13’ 15” W, with the East line of said Lot 1-B, Block 1, a distance of 180.04 feet to a 1/2” iron rod with cap stamped "RPLS 6084" found at the Northeast of said Lot 1-B, Block 1 and the common South line of Lot 1R, Block 1 of Green Acres Addition, recorded in Cabinet A, Slide 11503 P.R.T.C.T.;

THENCE N 56° 25’ 33” E, with the South line of said Lot 1R, Block 1, a distance of 6.40 feet to a 1/2” iron rod with cap stamped "RPLS 6084" found at the Southeast corner of said Lot 1R, Block 1;

THENCE N 35° 14’ 37” W, with the East line of said Lot 1R, Block 1, a distance of 132.05 feet to a 1/2” iron rod found at the Northeast corner of said Lot 1R, Block 1;

THENCE N 47° 15’ 44” W, a distance of 92.08 feet to a 1/2” iron rod with cap stamped "Eagle Surveying" set in the North line of said Lot 1, Block 1 and the common South line of said DeLong tract;

THENCE N 89° 44’ 38” E, continuing with the North line of said Lot 1, Block 1 and the common South line of said DeLong tract, a distance of 602.11 feet to the POINT OF BEGINNING and containing 5.07 acres of land more or less.

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

Form T-7: Commitment for Title Insurance (01/03/14)  TX—SPS-1-18-8000551800057
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No.: 8000551800057
GF No.: CTHS55-8000551800057-JM

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):
   
   Volume 388-161, Page 76, Plat Records, Tarrant County, Texas; and under Clerk's File No. D206300598, Real Property Records, Tarrant County, Texas.

   Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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

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

4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds or navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   
   (Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2019 and subsequent years.")

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

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.

(Appplies 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. Rights of parties in possession.

b. Intentionally Deleted.

c. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to $0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

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. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: The City of Fort Worth
Purpose: As provided in said document
Recording Date: February 27, 1985
Recording No: Volume 8103, Page 1816 and refiled in Volume 8188, Page 719, Real Property
SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Records, Tarrant County, Texas

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company
Purpose: As provided in said document
Recording Date: March 7, 1985
Recording No: Volume 8112, Page 263, Real Property Records, Tarrant County, Texas

Noted and shown on survey dated December 21, 2018, by Eagle Surveying, LLC, prepared by Ted A. Gossett, Registered Professional Land Surveyor Number 5991, Job Number 17-11-09-07.

g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 14, 2006, by and between Ruth R. Bravenec, as Lessor, and Dale Resources, LLC, as Lessee, recorded August 22, 2006 under Clerk's File No. D206261368 of the Official Records of Tarrant County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 4, 2011, by and between Ruth R. Bravenec, f/k/a Ruth Tilley, as Lessor, and Chesapeake Exploration, LLC, as Lessee, recorded August 11, 2011 under Clerk's File No. D211193001 of the Official Records of Tarrant County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

i. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 9, 2013, recorded April 10, 2013 under Clerk's File No. D213090327 of the Official Records of Tarrant County, Texas, which document contains the following language; for Grantors and Grantors' heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the property. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

j. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Fort Worth
Purpose: As provided in said document
Recording Date: October 17, 2008
Recording No: Instrument No. D208398707, Real Property Records, Tarrant County, Texas

Noted and shown on survey dated December 21, 2018, by Eagle Surveying, LLC, prepared by Ted A. Gossett, Registered Professional Land Surveyor Number 5991, Job Number 17-11-09-07.

k. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 17-11-09-07
Dated: December 21, 2018
Prepared by: Ted A. Gossett, Registered Professional Land Surveyor Number 5991
SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Matters shown: A portion of subject property lies within a flood zone
SCHEDULE C

Commitment No.: 8000551800057 GF No.: CTHS55-8000551800057-JM

Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner’s Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.

6. Vendor's Lien retained in the following Deed securing the payment of one note in the principal amount shown below, and any other obligation secured thereby:

   Dated: April 9, 2013
   Grantor: Ruth R. Tilley n/k/a Ruth R. Bravenec
   Grantee: Yun Kyong Chu
   Note Amount: $350,000.00
   Payable to: Ruth R. Bravenec
   Recording Date: April 10, 2013
   Recording No.: under Clerk's File No. D213090327 Real Property Records, Tarrant County, Texas

   Additionally secured by Deed of Trust of even date therewith as set forth below, and subject to all of the terms, conditions, and stipulations contained therein including but not limited to any future indebtedness also secured by this lien:

   To: J. Harold Sewell, Trustee
   Recording Date: April 10, 2013
   Recording No.: under Clerk's File No. D213090328 Real Property Records, Tarrant County, Texas

7. The Company requires a Statement of Information from the vestee(s) named below, as we are unable to determine of record the marital status of said vestee(s) at the time of acquisition of title.
SCHEDULE C
(continued)

Vestee(s): Yun Kyong Chu

If the above required Statement of Information discloses that said vestee was married at the time of acquisition of title, the interest of the spouse needs to be addressed. The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

8. In order to complete this transaction the Company requires the following:
Satisfactory evidence showing the due formation and continued existence of Palladium Fain Street, Ltd. as a legal entity under the laws of the State of Texas.
The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

9. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:
Name(s) furnished: Palladium Fain Street, Ltd.
If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

The buyer's name has been checked and nothing has been found.

10. An acceptable survey of subject property having been received, upon compliance with Rules P-2 and R-16, Schedule B, Item 2 will be amended to read "shortages in area" in its entirety.

11. The following note is for informational purposes only:
The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report:
None found of record.

The last Deed found of record affecting the Land was recorded April 10, 2013 under Clerk's File No. D213090327 Real Property Records, Tarrant County, Texas, wherein the grantee acquired the subject property.

12. Note — Important Notice
You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of $50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of $1000.00 for a thirty-day period at an interest

Form T-7: Commitment for Title Insurance (01/03/14)
SCHEDULE C
(continued)

rate of 4% is $3.33. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent’s general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

13. Except in an exempt transaction, the Company must be furnished with seller’s social security number or tax identification number and all other information necessary to complete IRS Form 1099S.

14. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form (“ICF”) prior to closing the transaction contemplated herein.

15. An acceptable survey of subject property having been received, upon compliance with Rules P-2 and R-16, Schedule B, Item 2 will be amended to read “shortages in area” in its entirety.
SCHEDULE D

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, Chicago Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:
   - **Shareholders:** Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   - **Directors:** Raymond Randall Quirk, Anthony John Park, Michael J. Nolan, Theodore L. Kessner, Edson N. Burton, Jr.
   - **Officers:** Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:
   - Chicago Title of Texas, LLC
     - (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
       - **Owners:** FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of Chicago Title of Texas, LLC
     - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
       - **Owners:** FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
     - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
       - **Officers/Directors:** Raymond Randall Quirk (President), Michael Louis Gravelle (Corporate Secretary), Joseph William Grealish (Executive Vice President), Daniel Kennedy Murphy (Treasurer), John Tannous (President and County Manager), Gayle Brand (President and County Manager), Brian K. Baize (President and County Manager), Carlos E. Valdes (President and County Manager), Robert B. Kuhn (President and County Manager)
     - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
     - (e) For purposes of this paragraph 2, *"having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).*

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$7,685.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$1,152.75</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$8,837.75</strong></td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 25% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Percent/Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>60%</td>
<td>Coats Rose, A Professional Corporation</td>
<td>Closing The Transaction</td>
</tr>
</tbody>
</table>

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.
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 Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y 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, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.
You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

______________________________  __________________________
Signature                                        Date
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:
• contact information (e.g., name, address, phone number, email address);
• demographic information (e.g., date of birth, gender, marital status);
• identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
• financial account information (e.g. loan or bank account information); and
• other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:
• Internet Protocol (IP) address and operating system;
• browser version, language, and type;
• domain name system requests; and
• browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected
We may collect Personal Information about you from:
• information we receive from you on applications or other forms;
• information about your transactions with FNF, our affiliates, or others; and
• information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected
If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics
Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.
Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information
FNF uses Personal Information for three main purposes:
• To provide products and services to you or in connection with a transaction involving you.
• To improve our products and services.
• To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed
We may make disclosures of your Personal Information and Browsing Information in the following circumstances:
• to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
• to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
• to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
• to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
• in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "Choices With Your Information" to learn the disclosures you can restrict.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information
If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT  
(Exhibit D in 24 CFR §3500)

Date: October 31, 2019  
To: Yun Kyong Chu  
Property: 4001 Fain Street, Fort Worth, TX 76111

This is to give you notice that Chicago Title of Texas, LLC, a subsidiary of Fidelity National Financial, Inc. has a business relationship with the settlement service providers listed below to which you have been referred. Each of the companies listed below is One-Hundred Percent (100%) owned directly or indirectly by Fidelity National Financial, Inc. Because of this relationship, this referral may provide Chicago Title of Texas, LLC with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the consummation of the transaction involving the above referenced property.

<table>
<thead>
<tr>
<th>Settlement Service Provider:</th>
<th>Type of Settlement Provided:</th>
<th>Range of Charges:</th>
</tr>
</thead>
<tbody>
<tr>
<td>National TaxNet</td>
<td>Tax Information</td>
<td>$22.50 to $80 including sales tax and $5 for each additional parcel over 3 parcels</td>
</tr>
</tbody>
</table>

There are frequently other settlement service providers available who offer similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Acknowledgment
I/We have read this disclosure form and understand that Chicago Title of Texas, LLC is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.

______________________________________________________________  ______________________________________________________________

Affiliated Business Arrangement Disclosure Statement  
SSTX000207.doc
LEGAL DESCRIPTION

Order No.: 80005518000057

WHEREAS, YUN KYONG CHU, is the owner of a 5.07 acre tract of land situated in the Lewis G. Tinsley Survey, Abstract Number 1523, City of Fort Worth, Tarrant County, Texas and being a portion of Lot 1, Block 1 Green Acres Addition, recorded in Volume 388-161, Page 76 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found at the Northeast corner of said Lot 1, Block 1, the common Southeast corner of a tract of land described in deed to D.W. Delong and wife, Margaret Delong, Recorded in Volume 5604, Page 334 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and in the West Right-of-Way (R.O.W.) line of Kings Highway (a variable width ROW.)

THENCE S 00° 00' 50" E, with the East line of said Lot 1, Block 1 and the common West R.O.W. line of said Kings Highway, a distance of 587.94 feet to a 1/2" iron rod with cap stamped "RPLS 6084" found at the Southeast corner of said Lot 1, Block 1 and at the intersection of the West ROW line of said Kings Highway and the North ROW line of Fain Street (called 60' R.O.W.);

THENCE with the South line of said Lot 1, Block 1 and the common North R.O.W. line of said Fain Street and with a non-tangent curve to the left having a radius of 602.96 feet, a delta angle of 14° 26' 29", a chord bearing of S 82° 26' 11" W, a chord length of 151.57 feet, and an arc length of 151.98 feet to a 1/2" iron rod found at the Southeast corner of a tract of land described in deed to Robert Garriott, recorded in Volume 16605, Page 269 O.P.R.T.C.T.;

THENCE N 35° 20' 50" W, with the East line of said Robert Garriott tract, a distance of 228.11 feet to a 1/2" iron rod found at the Northeast corner of said Robert Garriott tract and the common Southeast corner of Lot 1-A, Block 1 of Green Acres Addition, recorded in Volume 388-182, Page 89 P.R.T.C.T.;

THENCE N 35° 28' 43" W, with the East line of said Lot 1-A, Block 1, a distance of 125.12 feet to a 1/2" iron rod found at the Northeast corner of said Lot 1-A, Block 1 and the common Southeast corner of Lot 1-B, Block 1 of Green Acres Addition, recorded in Volume 388-182, Page 90 P.R.T.C.T.;

THENCE N 37° 13' 15" W, with the East line of said Lot 1-B, Block 1, a distance of 180.04 feet to a 1/2" iron rod with cap stamped "RPLS 6084" found at the Northeast of said Lot 1-B, Block 1 and the common South line of Lot 1R, Block 1 of Green Acres Addition, recorded in Cabinet A, Slide 11503 P.R.T.C.T.;

THENCE N 56° 25' 33" E, with the South line of said Lot 1R, Block 1, a distance of 6.40 feet to a 1/2" iron rod with cap stamped "RPLS 6084" found at the Southeast corner of said Lot 1R, Block 1;

THENCE N 35° 14' 37" W, with the East line of said Lot 1R, Block 1, a distance of 132.05 feet to a 1/2" iron rod found at the Northeast corner of said Lot 1R, Block 1;

THENCE N 47° 15' 44" W, a distance of 92.08 feet to a 1/2" iron rod with cap stamped "Eagle Surveying" set in the North line of said Lot 1, Block 1 and the common South line of said DeLong tract;

THENCE N 89° 44' 38" E, continuing with the North line of said Lot 1, Block 1 and the common South line of said DeLong tract, a distance of 602.11 feet to the POINT OF BEGINNING and containing 5.07 acres of land more or less.
LEGAL DESCRIPTION

(continued)

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.
Multiple Site Information Form

This exhibit is required if a development site is assembled by aggregating noncontiguous tracts conveyed by one contract, or tracts conveyed by more than one contract whether contiguous or not. For each contract, list the address, legal description and acreage of each tract. The sum of the acreages must equal or exceed the acreage of the corresponding site plan(s) before dedications and other foreseeable reductions. Provide a reconciliation of any discrepancy (dedications, takings, reserves for other uses, etc.). *Behind this form, provide a plat of the acquisitions that correspond to each distinct development site. The plat should state the dimensions of each tract and identify the address, legal description and acreage. If the development site boundaries do not match the boundaries of the platted acquisitions, provide an overlay plat of the development site.*

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
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**Street Address**

<table>
<thead>
<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
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<tr>
<td><em>Only list if owner has owned &lt;36 mos.</em></td>
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**Seller Address**

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip</th>
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Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?

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

If yes above, describe relationship:

Contract includes more than one tract/lot. Address, legal description, and acreage are below.

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
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If a revised form is submitted, date of submission: 2/28/2019
Elected officials **were identified in the Pre-Application**, and there have been no changes.
(If box above is checked, the rest of the form may be left **BLANK**.)

Elected officials have **changed since the Pre-Application was submitted**, and information regarding notifications or re-notifications is entered below.

**No Pre-Application was submitted**.

Please identify all elected officials which represent the Development Site.

**US Representative**

**State Senator**

**Support Letter**

**City Mayor**

**School Superintendent**

**Presiding officer of Board of Trustees**

**Elected officials have changed since the Pre-Application was submitted**, and information regarding notifications or re-notifications is entered below.

**Elected officials were identified in the Pre-Application**, and there have been no changes.

2/28/2019
Neighborhood Organizations

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

Organizations were identified in the Pre-Application, and there have been no changes. (If above is checked, the rest of the form may be left BLANK)

Organizations have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below.

No Pre-Application was submitted.

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.
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to 10 TAC §11.203 of the Qualified Allocation Plan, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants must complete Parts 1 through 4 below:

Part 1.  X Notifications made at Pre-Application (Competitive HTC only):

I (We) certify that the pre-application included evidence of these notifications pursuant to 10 TAC §11.203, the pre-application met all threshold requirements, and no additional notifications were required with this full Application.

X Re-notifications made at Application (Competitive HTC only):

I (We) certify that the pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by 10 TAC §11.203.

Notifications made at Application:

☐ No pre-application was submitted, and I (We) certify that the all required entities were notified as required by 10 TAC §11.203.

☐ One or more persons holding a position or role described changed between the submission of the pre-application and the Application, and I (We) certify that the new person(s) was notified as required by 10 TAC §11.203.

☐ As applicable, all re-notifications or notifications made at Application are indicated in the Application on the Elected Officials and/or Neighborhood Organizations Form(s).

Part 2.

Notifications - Form and Content:

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

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

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

X I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with 10 TAC §11.203. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials Form and Neighborhood Organizations Form:

- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

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

Part 3. Neighborhood Organizations (competitive HTC only):

X Pursuant to 10 TAC §11.203, I (We) certify that a reasonable search for applicable entities has been conducted and all Neighborhood Organizations for which this Application would be eligible to receive points under 10 TAC §11.9(d)(4) of the QAP or for which notification is required have been listed in the pre-application and/or the Application.

2/4/2019
Certify 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 4th day of February, 2019
# 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 # If Acquisition/Rehab or Rehab, original construction year: 

   If Reconstruction, Units Demolished Units Reconstructed 

   NOTE: Definition of “Adaptive Reuse” has changed. Review 10 TAC §11.1(d)(1) to ensure compliance.

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

   - General

   If Elderly is selected (10 TAC §11.1(d)(47)):

   - [ ] Development meets the requirements of the Housing for Older Persons Act under the Fair Housing Act.
   - [ ] Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children.
   
   Selection is based on funding from (select from list):

   - [ ] Development does not violate the general public use requirement of Treasury Regulation §1.42-9 regarding units for use by the general public.
   - [ ] Development does not violate TR 1.42-9 and the Application includes a private letter ruling (“PLR”).
   - [ ] Development financing includes a funding source that specifically allows for the intended Target Population. A copy of that funding sources’ authority to target the intended population is included behind this tab.
   - [ ] Development does not violate the Department’s Integrated Housing Rule under 10 TAC §1.15 regarding restricting occupancy to persons with disabilities or in combination with other populations with special needs.

   Briefly describe the proposed Development, including any relevant information not already identified above. If Adaptive Reuse, Additional Phase, or Scattered Site, or if any of the three main boxes above are not checked, include detailed information below.

   Palladium Fain Street will be a 108 unit new construction development targeting the general population market in the city of Fort Worth, TX. The development is set on approximately 5.07 acres of land and will comprise of 1, 2, and 3 bedroom units in one three story building. Palladium Fain Street will serve residents with incomes between 30% and 60% of area median income and will have a market rate component. Palladium Fain Street has submitted an application to Fort Worth Housing Solutions for 6 PBV Permanent Supportive Housing Units.

   If a revised form is submitted, date of submission: 

   2/28/2019
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></td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td></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>$ 1,500,000</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>USDA</td>
</tr>
<tr>
<td>Nonprofit</td>
<td>CHDO</td>
</tr>
<tr>
<td>USDA</td>
<td>SH/SR</td>
</tr>
<tr>
<td>USDA</td>
<td>Preservation</td>
</tr>
<tr>
<td>USDA</td>
<td>USDA</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?  

Yes

Has this site/activity previously received TDHCA funds?  

No

If "Yes" Enter Project Number: ___________ and TDHCA funding source: ___________.

Has this site/activity previously received non-TDHCA federal funding?  

If yes, source: ___________.

If yes, source: ___________.

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) - (C), the term "qualified low income housing development" means any project for 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.
- Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission: ___________.

2/28/2019
Development Activities I

1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**
   - 108 # of Units must qualify for 14 Points
   - Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

2. **Unit Requirements (ALL Multifamily Applications) [10 TAC §11.101(b)(6)(A) and (B)]**
   - **A. Unit Sizes**
     - Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:
       - | Bedroom Size | 0 | 1 | 2 | 3 | 4 |
         | Square Footage | 500 | 600 | 800 | 1,000 | 1,200 |
   - OR:
     - Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and is not required to meet the size requirements above.
   - **B. Unit Amenities (For Competitive HTC Applications, see Tab 19 for Unit and Development Features scoring)**
     - Application is a **Tax Exempt Bond Development** and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).
     - Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).
     - **Rehabilitation Developments and Supportive Housing Developments will start with a base score of five (5) points.**

3. **Resident Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under 10 TAC §13.6, see Tab 19 for Tenant Services scoring elections)**
   - Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).
   - Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

4. **Development Accessibility Requirements (ALL Multifamily Applications) [10 TAC §1.207]; [10 TAC §11.101(b)(8)]**
   - Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to 10 TAC §11.101(b)(8).
     - Yes
   - All Units accessed by the ground floor or by elevator ("affected units") comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).
   - and
   - Development will meet all specifications and accessibility requirements reflected in 10 TAC Chapter 1, Subchapter B, §1.207.
     - Yes
   - 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 §11.101(b)(8)(B).
### Development Activities II

#### 1. Size and Quality of Units (Competitive HTC Applications only) [10 TAC §11.9(b)(1)]

<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>

- Development is Rehabilitation (excluding Reconstruction), Supportive Housing, or USDA financed; OR meets the minimum size requirements below:

  - Points claimed: 6

Specific amenities and quality features will be provided in every Unit at no extra charge to the resident; Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B). *

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

#### 2. Rent Levels of Residents and Tiebreaker (Direct Loan Applications only) [10 TAC §13.6(5)]

- At least 20 percent of all low-income Units at 30% or less of AMGI*
  - Direct Loan Points: 0

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

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

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

* Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those same units for scoring points under §13.6(5). 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(5). Points claimed here will not appear on the Self Score tab.

#### 3. Income Levels of Residents (Competitive HTC Applications only) [10 TAC §11.9(c)(1)]

- Application proposes to use the 20-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.

  - Total Number of Units at 50% or less of AMGI: 47
  - Number of 30% Units used to score points under §11.9(c)(2)*: 10
  - Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1): 37
  - Percentage used for calculation of eligible points under §11.9(c)(1): 40.22%

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

  - Points claimed: 16

* 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.

OR

- Application proposes to use the Average Income election under §42(g)(1)(C) of the Code, and

  - Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA

    - The Average Income for the proposed Development will be 54% or lower (16 points).
    - The Average Income for the proposed Development will be 55% or lower (14 points).
    - The Average Income for the proposed Development will be 56% or lower (12 points).

  - Points claimed: 0

OR

- Development proposed in all other areas.

  - The Average Income for the proposed Development will be 55% or lower (16 points).
  - The Average Income for the proposed Development will be 56% or lower (14 points).
  - The Average Income for the proposed Development will be 57% or lower (12 points).

  - Points claimed: 0

Application is seeking points for Income Levels of Residents. Points Claimed: 16
4. **Rent Levels of Residents (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. 0
- [x] 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 11
- [ ] Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or 0
- [ ] At least 5% of all low-income Units at 30% or less of AMGI 0

Application is seeking points for Rent Levels of Residents. Points Claimed: **11**

5. **Resident Services (Competitive HTC Applications and Direct Loan Applications) [§11.9(c)(3) and §13.6(6)]**

Development will provide a combination of supportive services as identified in §11.101(b)(7) and those services will be recorded in the Development’s LURA.

- [ ] Supportive Housing Development proposed by a Qualified Nonprofit 0
- [x] All other Developments. 9
- [x] The Applicant certifies that the Development will contact local service providers, and will make Development community space available to them on a regularly-scheduled basis to provide outreach services and education to the tenants. 1

Application is seeking points for Income level of Tenants. Points Claimed: **10**

6. **Tenant Populations with Special Housing Needs (Competitive HTC, MFDL, and Section 811 Applications) [§11.9(c)(6); §13.6(6)]**

A. HTC and MFDL Applicants pursuing these points must try to score first under item B below by committing an Existing Development, and then under item C below by committing the proposed Development. Only if an HTC Applicant or Affiliate cannot meet the requirements of subparagraphs (B) or (C) may an HTC Application qualify for points under subparagraph (D). **MFDL Applications that are not layered with 2019 9% HTC cannot elect to score points under subparagraph (D).**

B. [x] Applicant or Affiliate Owns or Controls an **Existing Development** that is included on the List of Qualified Existing Developments for Participation in the Section 811 PRA Program (See 10 TAC §8.3 and 10 TAC §8.4)

- **Existing Development Name:** Palladium Garland  
  **TDHCA #:** 16159
- [x] Attached behind this tab is the executed Certification for Section 811 PRA Program Participation. 2
- [ ] Attached behind this tab is the executed Certification for Section 811 PRA Program Participation. OR 0

C. If not scoring under B above, Applicant or Affiliate is committing at least 10 Units in the proposed Development for participation in the Section 811 PRA Program

To establish its lack of legal authority where an Applicant Owns or Controls an Existing Development that otherwise meets the criteria established by 10 TAC §11.9(c)(6)(B), the Application must include the information as described in clauses (i) – (iii) of that subparagraph in the Section 811 PRA Program Supplement Packet. The packet must be uploaded along with but separate from the Application.

- [ ] 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  
- [ ] Attached behind this tab is the executed Certification for Section 811 PRA Program Participation. OR 0

D. 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. 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 Disabilities 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)

### Application is seeking points for Tenant Populations.

<table>
<thead>
<tr>
<th>Points Claimed</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Pre-Application Participation (Competitive HTC Applications only) [$11.9(e)(3)]</td>
</tr>
<tr>
<td>6</td>
<td>Development is requesting Pre-Application Points.</td>
</tr>
<tr>
<td>2</td>
<td>Extended Affordability (Competitive HTC Applications only) [$11.9(e)(5)]</td>
</tr>
<tr>
<td>2</td>
<td>Development will maintain a 35 year Affordability Period.</td>
</tr>
<tr>
<td>2</td>
<td>Historic Preservation (Competitive HTC Applications only) [$11.9(e)(6)]</td>
</tr>
<tr>
<td>0</td>
<td>Attached behind this tab are the THC letter and other documentation described above.</td>
</tr>
<tr>
<td>1</td>
<td>Right of First Refusal (Competitive HTC Applications only) [$11.9(e)(7)]</td>
</tr>
<tr>
<td>1</td>
<td>Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/3/2018.</td>
</tr>
</tbody>
</table>

Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.

Application includes documentation from the Texas Historical Commission that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.

Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.

At least 75% of the residential units will be within the Certified Historic Structure.

Application is eligible for five (5) points.

Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/3/2018.

2/28/2019
Section 811 Project Rental Assistance Program “PRA” Certification

On behalf of the Applicant and all Affiliates of the Applicant ("Applicant"), I (We) hereby certify that the Applicant is familiar with the provisions of HUD's Section 811 Project Rental Assistance ("PRA") program, enacted by Section 811 of the Cranston Gonzalez National Affordable Housing Act (Pub L. 111-374) and the Frank Melville Supportive Housing Investment Act of 2010, the Texas Department of Housing and Community Affairs ("TDHCA") Rules as published in Title 10 of the Texas Administrative Code, HUD Handbook 4350.3 REV-1 (Occupancy Requirements of Multifamily Housing Programs), and the Section 811 Project Rental Assistance Program Cooperative Agreement, including the Rental Assistance Contract ("RAC") and the Use Agreement. I (We) hereby certify that the Applicant will comply with future guidance regarding the Section 811 PRA Program provided by HUD and/or TDHCA, including Rules, FAQs, and program manuals.

I (We) hereby certify that Applicant will execute a Section 811 PRA Owner Participation Agreement, in a form to be provided by TDHCA, for a TDHCA approved Existing Development, or if authorized by TDHCA, for the awarded Development included in this Application. Once an Owner Participation Agreement has been executed, I (We) hereby certify that I (We) understand that TDHCA will market the property under the Owner Participation Agreement to potential Section 811 PRA tenants at any time during the term of the Owner Participation Agreement, and I (We) hereby certify that I (We) will furnish to TDHCA, all marketing materials generated, including pictures and unit features, at the time the Owner Participation Agreement is signed and returned to TDHCA to do such marketing. If requested by TDHCA, I (We) hereby certify that I (We) will execute a RAC and record the required Use Agreement in the county deed records.

I (We) understand, that even though the Owner or the Owner of the Existing Development will be required to execute an Owner Participation Agreement, TDHCA may never require the Development to execute a RAC and therefore the Development may not be required to serve Section 811 PRA tenants.

I (We) hereby certify that I (We) will comply with all HUD regulations, court rulings, related administrative rules, and eligibility guidelines and restrictions during the application process and in the event of award, for the duration of the Section 811 Owner Participation Agreement or the Use Agreement, whichever has a longer term.

I (We) hereby make application to the TDHCA to participate in the Section 811 PRA Program. The undersigned hereby acknowledges that an award by the TDHCA does not warrant that the Existing Development or the Development proposed in the Application is deemed qualified to participate in the Section 811 PRA Program. I (We) agree that the TDHCA or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Section 811 PRA Program; therefore, I (We) assume the risk of all damages, losses, costs, and expenses related thereto and agree to indemnify and save harmless the TDHCA and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the TDHCA may hereinafter suffer, incur, or pay arising out of its decision concerning this application involving Section 811 PRA funds or the use of information concerning the 811 PRA Program.
I (We) hereby acknowledge that this Application is subject to disclosure under Chapter 552, Texas Government Code, the Texas Public Information Act, unless a valid exception exists.

I (We) acknowledge all representations, undertakings, and commitments made by Applicant in the application process for a Development, whether with respect to eligibility criteria, selection criteria or otherwise, shall be deemed to be a condition to any Commitment or Contract for such Development, the violation of which shall be cause for cancellation of such Commitment or Contract by the TDHCA and if concerning the ongoing features or operation of the Development, shall be enforceable by the TDHCA and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the LURA. The obligation to sign an Owner Participation Agreement is binding. I (We) must sign an Owner Participation Agreement if the Development receives an award and is requested to do so by the Department.

I (We) agree the TDHCA may, at its discretion, request additional information and/or documentation in its evaluation of this Application to garner required information relating to the qualification of the Development for the 811 Program. I (We) hereby assert that the information contained in this Application as required or deemed necessary by the materials governing the 811 PRA program are true and correct and that I (We) have undergone sufficient investigation to affirm the validity of the statements made.

Further, I (We) hereby assert that I (We) have read and understand all the information contained in the Application. By signing this document, I (We) affirm that all statements made in this government document are true and correct under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §37.01 et seq. (Vernon 2011).

I (We) understand and agree that if false information is provided in this Application which has the effect of increasing the Applicant's competitive advantage, the TDHCA will disqualify the Applicant and may hold the Applicant ineligible to receive 811 PRA funds or until any issue of restitution is resolved.

If, at any time, including after the signing a Section 811 PRA Program Owner Participation Agreement, it is discovered that I (We) provided false or misleading information to TDHCA, TDHCA may terminate the Applicant's HUD RAC and/or the Section 811 PRA Program Owner Participation Agreement and recapture all Section 811 PRA funds expended.

I (We) hereby certify that I (We) will comply with applicable fair housing and civil rights requirements in 24 CFR §5.105(a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; and Title II of the Americans with Disabilities Act. Further, I (We) certify that I (We) shall not, in the provision of services, or in any other manner, discriminate against any person on the basis of race, color, religion, sex, national origin, familial status, or disability. I (We) certify that I (We) will comply with HUD's Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity requirements. See 24 C.F.R. §§ 5.100, 5.105(a)(2), 5.403. I (We) hereby certify that I (We) understand that the Development must prominently display HUD's Fair Housing Poster (HUD Form 928.1) in all offices in which rental activity takes place. This includes property management leasing offices located at their projects with Section 811 PRA units, and may include a designated place where information of
other business regarding the Section 811 PRA program is conducted with potential tenants. I (We) will comply with any requirements of the Section 811 PRA Program that require changes to the Development’s tenant selection plans, house rules, marketing materials, or application.

I (We) will at all times indemnify and hold the TDHCA harmless against all losses, costs, damages, expenses, and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the TDHCA’s acceptance, consideration, approval or disapproval of this request and the issuance or non-issuance of a RAC or 811 PRA funds herewith.

I (We) have written below the name of the individual(s) authorized to execute the TDHCA Owner Participation Agreement, the HUD RAC, the HUD Use Agreement, and any and all future commitments and contracts related to this Application. I (We) hereby certify that this individual(s) has the full authority and has been authorized by all of the Parties, Affiliates, or associates with interest in the Development in this Application. If this individual is replaced by the organization, I (We) must inform the TDHCA within 30 days of the person authorized to execute agreements, commitments and/or contracts on behalf of the Applicant.

I (We) certify that I (We) do not and will not knowingly employ an undocumented worker, where “undocumented worker” means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States.

If, after receiving a public subsidy (including Section 811 PRA Program funds), I (We) are convicted of a violation under 8 U.S.C Section 1324a(f), I (We) shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Tex. Government Code §2264.053, not later than the 120th day after the date TDHCA notifies the Applicant of the violation.

I (We) certify that I (We) am eligible to apply for funds or any other assistance from the TDHCA. I (We) certify that all audits are current at the time of application. I (We) certify that any Audit Certification Forms have been submitted to the TDHCA in a satisfactory format on or before the Application deadline for funds or other assistance pursuant to 10 TAC §1.3(b).

**Property Condition Standards Certification**

I (We) certify that I (We) will meet local and state housing code, ordinances, and zoning requirements, Texas Minimum Construction Standards, Uniform Physical Construction Standards and Inspection Requirements under 24 CFR Section 5 Subpart G, including any changes in the regulation and related directives and will comply with HUD’s Physical Condition Standards of Multifamily Properties of 24 CFR Part 200, Subpart P, including any changes in the regulation and related directives.

I (We) certify that TDHCA approved Existing Development, or if allowed by TDHCA in writing, the Development referenced in this Application is or will be in compliance and that during the term of the Section 811 Participation Agreement and/or RAC the Applicant will respond to all requests for compliance deficiency resolution within the timeframes mandated by the Texas Administrative Code Rules at 10 TAC Chapters 1, 2, 8, 10, and 11, or other requirements associated with the satisfactory provision of a unit as required by the 811 PRA program.
Federal Cross-Cutting Certifications

The Federal Cross-Cutting Certifications that apply to the Development identified to receive the 811 PRA assistance include but are not limited to:

**Lead Based Paint**

I (We) certify that documentation of compliance with 24 CFR Part 35 (Lead Safe Housing Rule), including but not limited to the documentation reflected in the following clauses, will be maintained in project files. I (We) understand that standard forms are available in the Federal Register, as indicated by the sources noted below.

Applicability Form 24 CFR §35.115 – A copy of a statement indicating that the property is covered by or exempt from the Lead Safe Housing Rule.

a. If the property is exempt, the file should include the reason for the exemption and no further documentation is required.

b. If the property is subject to the Rule, the file should include the appropriate documentation to indicate basic compliance, as listed below:

i. Summary Paint Testing Report or Presumption Notice 24 CFR §35.930(a) – A copy of any report to indicate the presence of lead-based paint (LBP) for projects receiving up to $5,000 per unit in rehabilitation assistance. If no testing was performed, then LBP is presumed to be on all disturbed surfaces;

ii. Notice of Evaluation 24 CFR §35.125(a) – A copy of a notice demonstrating that an evaluation summary was provided to residents following a lead-based paint inspection, risk assessment or paint testing;

iii. Clearance Report 24 CFR §35.930(b)(3) – A report indicating a “clearance examination” was performed of the work-site upon completion; and

iv. Notice of Hazard Reduction Completion 24 CFR §35.125(b) – Upon completion, a copy of a notice to show that a LBP remediation summary was provided to residents.

**Environmental**

I (We) understand that the environmental effects of each activity carried out with funds provided under this Application must be assessed in accordance with the provisions of the Section 811 PRA Cooperative Agreement, § PRA.215 and § PRA.216. Each activity must have an environmental review completed and support documentation prepared complying with HUD regulations. No Section 811 Owner Participation Agreement may be signed and no Section 811 PRA funds can be provided for a unit before the completion of the environmental review process and the provision of written clearance by TDHCA.
I (We) certify that I (We) have read and understand the requirements of the HUD Section 811 PRA Cooperative Agreement, § PRA.215 and § PRA.216.

**Energy and Water Conservation**

I (We) certify to comply with Energy and Water Conservation standards and requirements as outlined in § PRA.214.

**Procurement of Recovered Materials**

I (We) certify to comply with the Procurement of Recovered Materials requirements as outlined in § PRA.219.

**Housing Standards for Assisted Units**

I (We) certify to comply with Housing Standards for Assisted Units as outlined in § PRA.307 for Section 811 PRA units and as outlined in 10 TAC Chapter 1 Subchapter B and Chapter 10 “Uniform Multifamily Rules.”

**Eligibility and Threshold Certification**

On behalf of the Applicant and all affiliates of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions and requirements of the Section 811 PRA Program for which I (We) am applying.

I (We) understand that housing units occupied by eligible tenants participating in the program must be affordable to Extremely Low-Income persons. I (We) understand that mixed income rental Developments may only apply PRA to units that meet 811 program affordability standards. I (We) understand that the Development identified to receive the 811 PRA assistance must adhere to the TDHCA’s Integrated Housing Rule at 10 TAC §1.15, 10 TAC Chapter 8 and Exhibit 5 of the Section 811 PRA Cooperative Agreement § PRA.305.

I (We) certify that the units identified for 811 PRA assistance will be dispersed throughout the property and must not be segregated to one area of a building or Development.

I (We) certify to follow the requirements of § PRA.403 regarding the Selection and Admission of Eligible Tenants. In addition, I (We) understand that prior to receiving referrals for Section 811 tenants, I (We) must submit and receive approval by the TDHCA for the Development’s Tenant Selection Plan. I (We) understand that the Applicant or their designated property management staff will accept referrals of Section 811 applicants from the TDHCA and determine eligibility based on the TDHCA-approved Tenant Selection Plan. I (We) understand that upon the request of TDHCA or HUD, the Applicant must furnish copies of all applications to HUD and/or TDHCA.

I (We) understand that the Applicant or their designated property management staff will be responsible for:
(1) obtaining and verifying income through the use of Enterprise Income Verification (EIV), pursuant to 24 CFR. §5.233(a)(2). Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 3-30 for further guidance;

(2) obtaining and verifying information related to income eligibility of Eligible Families in Assisted Units in accordance with 24 CFR Part 5, subpart F. Applicant or their designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 3-30 for further guidance;

(3) preventing crime in the Assisted Units, including the denial of admission to persons engaged in criminal activity or has certain criminal histories, in accordance with 24 CFR Part 5, Subpart H. Applicant or its designated property management staff shall refer to HUD Handbook 4350.3 REV-1, Chapter 4-27, E. for further guidance;

4) complying with protections for victims of domestic violence, dating violence, sexual assault, or stalking, pursuant to 24 CFR Part 5, Subpart L, and

(5) complying with all other applicable requirements, including but not limited to the RAC, Project Rental Assistance Program Guidelines, 10 TAC Chapters 1, 2, 8, and any other HUD administrative requirements.

I (We) understand that the Section 811 tenants' participation in supportive services is voluntary and cannot be required as a condition of admission or occupancy.

I (We) understand that if the Applicant or their designated property management staff determines that an applicant is ineligible on the basis of income or Household composition, or because of failure by an Section 811 applicant to sign and submit consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies, or that the Applicant or their designated property management staff is not selecting the Section 811 applicant for other reasons, the Applicant or their designated property management staff will promptly notify the Section 811 applicant in writing of the determination and its reasons, and that the applicant has the right to meet with the Applicant or their designated property management staff and has the right to request a reasonable accommodation, if applicable. I (We) understand that the Section 811 applicant may also exercise other rights if the applicant believes that he or she is being discriminated against on the basis of race, color, national origin, religion, sex, disability or familial status. I (We) understand that records on Section 811 applicants and Section 811 tenants, which provide racial, ethnic, gender and place of previous residency data required by HUD, must be maintained and retained for three (3) years. I (We) shall refer to HUD Handbook 4350.3 REV-1, Chapter 4-9 for further guidance on rejecting Section 811 applicants and denial of rental assistance.

I (We) certify that no Section 811 PRA Program funds will be attached to units receiving any other form of federal or state housing operating assistance or units that have received any form of long-term operating housing subsidy within a six-month period prior to receiving PRA funds. I (We) additionally certify that 811 PRA subsidy funds will not be attached to any unit that is currently a 30% AMI rent and income restricted unit or any unit that is currently operating with an existing use
restriction or contractual obligation to exclusively serve persons with disabilities or persons 62 and older.

I (We) understand that funding through the full, initial 20 year term of a RAC contract to provide 811 PRA assistance will be conditional based upon available appropriations during each 5 year renewal cycle and may be moved or dissolved by TDHCA at anytime. Additionally, I (We) understand that the total number of assisted units, and their number of bedrooms may be adjusted at anytime by TDHCA for a maximum number of units committed in the Section 811 PRA Owner Participation Agreement.

Management Practices Certification

I (We) certify that the Applicant or their designated property management staff will immediately notify TDHCA of all unit vacancies until all Section 811 PRA units are occupied. I (We) certify that, after a RAC is executed, any available units of a type identified in the RAC will be held vacant for an 811 PRA tenant referred by TDHCA, if a tenant has been referred to the property by TDHCA, for up to 60 days before the unit will be re-rented to a non-811 PRA applicant.

I (We) certify that the Applicant or their designated property management staff will comply with any current or future requirement for marketing or outreach of the units and I (We) certify that I (we) will follow all HUD Fair Housing and Equal Opportunity requirements.

I (We) certify that I (we) will furnish all required documentation, reports, and forms as necessary to assist TDHCA in entering necessary eligibility and income information in HUD systems as required; information requested for reporting on performance measures to HUD will be furnished within the timelines as specified by TDHCA.

I (We) certify that we understand that all Applicants who are States, Territories, Urban Counties, and Metropolitan cities shall be subject to the requirements of 24 CFR Part 85, and further that all Applicants who are Nonprofits shall be subject to the requirements of 24 CFR Part 84.

I (We) certify that the initial lease between the Development and any 811 PRA assisted tenant will be a minimum of one year; I (we) further certify that the HUD model lease form HUD-92236-PRA will be used as required by the Cooperative Agreement, Section XII. GRANTEE PROGRAM ADMINISTRATION.

In addition, I (We) certify that we understand that all lease addendums must be approved by TDHCA. TDHCA will consider lease addendums on a case by case basis and may opt to request approval from HUD. Owners may only modify the lease terms with a tenant at the end of the initial term or a successive term by serving an appropriate notice to the tenant, together with the provision of a revised TDHCA approved agreement or addendum.

I (We) certify to follow requirements of § PRA.40G. I (We) understand that prior to occupancy of a Section 811 unit, that an Eligible Section 811 Household must be given the opportunity to be present for the move-in unit inspection. I (We) understand that the inspection of the Section 811 Unit will be completed by both the Applicant or the designated Property Management staff and the Eligible Section 811 Household and both shall certify, on a form prescribed or approved by TDHCA that they have inspected the Section 811 Unit and have determined it to be Decent, Safe, and
Sanitary condition in accordance with the criteria provided in the form. The Applicant or the designated Property Management staff shall keep a copy of this inspection and make part of the lease as an attachment to the lease. If the Eligible Section 811 Household waives the right to this inspection, a form prescribed or approved by the TDHCA would be signed by the Eligible Household indicating they have waived this right.

In addition, I (We) certify that the Applicant or the designated Property Management staff shall perform unit inspections of the Section 811 Units on at least an annual basis to determine whether the appliances and equipment in the unit are functioning properly and to assess whether a component needs to be repaired or replaced. This will ensure that the Applicant is meeting its obligation to maintain the Assisted Units in Decent, Safe, and Sanitary condition.

In addition, I (We) understand that the TDHCA and/or HUD may ask, and must be permitted, to review the records related to the RAC at least annually to determine compliance. I (We) understand that HUD may independently inspect project operations and Section 811 Units at any time with reasonable notice prior to inspection; and Equal Opportunity reviews may be conducted by HUD at any time.

I (We) certify that the Applicant or the designated Property Management staff shall comply with the Overcrowded and Under Occupied Unit requirements set by TDHCA and will ensure that Section 811 tenants are not over or under housed according to those requirements.

I (We) certify that the Applicant or the designated Property Management staff shall comply and participate with any dispute resolution processes as required by TDHCA.

I (We) certify, as referenced in § PRA.409, that the Applicant shall not impede the reasonable efforts of tenants of the Assisted Units to organize pursuant to 24 CFR Part 245, or any successor regulations of 24 CFR Part 245, or unreasonably withhold the use of any community room or other available space appropriate for meetings which is part of the mortgaged property when requested by: (i) a resident tenant organization in connection with the representational purposes of the organization; or (ii) tenants seeking to organize or to consider collectively any matter pertaining to the operation of the mortgaged property.

I (We) certify that the Development site referenced in this Application will take reasonable steps to ensure meaningful access to its programs and activities to Limited English Proficiency tenants. Additionally, I (We) certify that all communications provided to Eligible Applicants and Eligible Households at the Development referenced in this Application are provided in a manner that is effective for persons with hearing, visual, and other communications-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and, as applicable, the Americans with Disabilities Act.

I (We) certify that Development staff will assist 811 PRA tenants with annual re-certification of income and program requirements as required by HUD; property staff are or will be familiar with HUD income verification requirements and tenant re-certification policies as published in the HUD Handbook 4350.3 REV-1.
I (We) certify that Development staff has the capacity and agrees to participate in the Tenant Rental Assistance Certification System for Section 811 PRA tenants, and that requests for payment will be made from this System within 60 calendar days of a tenant’s initial move in date. I (We) certify that if TDHCA procures a third party for one or more duties of the 811 PRA program, the Development will respond and comply with that third party in all ways as required of their obligations to TDHCA.

I (We) certify that the Development will obtain and maintain any information technology systems required of the PRA Program will be utilized at the Development at no expense to the TDHCA.

I (We) certify that any updated screening, eligibility, lease addenda or fee criteria established for tenants of the identified Development in this Application will be provided to TDHCA 30 calendar days prior to property implementation; additionally, upon request TDHCA will receive copies of tenant re-certifications completed by property staff.

I (We) certify that TDHCA will receive upon request any notices advising of property or resident rental increases.

I (We) certify that a copy of the Development’s property management plan, tenant selection criteria (or plan) and Affirmative Fair Housing Marketing plan will be provided to and discussed with onsite Development staff.
By:
_____________________
Signature of Authorized Representative

_____________________
Thomas E. Huth
Printed Name

_____________________
Authorized Representative

_____________________
Title

2-4-19
Date

The State of Texas §

§

COUNTY OF Dallas §

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 4th day of February, 2019

(Seal)

JULIE MARTIN
MY COMMISSION EXPIRES APRIL 9, 2022
NOTARY ID: 129780502

Notary Public Signature
Section 811 Project Rental Assistance (“PRA”) Program Supplement Packet

Questionnaire

2019 Uniform Multifamily Application #19008

1) Selecting Points under 10 TAC §11.9(c)(6)?

☐ No – STOP. PACKET SUBMISSION NOT NEEDED
☒ Yes – CONTINUE TO QUESTION 2

2) To obtain Points under 10 TAC §11.9(c)(6), Applicants must first attempt to meet the requirements in §11.9(c)(6)(B).

Does the Applicant Own or Control and Existing Development that appears on the List of Qualified Existing Developments?

☐ No – STOP. PACKET SUBMISSION NOT NEEDED
☒ Yes – CONTINUE TO QUESTION 3

3) Is the Applicant seeking to establish its lack of legal authority where an Applicant Owns or Controls an Existing Development that appears on the List of Qualified Existing Developments?

☒ No - STOP. PACKET SUBMISSION NOT NEEDED
☐ Yes – CONTINUE TO QUESTION 4

4) Can the Applicant provide all three of the following items listed under §11.9(c)(6)(A)(i)-(iii)?

☐ No - STOP. PACKET SUBMISSION NOT NEEDED
☐ Yes – CONTINUE TO COVER PAGES

(i) Evidence that a Third Party has a legal right to withhold approval for a Property to commit voluntarily to the Section 811 PRA Program. The specific legally enforceable agreement or other instrument that gives the Third Party, such as a lender, the unambiguous legal right to withhold consent must be provided (Examples: Limited Partnership Agreement or Loan Agreement);

(ii) Documentation that the Third Party, such as a lender, that has the legal right to withhold a required consent was asked to give their consent (Example: Letter from the Applicant or an Affiliate requesting that the above Third Party give permission that if the 2019 Application is awarded, the Existing Development can be committed to the Section811 PRA Program); AND

(iii) Documentation that the Third Party possessing the legal right to withhold a required consent has provided notice of their decision not to provide a required consent (Example: Letter from the Third Party identified in (ii) that they are denying an Existing Development from participation).
1. **At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]**

   Qualification: Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan. Documentation must be submitted behind this tab showing that the Development meets the requirements of Texas Government Code §2306.6702(a)(5) and §11.5(3) of the 2019 Qualified Allocation Plan.

   **PART A:** DOCUMENTATION MUST SHOW THAT THE SUBSIDY OR BENEFIT IS FROM ONE OF THE FOLLOWING APPROVED PROGRAMS (mark all that apply):

   - Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715l)
   - Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
   - Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
   - Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s)
   - The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.
   - The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
   - Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1484, 1485 and 1486)
   - Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

   **IN ADDITION, THE SUBSIDY OR BENEFIT IS SUBJECT TO THE FOLLOWING CONDITIONS** (mark all that apply):

   - The stipulation to maintain affordability in the contract granting the subsidy is nearing expiration (i.e. expiration will occur within two (2) calendar years of July 31, 2019). See §11.5(3)(E) and (F) of the 2019 QAP concerning At-Risk developments qualifying under Section 42 of the Internal Revenue Code.
   - The subsidy marked above is a HUD-insured or HUD-held mortgage nearing the end of its mortgage term (the term will end within two (2) calendar years of July 31, 2019), **AND** the mortgage is eligible for prepayment or has been prepaid.

   **PART B:** DOCUMENTATION MUST SHOW THAT THE APPLICATION PROPOSES TO REHABILITATE OR RECONSTRUCT HOUSING UNITS THAT:

   - Are owned by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code and receive assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g); **OR**
   - Received assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g) **AND**
   - Are proposed to be disposed of or demolished by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code; **OR**
   - Were disposed of or demolished within the 2 years preceding the application by a public housing authority or a public facility corporation created by a public housing authority under Chapter 303, Local Government Code; **OR**
   - Receive assistance or will receive assistance through the Rental Assistance Demonstration (RAD) program of HUD as specified by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55) and its subsequent amendments, if the application for assistance through RAD is included in the applicable public housing authority's plan that was most recently approved by HUD as specified by 24 C.F.R. Section 903.23.

   **PART C:** THE APPLICATION PROPOSES RELOCATION OF EXISTING UNITS IN AN OTHERWISE QUALIFYING AT-RISK DEVELOPMENT AND DOCUMENTATION MUST SHOW THAT:

   - The affordability restrictions and any At-Risk eligible subsidies are approved to be transferred with the Units proposed for Rehabilitation or Reconstruction prior to the tax credit Carryover deadline; **AND**
   - The Application proposes the same number of restricted units; **AND**
   - EITHER
The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, for the Direct Loan Program under the Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)"), and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

**Uniform Relocation Act (URA) Applicability for Direct Loan Applications**

NOTE: The Department’s Section 811 PRA program is designed such that HUD-determined URA generally does not apply.

- Application includes a request for Direct Loan funding. If yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: [https://www.tdhca.state.tx.us/program-services/ura/relocation.htm](https://www.tdhca.state.tx.us/program-services/ura/relocation.htm)
  
  (if not, you may skip the remainder of this section)

Each of the following items, as applicable, is provided behind this tab:

- Identification of any business, nonprofit organization, or farm on the site (that is not owned or controlled by the Seller);

- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt;

- Dated Voluntary Acquisition Notification to Owner; and

- HUD Relocation Brochure issued to tenants that will be displaced (if known).

**Relocation Certification for Direct Loan Applications**

The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, for the Direct Loan Program under the Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)"), and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

**FORM CONTINUES**
For Direct Loan Applications: A displaced person is covered under Section 104(d) if they are a low-income person displaced by demolition (including acquisition involving demolition) OR conversion (if market rent of the dwelling did not exceed the fair market rent before conversion).

Check all that apply:

- The activity involves demolition of existing occupied structures.
- The activity involves conversion of occupied rental property occupied by any tenant.

Applicants for Direct Loan funds that plan to rehabilitate, demolish and/or reconstruct occupied housing units must comply with the Section 104(d). By signing below, the Applicant certifies that they will comply with the Residential Anti-Displacement and Relocation Assistance Plan (RARAP) approved by the Department on June 1, 2012.

https://www.tdhca.state.tx.us/program-services/ura/docs/RARAP.pdf

The RARAP, as approved follows the Housing and Community Development Act of 1974, and HUD regulations at 24 CFR §42.325. The Department, through its subgrantees, will offer relocation assistance for lower-income tenants who, in connection with an activity assisted under a Direct Loan move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR §42 350.

The purpose and goals of the RARAP is to:

1. Provide (through its subgrantees) Relocation Assistance
2. Minimize Displacement
3. Ensure a One-for-One Replacement of Lower-Income Dwelling Units

I (we) certify that I (we) have read and understand the Department's approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply with all parts of the plan as they apply to this Application.

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Architectural Drawings Must be Submitted Behind this Tab [§11.204(b)(9)]
(If development is scattered site, consult staff.)

In order to reduce the file size and speed review of drawings, Applicants are encouraged to submit plans as 300dpi images. Following these steps in Adobe Acrobat will convert most plans: File > Print > Printer: Adobe PDF > Advanced > Settings: Custom > [v] Print As Image 300dpi > OK

- 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 and Units, stating sizes, etc.;
  - includes a table matrix specifying the square footage of Common Area space on a building by building basis;
  - identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;
  - shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);
  - indicates the location and number of parking spaces, garages and carports, as applicable;
  - indicates the location and number of accessible parking spaces, including van accessible spaces;
  - includes information regarding local parking requirements, as applicable;
  - indicates compliant accessible routes or, if a route is not accessible, a cite to the provision in the Fair Housing Design Manual providing for its exemption;
  - indicates placement of detention/retention pond(s) or states there are no detention ponds;
  - clearly delineates the flood plain boundary lines or states there is no floodplain;
  - describes, if applicable, how flood mitigation or other required mitigation will be accomplished; and
  - identifies all pipeline easements on or adjacent to the Development Site (§11.101(2)(l)).

- 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, balconies, porches and patios, and any other square footage not included in NRA; and
  - location of accessible units (unless included on Site Plan).

- Common Building floor plans should include tabulations of the square footage of the following spaces that are outside of Net Rentable Area, whether conditioned or unconditioned, building by building:
  - spaces that are accessible to tenants, e.g., offices for tenant/management contact, resident services offices, clubrooms, kitchens, community restrooms, exercise rooms, laundries, porches, patios, mailbox areas, etc. (state each area separately);
  - spaces that are restricted to employees, only, e.g., administrative offices, maintenance areas, equipment rooms, storage areas, etc. (state each area separately); and

- For Supportive Housing only, specification of space to be used for 75 sq ft/unit common space.

- Unit floor plans for each type of Unit:
  - must include the square footage of each type of Unit; and
  - must include floor plans for the accessible Units.

- Elevations for each side of each building type which include:
  - a percentage estimate of the exterior composition of each elevation; and
  - roof pitch.

- Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.

2/28/2019
VARIOUS TYPES OF NOISE MITIGATION ARE AVAILABLE AND CAN BE UTILIZED TO DECREASE THE NOISE ENVIRONMENT ESPECIALLY IN THE MORE NOISE SENSITIVE LOCATIONS SUCH AS INTERIOR SPACES. WE PLAN ON IMPLEMENTING WHAT WE FEEL IS NECESSARY TO ACHIEVE LESS THAN 65 DECIBELS WITHIN THE INTERIOR SPACES.

VARIOUS TYPES OF NOISE MITIGATION ARE AVAILABLE AND CAN BE UTILIZED TO DECREASE THE NOISE ENVIRONMENT ESPECIALLY IN THE MORE NOISE SENSITIVE LOCATIONS SUCH AS INTERIOR SPACES. WE PLAN ON IMPLEMENTING WHAT WE FEEL IS NECESSARY TO ACHIEVE LESS THAN 65 DECIBELS WITHIN THE INTERIOR SPACES.
DOCUMENTED 100-YEAR FLOOD WATER ELEVATIONS.

FLOOD MITIGATION WILL BE ACCOMPLISHED BY SITE GRADING TO ESTABLISH MINIMUM FINISH FLOOR ELEVATIONS FOR ANY STRUCTURE TO BE A MINIMUM OF 2'-0" ABOVE FEMA DOCUMENTED 100-YEAR FLOOD WATER ELEVATIONS.

UNIT TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th># UNITS</th>
<th>S.F.</th>
<th>TOTAL SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>1</td>
<td>800</td>
<td>800 S.F.</td>
</tr>
<tr>
<td>A1-HC</td>
<td>2</td>
<td>800</td>
<td>1,600 S.F.</td>
</tr>
<tr>
<td>B1</td>
<td>3</td>
<td>960</td>
<td>2,880 S.F.</td>
</tr>
<tr>
<td>B1-HC</td>
<td>3</td>
<td>960</td>
<td>2,880 S.F.</td>
</tr>
<tr>
<td>C1</td>
<td>1</td>
<td>1,154</td>
<td>1,154 S.F.</td>
</tr>
<tr>
<td>C1-HC</td>
<td>1</td>
<td>1,154</td>
<td>1,154 S.F.</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>99,390 S.F.</td>
</tr>
</tbody>
</table>

BUILDING TABULATION

<table>
<thead>
<tr>
<th>BLDGS.</th>
<th>UNITS</th>
<th>UNIT TYPES</th>
<th>BLDG. S.F.</th>
<th>TOTAL SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>1</td>
<td></td>
<td></td>
<td>99,390 S.F.</td>
</tr>
</tbody>
</table>
UNIT AMENITIES:
- COVERED ENTRIES
- 9' CEILINGS
- MICROWAVE OVENS
- STAINLESS STEEL
- SELF-CLEANING OVENS
- ENERGY-STAR RATED REFRIGERATOR W/ ICE MAKER
- STAINLESS STEEL
- COVERED PATIOS
- BUILT-IN SHELVING UNIT
- BREAKFAST BAR
- KITCHEN ISLAND
- KITCHEN PANTRY W/ SHELVING
- EPA WATERSENSE OR EQUIVALENT TOILETS
- EPA WATERSENSE OR EQUIVALENT SHOWERHEADS AND FAUCETS
- NATURAL STONE COUNTERTOPS IN KITCHEN AND BATHROOMS
- HARD FLOOR SURFACES
- 15 SEER HVAC
- THIRTY YEAR SHINGLE ROOFING
- GREATER THAN 30% MASONRY
- RECESSED LED IN KITCHEN AND LIVING
- WALK IN MASTER CLOSET
A1 HC - ONE BEDROOM, ONE BATH 800 S.F.

UNIT AMENITIES:
- COVERED ENTRIES
- 9' CEILINGS
- MICROWAVE OVENS
- STAINLESS STEEL
- SELF-CLEANING OVENS
- ENERGY-STAR-RATED REFRIGERATOR W/ ICE MAKER
- STAINLESS STEEL
- COVERED PATIOS
- BUILT-IN SHELVING UNIT
- BREAKFAST BAR
- KITCHEN ISLAND
- KITCHEN PANTRY W/ SHELVING
- EPA WATERSENSE OR EQUIVALENT TOILETS
- EPA WATERSENSE OR EQUIVALENT SHOWERHEADS AND FAUCETS
- NATURAL STONE COUNTERTOPS IN KITCHEN AND BATHROOMS
- HARD FLOOR SURFACES
- 15 SEER HVAC
- THIRTY YEAR SHINGLE ROOFING
- GREATER THAN 30% MASONRY
- RECESSED LED IN KITCHEN AND LIVING
- WALK IN MASTER CLOSET

LIVING ROOM
15'-9" x 11'-0"

BEDROOM
13'-7" x 10'-6"

PATIO
12'-9" x 3'-8"

KITCHEN

BATH

ENTRY

CLO.

UTIL.

HALL

W.I.C.

4001 FAIR ST.
FT. WORTH, TEXAS

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02/25/2019

800 S.F.
PATIO  53 S.F.
STORAGE  11 S.F.
UNIT AMENITIES:
- COVERED ENTRIES
- 9' CEILINGS
- MICROWAVE OVENS
- SELF-CLEANING OVENS
- ENERGY-STAR RATED REFRIGERATOR
- SELF-CLEANING Ovens
- COVERED PATIOS
- BUILT-IN SHELVING UNIT
- BREAKFAST BAR
- KITCHEN ISLAND
- KITCHEN PANTRY W/ SHELVING
- EPA WATERSENSE OR EQUIVALENT
- TOILETS
- EPA WATERSENSE OR EQUIVALENT
- NATURAL STONE COUNTERTOPS IN KITCHEN AND BATHROOMS
- HARD FLOOR SURFACES
- 15 SEER HVAC
- THIRTY YEAR SHINGLE ROOFING
- GREATER THAN 30% MASONRY
- RECESSED LED IN KITCHEN AND LIVING
- WALK IN MASTER CLOSET

C1 - THREE BEDROOM, TWO BATH 1,154 S.F.

C1 UNIT
4001 FAIN ST.
FT. WORTH, TEXAS

02/25/2019
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UNIT AMENITIES:
- COVERED ENTRIES
- 9' CEILINGS
- MICROWAVE OVENS - STAINLESS STEEL
- SELF-CLEANING Ovens
- ENERGY-STAR RATED REFRIGERATOR W/ ICE MAKER - STAINLESS STEEL
- COVERED PATIOS
- BUILT-IN SHELVING UNIT
- BREAKFAST BAR
- KITCHEN ISLAND
- KITCHEN PANTRY W/ SHELVING
- EPA WATERSENSE OR EQUIVALENT TOILETS
- EPA WATERSENSE OR EQUIVALENT SHOWERHEADS AND FAUCETS
- NATURAL STONE COUNTERTOPS IN KITCHEN AND BATHROOMS
- HARD FLOOR SURFACES
- 15 SEER HVAC
- THIRTY YEAR SHINGLE ROOFING
- GREATER THAN 30% MASONRY
- RECESSED LED IN KITCHEN AND LIVING
- WALK IN MASTER CLOSET
<table>
<thead>
<tr>
<th>Floor</th>
<th>Private Storage</th>
<th>Private Patio</th>
<th>Common Breezeway</th>
<th>Total Non A.C. S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>464</td>
<td>2.252</td>
<td>8.008</td>
<td>10.724</td>
</tr>
<tr>
<td>Second Floor</td>
<td>464</td>
<td>2.252</td>
<td>8.008</td>
<td>10.724</td>
</tr>
<tr>
<td>Third Floor</td>
<td>464</td>
<td>2.252</td>
<td>8.008</td>
<td>10.724</td>
</tr>
<tr>
<td>All Floors</td>
<td>464</td>
<td>2.252</td>
<td>8.008</td>
<td>10.724</td>
</tr>
</tbody>
</table>

**Building Type 'A' 3rd Floor Plan**

Scale 1/32" = 1'-0"
BUILDING 'A' FRONT ELEVATION

BUILDING 'A' END ELEVATION

BUILDING MATERIALS
MASONRY 38%
SIDING 56%
TOTAL 100%

30-YR. ARCHITECTURAL SHINGLES

4001 FAIN ST.
FT. WORTH, TEXAS

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Diagram of Building 'A' Courtyard Elevation with the following materials breakdown:

- Building Materials:
  - Masonry: 35%
  - Siding: 56%
  - Total: 100%

- (Additional details and measurements not visible in the image.)

The diagram includes scale information and specific dimensions, indicating the architectural elements of the building.
CLUBHOUSE FLOOR PLAN 3,350 S.F.

EMPLOYEE AND TENANT FLOOR AREA

CONDITIONED SPACE S.F.
- EMPLOYEE ONLY S.F.
  - HVAC #1: 17 SQ. FT.
  - HVAC #2: 13 SQ. FT.
  - HVAC #3: 15 SQ. FT.
  - WORK ROOM: 184 SQ. FT.
  - OFFICE: 158 SQ. FT.
  - LOW VOLTAGE: 33 SQ. FT.
  - STORAGE #1: 9 SQ. FT.
  - STORAGE #2: 48 SQ. FT.
  - TOTAL EMPLOYEE ONLY S.F.: 477 SQ. FT.

- TENANT ACCESS S.F.
  - CONFERENCE ROOM: 218 SQ.FT.
  - FITNESS ROOM: 413 SQ. FT.
  - CHILDREN'S PLAYROOM: 55 SQ. FT.
  - HALL: 210 SQ. FT.
  - MEN'S RR: 158 SQ. FT.
  - WOMEN'S RR: 164 SQ. FT.
  - KITCHEN: 292 SQ. FT.
  - MULTIPURPOSE ROOM: 361 SQ. FT.
  - WAITING AREA/LOBBY: 228 SQ. FT.
  - TOTAL TENANT ACCESS S.F.: 2,788 SQ. FT.
  - TOTAL CONDITIONED SPACE S.F.: 3,182 SQ. FT.

- UNCONDITIONED SPACE S.F.
  - EMPLOYEE ONLY S.F.
    - HVAC #1: 31 SQ. FT.
    - HVAC #2: 31 SQ. FT.
    - TOTAL EMPLOYEE ONLY S.F.: 62 SQ. FT.
  - TENANT ACCESS S.F.
    - COVD PATIO #1: 140 SQ. FT.
    - COVD PATIO #2: 667 SQ. FT.
    - COVD PATIO #3: 68 SQ. FT.
    - MAIL ROOM: 113 SQ. FT.
    - TOTAL TENANT ACCESS S.F.: 978 SQ. FT.
  - TOTAL UNCONDITIONED SPACE S.F.: 1,039 SQ. FT.

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02/25/2019
### 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.

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

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

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

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

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Rooms</th>
<th>Sq. Ft.</th>
<th>Number of Stories</th>
<th>Number 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>A1</td>
<td>1</td>
<td>800</td>
<td>3</td>
<td>1</td>
<td>43</td>
<td>43</td>
<td>34,400</td>
</tr>
<tr>
<td>A1-HC</td>
<td>1</td>
<td>800</td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td>1,600</td>
</tr>
<tr>
<td>B1</td>
<td>2</td>
<td>960</td>
<td></td>
<td></td>
<td>45</td>
<td>45</td>
<td>43,200</td>
</tr>
<tr>
<td>B1-HC</td>
<td>2</td>
<td>960</td>
<td></td>
<td></td>
<td>3</td>
<td>3</td>
<td>2,880</td>
</tr>
<tr>
<td>C1</td>
<td>3</td>
<td>1,154</td>
<td></td>
<td></td>
<td>14</td>
<td>14</td>
<td>16,156</td>
</tr>
<tr>
<td>C1-HC</td>
<td>3</td>
<td>1,154</td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>1,154</td>
</tr>
</tbody>
</table>

| Totals    | 108        | -       | -                 | -                   | -                           | 108             | 99,390                   |

#### Supportive Housing Applicants Only

Enter the total development common area from the architect's plans:

Ensure that this number matches your architectural drawings.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is:

The lesser of these two numbers added to NRA:

Use this number to figure points under 11.9(e)(2)

If a revised form is submitted, date of submission: 2/28/2019

Net Rentable Square Footage from Rent Schedule: 99,390

Enter the total development common area from the architect's plans:

Ensure that this number matches your architectural drawings.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is:

The lesser of these two numbers added to NRA:

Use this number to figure points under 11.9(e)(2)

If a revised form is submitted, date of submission: 2/28/2019

Net Rentable Square Footage from Rent Schedule: 99,390

2/28/2019
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 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>108</td>
<td>5%</td>
<td>5.4</td>
<td>6</td>
<td>7</td>
</tr>
</tbody>
</table>

| A        | 45          | 5%         | 2.25             | 2.25           | 3              |
| B        | 48          | 5%         | 2.4              | 2.4            | 3              |
| C        | 15          | 5%         | 0.75             | 0.75           | 1              |
|          | 5%          | 0          | 0                | 0              |                |
|          | 5%          | 0          | 0                | 0              |                |
|          | 108         | 5.4        | 5.4              | 5.65           | 7              |

*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>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>0.2</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</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]

[Printed Name]

[Cross Architects]

[Date]

2/27/2019
# 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 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>A</td>
<td>45</td>
<td>2%</td>
<td>0.9</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>48</td>
<td>2%</td>
<td>0.96</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>15</td>
<td>2%</td>
<td>0.3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td></td>
<td>108</td>
<td>2%</td>
<td>2.16</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"*

---

**EXAMPLE**

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></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>
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<td>0.56</td>
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<td>1</td>
</tr>
<tr>
<td>2/2</td>
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<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
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<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td>0</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>3</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]  
Printed Name: [Michael Delgado]

Date: 02.24.2019  
Firm Name (If applicable): [Cross Architects]

2/26/2019
Accessible Parking Calculation

Submit this worksheet or a comparable document certified by an accessibility professional.

Although Fair Housing Standards may apply in unusual circumstances, ADA Standards typically determine the required number of Accessible Parking Spaces (APSs). This worksheet is intended to handle typical (ADA) cases, where all parking spaces are within a single parking lot. However, it might be possible to determine the APS requirements of multiple lots (or facilities) by completing this same worksheet for each of the lots. The worksheet might also be usable for Developments with less than one parking space to serve each dwelling unit, by filling in the information on page one, bypassing inapplicable spaces in the first section of page two, and completing the second section of page two, "Distribution of APSs Among the Various Types of Parking", referencing ADA Table 208.2. In unique cases where Fair Housing applies, or where this worksheet cannot be applied, create a certification specifying the types and numbers of the parking spaces applicable, including standard and accessible parking for dwelling units and amenities (e.g., office, mail kiosk, laundry, dumpster, pool, playground, etc., collectively, "amenities"), and for each type of parking facility, e.g., surface spaces, carports, garages, etc., for staff review. Links to the applicable accessibility rules are provided below.


**Accessible Parking for Facilities and Amenities**

Determining the number of APSs that serve the dwelling units requires accounting for APSs that do not serve dwelling units. In the yellow spaces below, identify the individual amenities served by an APS. Groups of amenities in close proximity typically are allowed to share a single APS. If groups of amenities share one APS (or APSs), identify each such group. In the yellow space to the right of each of these identifications, state the number of APSs designated to serve the amenity or group identified. If parking is provided near dumpsters, at least 1 dumpster must have an APS. The total of these APSs will be subtracted from the total of all types of parking spaces to determine the number of parking spaces that serve the dwelling units and the APSs required for the dwelling units.

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td>Clubhouse</td>
<td>2</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td>Trash Dumpster</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 2:</td>
<td>Trash Dumpster</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 3:</td>
<td>Playground</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 6:</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total of Accessible Parking Spaces that Do Not Serve Dwelling Units:</strong></td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>
Accessible Parking for Residential Units

This portion of the worksheet was written for Developments having at least one parking space serving each dwelling unit, having surface parking spaces as the APSs that are not for dwelling units, and having only one parking lot, i.e., none of the parking spaces are physically segregated from the others by gates or by curbs or other barriers that require vehicles to exit the Development to travel between separate parking lots that serve it. The worksheet might, or might not be, useful for other cases.

Enter the information indicated below:

Total dwelling Units in the Development:

Total surface parking spaces:

Total carpports:

Total garages:

Total parking spaces of all types:

Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):

Total of all types of parking spaces that serve dwelling units:

APSs for mobility accessible units (5% of unit count, if spaces are sufficient):

Parking spaces that serve dwelling units in excess of one per unit (if applicable):

APSs required in excess of one per mobility accessible unit:

Total APSs required (including dwelling units and facilities/amenities):

All Developments, including those having fewer than one parking space serving each dwelling unit, should use this portion of the worksheet. Enter the number of APSs indicated by ADA Table 208.2 for the total of each type of parking space, i.e., surface spaces, carpports, etc., including both amenity spaces and dwelling unit spaces.

Distribution of APSs Among the Various Types of Parking

Minimum number of surface parking spaces (include dwelling unit and amenity spaces) that must be APSs:

Minimum number of carpports that must be APSs:

Number of garages that must be APSs:

APSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces:

Minimum number of surface parking spaces that must be van APSs:

Minimum number of carpports that must be van APSs:

Minimum number of garages that must be van APSs:

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 parking space 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. Where parking for amenities or non-residents is provided, a sufficient number of accessible spaces will be provided.

Signature:

Michael Delgado

Printed Name

Date: 02.19.2019

Firm Name (if applicable)
### Rent Schedule

*Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".*

<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
<th>HTC Units</th>
<th>MF Direct Loan Units (HOME Rent/Inc)</th>
<th>Nat’l HTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/ Subsidy</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Rent Collected /Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td>2</td>
<td>1</td>
<td>1.0</td>
<td>800</td>
<td>1,600</td>
<td>423</td>
<td>44</td>
<td>379</td>
<td>758</td>
<td></td>
<td></td>
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<td>758</td>
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<tr>
<td>TC 50%</td>
<td>17</td>
<td>1</td>
<td>1.0</td>
<td>800</td>
<td>13,600</td>
<td>705</td>
<td>44</td>
<td>661</td>
<td>11,237</td>
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<td></td>
<td></td>
<td></td>
<td>11,237</td>
</tr>
<tr>
<td>TC 30% PSH</td>
<td>2</td>
<td>1</td>
<td>1.0</td>
<td>800</td>
<td>1,600</td>
<td>753</td>
<td>44</td>
<td>709</td>
<td>1,418</td>
<td></td>
<td></td>
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<td>1,418</td>
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<tr>
<td>MR</td>
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<td>950</td>
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<td>6,650</td>
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<td>6,650</td>
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<tr>
<td>TC 30%</td>
<td>2</td>
<td>2</td>
<td>2.0</td>
<td>960</td>
<td>1,920</td>
<td>507</td>
<td>59</td>
<td>448</td>
<td>896</td>
<td></td>
<td></td>
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<td>896</td>
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<tr>
<td>TC 50%</td>
<td>17</td>
<td>2</td>
<td>2.0</td>
<td>960</td>
<td>16,320</td>
<td>846</td>
<td>59</td>
<td>787</td>
<td>13,379</td>
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<td>13,379</td>
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<tr>
<td>TC 30% PSH</td>
<td>2</td>
<td>2</td>
<td>2.0</td>
<td>960</td>
<td>1,920</td>
<td>596</td>
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<td>909</td>
<td>1,818</td>
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<td>1,818</td>
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<tr>
<td>MR</td>
<td>4</td>
<td>2</td>
<td>2.0</td>
<td>960</td>
<td>3,840</td>
<td>1,075</td>
<td>0</td>
<td>1,075</td>
<td>4,300</td>
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<td></td>
<td></td>
<td>4,300</td>
</tr>
<tr>
<td>TC 30%</td>
<td>3</td>
<td>3</td>
<td>2.0</td>
<td>1154</td>
<td>3,462</td>
<td>978</td>
<td>73</td>
<td>905</td>
<td>2,715</td>
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<td>2,715</td>
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<tr>
<td>MR</td>
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<td>3</td>
<td>2.0</td>
<td>1154</td>
<td>5,770</td>
<td>1,173</td>
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<td>5,500</td>
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<tr>
<td>TC 30% PSH</td>
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<td>3</td>
<td>2.0</td>
<td>1154</td>
<td>2,308</td>
<td>1,360</td>
<td>73</td>
<td>1,287</td>
<td>2,574</td>
<td></td>
<td></td>
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<td>2,574</td>
</tr>
</tbody>
</table>

**TOTAL**                                          | 108       | 99,390                              | 93,117          |

**Non Rental Income**                               | $18.09    | per unit/month for: Application, Pet, Late and NSF Fees | $1,954

**Non Rental Income**                               | 9.10      | per unit/month for: Laundry, Vending, Cable | $983

**Non Rental Income**                               | 0.00      | per unit/month for:                      | 0.00

**TOTAL NONRENTAL INCOME**                          | $27.19    | per unit/month                          | 2,937

**POTENTIAL GROSS MONTHLY INCOME**                  | $96,054   |                                    |

**Provision for Vacancy & Collection Loss**         | % of Potential Gross Income: 7.50% (7,204)

**Rental Concessions (enter as a negative number)** | Enter as a negative value | 88,850

**EFFECTIVE GROSS MONTHLY INCOME**                  | $1,066,199|

If a revised form is submitted, date of submission: 2/28/2019
## Rent Schedule (Continued)

### Housing

<table>
<thead>
<tr>
<th>TC</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>30%</td>
<td>11%</td>
<td>9%</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50%</td>
<td>40%</td>
<td>34%</td>
</tr>
<tr>
<td>60%</td>
<td>49%</td>
<td>42%</td>
</tr>
<tr>
<td>70%</td>
<td>0</td>
<td>0</td>
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<tr>
<td>80%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTC Li Total</td>
<td>9%</td>
<td>10</td>
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</table>

### Tax Credits

<table>
<thead>
<tr>
<th>EO</th>
<th>MR</th>
<th>MR Total</th>
</tr>
</thead>
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<tr>
<td>0</td>
<td>17%</td>
<td>15%</td>
</tr>
<tr>
<td>MR Total</td>
<td>16</td>
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</table>

Total HTC Units: 92

### National Housing Trust Fund

<table>
<thead>
<tr>
<th>HTF</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF Li Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

### Mortgage Revenue

<table>
<thead>
<tr>
<th>MR</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>30%</td>
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<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50%</td>
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<tr>
<td>70%</td>
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<td>0</td>
</tr>
<tr>
<td>80%</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Bond

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

Total MRB Total: 0

### Direct Loan

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

### Other

| Total OT Units | 8 |

### Acquisition + Hard

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$114.56</th>
</tr>
</thead>
</table>

### Hard

| Cost Per Sq Ft | $114.56 |

### Building

| Cost Per Sq Ft | $95.98 |

---

**Note:** DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
FORT WORTH HOUSING SOLUTIONS

RFP NO. 2018-103

Permanent Supportive Housing (PSH)
Project-Based Vouchers (PBV)

Release Date: December 6, 2018

RFP Due Dates: Scheduled Round Date(s) Listed in RFP
REQUEST FOR PROPOSALS

RFP NO. 2018-103  Permanent Supportive Housing (PSH) - Project-Based Vouchers (PBV)

Fort Worth Housing Solutions (FWHS) is currently accepting sealed proposals.

Sealed Proposals shall consist of one (1) USB Flash Drive, one (1) Original bound copy of the RFP, and three (3) bound copies of the RFP containing all materials as listed in the RFP.

FWHS reserves the right to reject any or all Proposals.

All questions for ROUND 1 must be submitted in writing and e-mailed to Procurement Dept. at procurement@fwhs.org or faxed to (817) 333-3592 no later than, 11:00 a.m. on January 3, 2019. There will be three (3) rounds of applications.

PRE-PROPOSAL MEETING: December 19, 2018 at 2:00 p.m. C.S.T.
FWHS (Round 1)
300 South Beach Street
Fort Worth, TX 76105
Dial-In Number: (563) 999-2272
Meeting ID 603801

RFP DUE DATE/TIME: February 28, 2019 at 11:00 C.S.T.
FWHS Procurement Office
300 South Beach Street
Fort Worth, TX 76105

SOLICITATION DOCUMENTS ARE AVAILABLE ONLINE AT: www.fwhs.org.

SOLICITATION DOCUMENTS ARE AVAILABLE FOR PICK-UP ON DECEMBER 6, 2018, BETWEEN 8:30 AM AND 4:00PM MONDAY THROUGH FRIDAY AT THE FOLLOWING LOCATION: Scheduled dates for the other rounds are included in the solicitation documents:

Fort Worth Housing Solutions
Procurement Department
300 South Beach Street
Fort Worth, TX 76105
(817) 535-6877
4. **Inspections.** All contract units must comply with Housing Quality Standards at all times during the term of the HAP contract. All units must be inspected for HQS compliance prior to execution of the HAP contract and upon turnover of the units. Additionally, annual inspections will be conducted on a minimum of 20% of the contract units in a PBV project.

5. **Rent.** The contract rent for the PBV unit must be approved by FWHS. The gross rent cannot exceed 110% of the metropolitan Fair Market Rent and must be reasonable. FWHS PBV units are not subject to the Small Area Fair Market Rent.

6. **Rent Increases.** Rent Increases may be requested by the owner in writing to FWHS no later than sixty days prior to the HAP contract anniversary date. There is a single anniversary date for the entire PBV project.

7. **Vacancy Payments.** FWHS may pay the owner vacancy payments for up to 60 days.

8. **PBV to Tenant-Based Assistance.** After one year, PBV tenants have the option to leave the PBV unit and receive a tenant-based voucher, if one is available. If one is not available, the PBV tenant will be placed on a Wait List for a tenant-based voucher. PBV families who wish to relocate from the PBV unit with continued assistance must inform the owner and FWHS in writing not less than 60 days prior to the date they plan to vacate the unit. The PBV owner may fill the vacant unit with another eligible person from the appropriate Wait List.

**D. Eligible Projects**

FWHS is issuing this RFP for existing, rehabilitated, and/or newly constructed rental housing that:

1. Sets-aside PBV units for homeless persons;
2. Has no more than 25 PSH PBV units, or no more than 10% of its total units as PSH PBV units, whichever is greater;
3. Uses **FWHS - PSH Tenant Selection Plan** in its leasing decisions (**Attachment 1**);
4. Does not permanently displace existing tenants;
5. Provides supportive services to tenants on an as needed basis;
6. Accepts referrals from the Tarrant County Continuum of Care Coordinated Entry process for its PBV wait list;
7. Is located in a census tract with a poverty rate of not more than 20%. Projects located in areas with higher poverty rates may also be considered, but the owner must submit justification for the need to project-base their development in such area;
8. Is located near services, transportation, shopping, medical facilities, and other amenities;
9. Complies with Section 983.57 regulations regarding site and neighborhood standards.

FWHS will prioritize proposals located in a census tract with a poverty rate of not more than 20%. Projects located in areas with higher poverty rates may also be considered, but the proposer must submit justification for the need to project-base units in such area.
RECEIPT FOR BIDS/PROPOSALS

SECTION I

Solicitation Type: IFB & RFP & RFQ

TITLE: NO. 2013-103 PSTT-PBV

SECTION II

ASSIGNED PERSONNEL:

☐ Kelvin
✓ Tatiana
☐ Jeannine

SECTION III

COMPANY NAME: Palladium Fain Street, Ltd.

PHONE NO.: (972) 774-4440

DELIVERED BY: Left Floor Customer Service Desk
(Print Name of Individual Dropping Off)

SECTION IV

BID/PROPOSAL RECEIVED BY: ____________________________
(Print FWHS Staff Name) ____________________________
(Initials)

NO. OF PACKAGES: __________

Stamp Date & Time Received

02-22-19 01:15 RCVD
### Utility Allowances [§10.614]

Applicant must attach documentation to this form 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(k). 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>$11 $13 $15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>02-13-19 TDHCA Approved HUD Model</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>02-13-19 TDHCA Approved HUD Model</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>$13 $18 $23</td>
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<td></td>
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<td></td>
<td>02-13-19 TDHCA Approved HUD Model</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
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<td>02-13-19 TDHCA Approved HUD Model</td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>$8 $10 $12</td>
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<td></td>
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<td>02-13-19 TDHCA Approved HUD Model</td>
</tr>
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<td>Landlord</td>
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</tr>
<tr>
<td>Sewer</td>
<td>Landlord</td>
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</tr>
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<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td>$ - $44.0 $59.0 $73.0 $ -</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other (Describe)**

- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

If a revised form is submitted, date of submission: 2/28/2019
February 13, 2019

Sara Reidy
Casa Linda Development Corporation
Dallas, Texas
sreidy@clctx.com

RE: 2019 HTC Application – proposed site located in Fort Worth, Texas

Dear Ms. Reidy:

The Texas Department of Housing and Community Affairs has received a request submitted for proposed a 2019 Housing Tax Credit (“HTC”), located in Fort Worth, to calculate the utility allowance using the HUD Utility Schedule Model in accordance with the 10TAC§10.614(k). This allowance is calculated based on the following representations:

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

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

Please see attached schedule dated February 13, 2019. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, to utilize the HUD Utility Schedule Model to establish the initial utility allowance for the Development, the Owner must submit utility allowance documentation for Department approval, at minimum, 90 days prior to the commencement of leasing activities.

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

Sincerely,

Cody Campbell
Senior Compliance Monitor
### Allowances for Tenant-Furnished Utilities and Other Services

**Locality**: Palladium Fain Street  
**Green Discount**: None  
**Unit Type**: Larger Apartment Bldgs. (5+ units)  
**Date (mm/dd/yyyy)**: 2/13/2019

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<th>Monthly Dollar Allowances</th>
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<tr>
<td>Natural Gas</td>
<td></td>
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<tr>
<td>Bottled Gas</td>
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<td>Electric Resistance</td>
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<td>Electric Heat Pump</td>
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<tr>
<td>Fuel Oil</td>
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<tr>
<td><strong>Cooking</strong></td>
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</tr>
<tr>
<td>Natural Gas</td>
<td></td>
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<tr>
<td>Bottled Gas</td>
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<tr>
<td>Electric</td>
<td>$3.42</td>
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<tr>
<td>Other</td>
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<tr>
<td><strong>Other Electric</strong></td>
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<td><strong>Air Conditioning</strong></td>
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<td><strong>Water Heating</strong></td>
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<td>Natural Gas</td>
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<td>Bottled Gas</td>
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<tr>
<td>Electric</td>
<td>$7.91</td>
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<tr>
<td>Fuel Oil</td>
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<td><strong>Water</strong></td>
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<tr>
<td><strong>Sewer</strong></td>
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</tr>
<tr>
<td><strong>Trash Collection</strong></td>
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</tr>
<tr>
<td><strong>Range/Microwave</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Refrigerator</strong></td>
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<td><strong>Other - specify</strong></td>
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<td><strong>Total</strong></td>
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**Total Allowance (Rounded Up)**: $44.00 $59.00 $73.00
## ANNUAL OPERATING EXPENSES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td></td>
</tr>
<tr>
<td>Accounting</td>
<td>$10,000</td>
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<td>Advertising</td>
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<td>Legal fees</td>
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<tr>
<td>Leased equipment</td>
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<tr>
<td>Postage &amp; office supplies</td>
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<tr>
<td>Telephone</td>
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<td>Other</td>
<td>$6,890</td>
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<td>Total General &amp; Administrative Expenses</td>
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<tr>
<td>Management Fee</td>
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<tr>
<td>Percent of Effective Gross Income</td>
<td>4.00%</td>
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<tr>
<td></td>
<td>$42,648</td>
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<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
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<td>Maintenance</td>
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<td>Other</td>
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<tr>
<td>Total Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$163,690</td>
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<tr>
<td>Repairs &amp; Maintenance</td>
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</tr>
<tr>
<td>Elevator</td>
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<tr>
<td>Exterminating</td>
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<td>Grounds</td>
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<td>Make-ready</td>
<td>$38,124</td>
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<td>Repairs</td>
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<td>Pool</td>
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<tr>
<td>Total Repairs &amp; Maintenance</td>
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<tr>
<td>Utilities (Enter Only Property Paid Expense)</td>
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<tr>
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<tr>
<td>Natural gas</td>
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<tr>
<td>Trash</td>
<td>$7,915</td>
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<td>Water/Sewer</td>
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<td>Annual Property Insurance</td>
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<td>Rate per net rentable square foot</td>
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<td>Property Taxes</td>
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<tr>
<td>Annual Property Taxes</td>
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<tr>
<td>Payments in Lieu of Taxes</td>
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<td>Total Property Taxes</td>
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<tr>
<td>Reserve for Replacements</td>
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<tr>
<td>Annual reserves per unit</td>
<td>$250</td>
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<td></td>
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<td>Other Expenses</td>
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<tr>
<td>Cable TV</td>
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<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$12,000</td>
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<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
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<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
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<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
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<td>Bond Trustee Fees</td>
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<td>Security</td>
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<td>Other</td>
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<td>Total Other Expenses</td>
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<td>TOTAL ANNUAL EXPENSES</td>
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<tr>
<td>Expense per unit</td>
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<tr>
<td>Expense to Income Ratio</td>
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<td>NET OPERATING INCOME (before debt service)</td>
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<tr>
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<tr>
<td>1st Mortgage</td>
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<tr>
<td>TDHCA Bond-Issuer Admin Fee (0.10%)</td>
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<tr>
<td>TOTAL ANNUAL DEBT SERVICE</td>
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</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.15</td>
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<tr>
<td></td>
<td>$372,504</td>
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<tr>
<td>NET CASH FLOW</td>
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If a revised form is submitted, date of submission: 2/28/2019
## INCOME

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<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS</td>
<td>$1,117,404</td>
<td>$1,139,752</td>
<td>$1,162,547</td>
<td>$1,185,798</td>
<td>$1,209,514</td>
<td>$1,335,401</td>
<td>$1,474,391</td>
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<td>ANNUAL RENTAL INCOME</td>
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<tr>
<td>Secondary Income</td>
<td>$35,244</td>
<td>$35,949</td>
<td>$36,668</td>
<td>$37,401</td>
<td>$38,149</td>
<td>$42,120</td>
<td>$46,504</td>
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<tr>
<td>Provision for</td>
<td>($86,449)</td>
<td>($88,178)</td>
<td>($89,941)</td>
<td>($91,740)</td>
<td>($93,575)</td>
<td>($103,314)</td>
<td>($114,067)</td>
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<tr>
<td>Vacancy &amp; Collection</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Loss</td>
<td>($86,449)</td>
<td>($88,178)</td>
<td>($89,941)</td>
<td>($91,740)</td>
<td>($93,575)</td>
<td>($103,314)</td>
<td>($114,067)</td>
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<tr>
<td>Rental Concessions</td>
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<td>EFFECTIVE GROSS</td>
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<td>$1,087,523</td>
<td>$1,109,274</td>
<td>$1,131,459</td>
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<td>$1,274,207</td>
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<td>ANNUAL INCOME</td>
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<td></td>
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## EXPENSES

<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>General &amp; Administrative Expenses</td>
<td>$70,623</td>
<td>$72,742</td>
<td>$74,924</td>
<td>$77,172</td>
<td>$79,487</td>
<td>$92,147</td>
<td>$106,824</td>
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<td>Management Fee</td>
<td>$42,648</td>
<td>$43,501</td>
<td>$44,371</td>
<td>$45,258</td>
<td>$46,164</td>
<td>$50,968</td>
<td>$56,273</td>
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<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$163,690</td>
<td>$168,601</td>
<td>$173,659</td>
<td>$178,868</td>
<td>$184,235</td>
<td>$213,578</td>
<td>$247,956</td>
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<tr>
<td>Repairs &amp; Maintenance</td>
<td>$76,253</td>
<td>$78,541</td>
<td>$80,897</td>
<td>$83,324</td>
<td>$85,823</td>
<td>$99,493</td>
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<td>Electric &amp; Gas Utilities</td>
<td>$20,667</td>
<td>$21,287</td>
<td>$21,926</td>
<td>$22,583</td>
<td>$23,261</td>
<td>$26,966</td>
<td>$31,261</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$54,911</td>
<td>$56,558</td>
<td>$58,255</td>
<td>$60,003</td>
<td>$61,803</td>
<td>$71,646</td>
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<td>Annual Property Insurance Premiums</td>
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<td>$45,583</td>
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<td>$187,864</td>
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<td>Reserve for</td>
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<td></td>
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</tr>
<tr>
<td>Replacements</td>
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<td>$27,810</td>
<td>$28,644</td>
<td>$29,504</td>
<td>$30,389</td>
<td>$35,229</td>
<td>$40,840</td>
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<td>Other Expenses</td>
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<td>$17,846</td>
<td>$18,381</td>
<td>$18,933</td>
<td>$19,501</td>
<td>$22,607</td>
<td>$26,207</td>
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<tr>
<td>TOTAL ANNUAL EXPENSES</td>
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<td>$656,526</td>
<td>$675,787</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$428,381</td>
<td>$430,997</td>
<td>$433,487</td>
<td>$435,843</td>
<td>$438,056</td>
<td>$446,677</td>
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## DEBT SERVICE

<table>
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<tr>
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<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>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
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<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
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<td></td>
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<tr>
<td>Other Annual Required Payment</td>
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## ANNUAL NET CASH FLOW

<table>
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<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$55,877</td>
<td>$58,493</td>
<td>$60,983</td>
<td>$63,339</td>
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<td>$77,802</td>
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## CUMULATIVE NET CASH FLOW

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<tr>
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<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>CUMULATIVE NET CASH FLOW</td>
<td>$55,877</td>
<td>$114,371</td>
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## Debt Coverage Ratio

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<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
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</thead>
<tbody>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.15</td>
<td>1.16</td>
<td>1.16</td>
<td>1.17</td>
<td>1.18</td>
<td>1.20</td>
<td>1.21</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)
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those 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>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lines 35-37-Hidden

Total

Signature of Registered Engineer responsible for Budget Justification

Jonathan Hake

Printed Name: ____________________________

Date: 2/12/19

Seal

If a revised form is submitted, date of submission: ____________________________
**Site Work Cost Breakdown**

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** in determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

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

**Column F:** Engineering/Architectural costs must be broken out by the Site Work activity.

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

---

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

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough Grading</td>
<td>$356,823.00</td>
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<td>Fine Grading</td>
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<td>$71,172</td>
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<td>On-Site Concrete</td>
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<td></td>
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<td></td>
<td>$446,269</td>
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<td>On-Site Electrical</td>
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<td>On-Site Utilities</td>
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<td>$401,546</td>
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<tr>
<td>Bumper Stops, Striping &amp; Signs</td>
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<td></td>
<td></td>
<td></td>
<td>$13,465</td>
</tr>
</tbody>
</table>

**Total** 1,396,514

Signature of Registered Engineer: [Signature]

Date: [2/1/9]

Jonathan Hake

Printed Name

Seal

State of Texas

License No: 94738

PROFESSIONAL ENGINEER

If a revised form is submitted, date of submission: [ ]
# Development Cost Schedule

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

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT SUMMARY</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cost</td>
<td>Eligible Basis (If Applicable)</td>
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</tr>
<tr>
<td></td>
<td>Acquisition</td>
<td>New/Rehab.</td>
</tr>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>1,400,000</td>
<td>1,400,000</td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td>$1,425,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

**OFF-SITES**

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

**SITE WORK**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>356,823</td>
<td>356,823</td>
</tr>
<tr>
<td>Fine grading</td>
<td>71,172</td>
<td>71,172</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>446,269</td>
<td>446,269</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>107,239</td>
<td>107,239</td>
</tr>
<tr>
<td>On-site paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td>401,546</td>
<td>401,546</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>13,465</td>
<td>13,465</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>$1,396,514</td>
<td>$0</td>
</tr>
</tbody>
</table>

**SITE AMENITIES**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>151,207</td>
<td>151,207</td>
</tr>
<tr>
<td>Pool and decking</td>
<td>231,380</td>
<td>231,380</td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td>51,255</td>
<td>51,255</td>
</tr>
<tr>
<td>Fencing</td>
<td>144,608</td>
<td>144,608</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>$578,450</td>
<td>$0</td>
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</tbody>
</table>

---

2/28/2019
## 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>1,579,864</td>
<td>1,579,864</td>
</tr>
<tr>
<td>Masonry</td>
<td>390,745</td>
<td>390,745</td>
</tr>
<tr>
<td>Metals</td>
<td>216,733</td>
<td>216,733</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>2,290,181</td>
<td>2,290,181</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>135,452</td>
<td>135,452</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>252,854</td>
<td>252,854</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>572,022</td>
<td>572,022</td>
</tr>
<tr>
<td>Finishes</td>
<td>193,012</td>
<td>193,012</td>
</tr>
<tr>
<td>Specialties</td>
<td>81,275</td>
<td>81,275</td>
</tr>
<tr>
<td>Equipment</td>
<td>362,832</td>
<td>362,832</td>
</tr>
<tr>
<td>Furnishings</td>
<td>320,331</td>
<td>320,331</td>
</tr>
<tr>
<td>Special Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,514,602</td>
<td>1,514,602</td>
</tr>
<tr>
<td>Electrical</td>
<td>1,152,477</td>
<td>1,152,477</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>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Individually itemize costs below:**

<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>Subtotal Building Costs Before 11.9(e)(2)</td>
<td>$9,539,880</td>
<td>$0</td>
</tr>
</tbody>
</table>

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

Enter amount to be used to achieve desired score.

- **$70.65 psf**
- **$7,593,396**

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

- **$11,514,844**
- **$0**
- **$9,568,360**

**Contingency**

- **5.60%**
- **$644,831**
- **478,418**

**TOTAL HARD COSTS**

- **$12,159,675**
- **$0**
- **$10,046,778**

**OTHER CONSTRUCTION COSTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>% THC</th>
<th>Cost Before 11.9(e)(2)</th>
<th>% THC</th>
<th>Cost After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.68%</td>
<td>690,891</td>
<td>5.71%</td>
<td>574,102</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>1.89%</td>
<td>230,297</td>
<td>1.90%</td>
<td>191,367</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>5.68%</td>
<td>690,891</td>
<td>5.71%</td>
<td>574,102</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

- **$1,612,079**
- **$0**
- **$1,339,571**

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

- **$13,771,754**
- **$0**
- **$11,386,349**

**Voluntary Eligible “Hard Costs” (After 11.9(e)(2))**

Enter amount to be used to achieve desired score.

- **$0.00 psf**
- **$0**

---

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

---

2/28/2019
<table>
<thead>
<tr>
<th>SOFT COSTS</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>266,000</td>
<td>266,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>55,300</td>
<td>55,300</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>110,000</td>
<td>110,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>100,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td>8,000</td>
<td>8,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>11,000</td>
<td>11,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>6,950</td>
<td>6,950</td>
</tr>
<tr>
<td>Soils report</td>
<td>5,280</td>
<td>5,280</td>
</tr>
<tr>
<td>Survey</td>
<td>12,500</td>
<td>12,500</td>
</tr>
<tr>
<td>Marketing</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>163,284</td>
<td>163,284</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>62,100</td>
<td>62,100</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>FFE</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Reimbursables</td>
<td>15,000</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal Soft Cost</strong></td>
<td>$1,070,414</td>
<td>$0</td>
</tr>
</tbody>
</table>

FINANCING:

**CONSTRUCTION LOAN(S)**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>434,917</td>
<td>347,934</td>
</tr>
<tr>
<td>146,810</td>
<td>146,810</td>
</tr>
<tr>
<td>100,382</td>
<td>100,382</td>
</tr>
<tr>
<td>44,000</td>
<td>44,000</td>
</tr>
</tbody>
</table>

**PERMANENT LOAN(S)**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>56,083</td>
<td></td>
</tr>
<tr>
<td>45,000</td>
<td></td>
</tr>
</tbody>
</table>

**BRIDGE LOAN(S)**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/28/2019
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Cost Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>63,990</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td>104,836</td>
</tr>
<tr>
<td>Performance bonds (continued)</td>
<td>104,836</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>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Equity Investor Legal</td>
<td>35,000</td>
</tr>
<tr>
<td>Equity Investor Legal (continued)</td>
<td>17,500</td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>$1,071,018</td>
</tr>
<tr>
<td><strong>$0</strong></td>
<td></td>
</tr>
<tr>
<td><strong>$801,462</strong></td>
<td></td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Cost Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,336,795</td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>15.27%</td>
</tr>
<tr>
<td></td>
<td>$2,336,795</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>1,978,984</td>
</tr>
<tr>
<td></td>
<td>15.00%</td>
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</tbody>
</table>

### RESERVES

<table>
<thead>
<tr>
<th>Cost Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>505,161</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>$505,161</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

**Subtotal Reserves**

*Any existing reserve amounts should be listed on the Schedule of Sources.

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Total Housing Development Costs</th>
<th>$20,180,142</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$15,172,209</td>
</tr>
</tbody>
</table>

The following calculations are for HTC Applications only.

**Deduct From Basis:**

- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units §42(d)(5)
- Historic Credits (residential portion only)

**Total Eligible Basis**

<table>
<thead>
<tr>
<th>Total Eligible Basis</th>
<th>$15,172,209</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Total Adjusted Basis</th>
<th>$19,723,872</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Fraction</td>
<td>84.70%</td>
</tr>
</tbody>
</table>

**Total Qualified Basis**

<table>
<thead>
<tr>
<th>Total Qualified Basis</th>
<th>$16,705,459</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Percentage</td>
<td>9.00%</td>
</tr>
</tbody>
</table>

**Credits Supported by Eligible Basis**

<table>
<thead>
<tr>
<th>Credits Supported by Eligible Basis</th>
<th>$1,503,491</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Credit Request</strong></td>
<td>$1,500,000</td>
</tr>
</tbody>
</table>

**Requested Score for 11.9(e)(2)**

| Requested Score for 11.9(e)(2) | 12 |

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.*

Name of contact for Cost Estimate: Scott Johnson

Phone Number for Contact: 972-774-4450

2/28/2019
# Schedule of Sources of Funds and Financing Narrative

*Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).*

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Permanent Period</th>
<th>Lien Position</th>
<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></td>
<td></td>
<td></td>
<td></td>
<td>amounts</td>
<td>amounts</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>$ -</td>
<td>0.00%</td>
<td>30</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>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
<td>0.00%</td>
</tr>
<tr>
<td>Bank of America</td>
<td>Conventional Loan</td>
<td>$14,680,984</td>
<td>4.49%</td>
<td>1</td>
<td>$ 5,608,300</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bank of America</td>
<td>HTC</td>
<td>1,500,000</td>
<td>$ 4,167,877</td>
<td>$ 14,248,575</td>
<td>0.95</td>
</tr>
<tr>
<td>Grant</td>
<td>City of Fort Worth, TX</td>
<td>§11.9(d)(2) LPS Contribution</td>
<td>$ 2,500</td>
<td>$ 2,500</td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>Palladium USA and Land Experts, LLC</td>
<td>$ 1,328,781</td>
<td>$ 320,767</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Total Sources of Funds

| Total Sources of Funds | $20,180,142 |

### Total Uses of Funds

| Total Uses of Funds | $20,180,142 |

2/28/2019
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).

See Attached

Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

Yearly replacement reserves will total $27,000 or $250 per unit. This matches TDHCA minimums and given that the project will be completely new upon completion of construction has been deemed to be reasonable. The attached 15 Year Proforma has this amount escalating 3% annually.

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.

The project will contain 108 units, which will be 86% affordable. The remaining 16 units will be at market rate. 10 units will be restricted to households with an income of 30% AMI, 37 units will be restricted to households with an income of 50% AMI, and 45 units will be restricted to households with an income of 60% AMI. Rent charged on the HTC units will be set at TDHCA’s published maximums for their respective AMI levels, less utility allowances approved by TDHCA. Palladium Fain Street has submitted an application to Fort Worth Housing Solutions for 6 PBV Permanent Supportive Housing Units.

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.

Valerie A. Williams
Signature, Authorized Representative, Construction or Permanent Lender

Valerie A. Williams
Printed Name

February 15, 2019
Date

Telephone: 214-209-3219

Email address: valerie.a.williams@baml.com

If a revised form is submitted, date of submission: 2/28/2019
Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the community.

Palladium Fain Street will be financed using a combination of conventional construction-to-permanent financing, tax credit equity, City of Fort Worth LPS fee abatement and deferred developer fee.

The capital stack is as follows:
1. City of Fort Worth will provide a reduction in fees of $2,500.
2. $320,767 of the developer fee is currently anticipated to be deferred.
3. Bank of America (BoA) has provided a loan term sheet for the construction to permanent financing. BoA will issue a construction loan of $14,680,984 at an interest rate of LIBOR Daily Floating Rate plus 2.00% per annum (currently 4.49%) for the duration of the construction and lease-up of the project. Upon stabilization, the construction loan will be converted to a BOA permanent loan of approximately $5,608,300 at a fixed rate of 5.75%. The term sheet from BoA has an expiration date of August 7th unless the term sheet is executed and returned prior to the expiration date.
4. Bank of America (BoA) has provided an LOI to purchase the tax credits generated by the Project. 99.99% of the tax credits generated by the project will be purchased by BoA at a price of $0.95, which will yield approximately $14,248,575 in tax credit equity. Approximately 30% of the tax credit equity will be funded during the construction period, while the remaining 70% will be funded at permanent loan conversion and obtaining the 8609. The LOI from BoA has an expiration date of August 7th unless the LOI is executed and returned prior to the expiration date.

We are currently anticipating an estimated closing date of October 31, 2019.

Additionally, the Fort Worth City Council at their January 29, 2019 Council meeting terminated the Riverside NEZ (the previous NEZ whose boundaries contained the Development) and established a new NEZ Area 4 whose boundaries contain the Development. NEZ Area 4 allows for fee waivers after a NEZ application is submitted and the project is certified. As such, anticipating the project will be certified, Applicant has excluded City of Fort Worth Impact Fees in the amount of $638,794 and Permit Fees of $41,962. Should for some reason the project not obtain certification and no fee waivers are obtained, the Deferred Developer Fee would increase $829,167 to $1,149,934 resulting in a 47.05% Total Deferred Developer Fee, Soft Cost Impact Fees would be $638,794 and Soft Cost Permit and Related Fees would be $41,962.
Financial Capacity, Owner Equity, and Appraisal Requirements (Multifamily Direct Loan Applications Only, if applicable)  

[§13.8(c)(6) and (7)]

Financial Capacity (10 TAC §13.8(c)(6))  
except for Developments also financed through the USDA §515 program, the Application MUST include:

- A letter from a Third Party CPA verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; OR
- Evidence of a line of credit or equivalent tool equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities.

Owner Equity and Appraisal Requirements (10 TAC §13.8(c)(7))  
If the Direct Loan is the only source of Department funding for the Development (no HTC being requested), the Development Owner MUST provide:

- equity in an amount not less than 20% of Total Housing Development Costs; and
- if proposing new construction, an "as completed" appraisal pursuant to 10 TAC §11.304 which results in total repayable loan to value of not greater than 80%; or
- if proposing rehabilitation, the "as is" appraisal required by 10 TAC §11.205(4) may meet this requirement without needing an "as completed" appraisal provided the loan to value is not greater than 80%

As a result of providing owner equity in an amount greater than 5% of Total Housing Development Costs, the following must be provided in accordance with 10 TAC §11.204(7)(C):

- A letter - not older than 6 months from the date the of Application submission - from a Third Party CPA verifying the capacity of the Development Owner to provide the proposed financing with funds that are not otherwise committed or pledged; and

- A letter - not older than 6 months from the date the of Application submission - from the Development Owner’s bank or banks confirming that such funds are and will remain available at commitment and until the required investment is completed.
Match Funds (Multifamily Direct Loan Applications Only) [§13.2(8)]

Match in the amount of at least 5% of the Multifamily Direct Loan funds requested must be documented with a letter from the anticipated provider of Match indicating the provider's willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(8) as well as the Match Guidance below.

<table>
<thead>
<tr>
<th>Type of Match Pledged</th>
<th>Pledged Amount</th>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Federal Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality)</td>
<td></td>
<td><strong>CANNOT</strong></td>
</tr>
<tr>
<td><strong>INCLUDE DEVELOPER FEES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Real Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Value of Match Pledged</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Total Amount of MF Direct Loan funds Requested</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan Funds Requested)</td>
<td>#DIV/0!</td>
<td></td>
</tr>
</tbody>
</table>
# Finance Scoring (for Competitive HTC Applications ONLY)

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

Name of the Local Political Subdivision providing the funding:

| City of Fort Worth |

- 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.

- 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.

- The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.

**Total Points Claimed:** 1

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

- Eligible Pro-Forma and letter stating the Development is financially feasible. 0

- Eligible Pro-Forma and letter stating Development and Principals are acceptable. 18

**Total Points Claimed:** 18

## 3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

- Percent of Units restricted to serve households at or below 30% of AMGI 9.26%

- HTC funding request as a percent of Total Housing Development Cost 7.43%

**Eligibility for points:**

- Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding 0

- Housing Tax Credit Request 3

- Housing Tax Credit Request 2

- Housing Tax Credit Request 1

* Be sure no more than 50% of Developer fees are deferred.

**Total Points Claimed:** 3

Self Score Total: 118

---

2/28/2019
### Supporting Documents Should be Included Behind this Tab

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

<table>
<thead>
<tr>
<th></th>
<th>Executed Pro Forma from Permanent or Construction Lender</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Letter from lender regarding approval of Principals (consistent with Template)</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of <strong>all</strong> Permanent and Construction Financing (term sheets, loan agreements)</td>
</tr>
</tbody>
</table>

**NOTE:** Term sheets and/or loan documents from debt and equity providers must **include a statement confirming they are aware the Applicant intends to elect income averaging.** If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.

<table>
<thead>
<tr>
<th></th>
<th>Evidence of any Gap Financing, terms included</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Evidence of any Owner Contributions, with financial support if required</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of Equity Financing (HTC applications only)</td>
</tr>
<tr>
<td></td>
<td>Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.</td>
</tr>
<tr>
<td>X</td>
<td>Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]</td>
</tr>
<tr>
<td>X</td>
<td>Evidence of Rental Assistance/Subsidy</td>
</tr>
</tbody>
</table>
TERM SHEET
(End to End Taxable Construction to Permanent Loan)

February 13, 2019

VIA EMAIL

Palladium Fain Street, LTD
c/o Tom Huth
President and CEO
Palladium USA International, Inc.
13455 Noel Road, Suite 400
Dallas, Texas 75240

Re: Construction to Permanent Loan for Palladium Fain Street Apartments, located in Fort Worth, Tarrant County, Texas (the “Project”); TDHCA #19008

Dear Tom:

This letter will serve as a preliminary outline of the terms under which Bank of America, N.A. (the “Bank”) would consider a loan request on the above referenced Project. This letter does not represent an offer or commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of a loan commitment, but is a framework upon which a loan request may be submitted. Issuance of a commitment by the Bank is subject to, among other things, the completion of the following items, and approval of the loan request under the Bank’s internal approval process. The Bank may decline to approve the loan request. Upon your response to this letter and after providing any additional information which may be necessary, the Bank will proceed with the necessary due diligence to submit the loan request. The proposed terms and conditions are as follows:

**Project:** To be constructed 108-unit apartment complex located in Fort Worth, Texas at the above referenced property (the “Property”).

**Borrower:** Palladium Fain Street, LTD. a SPE - form and substance of Borrower must be acceptable to the Bank.

**Reporting Requirements:** Borrower and Guarantors’ financial statements, covenant compliance certificates, property operating statements, leasing summaries and any other reports required by Bank shall be provided in detail and frequency as determined by the Bank in its sole discretion.

**Confidentiality:** This term sheet is strictly confidential and may not be shared with anyone else other than the owners of Borrower.

**CONSTRUCTION LOAN**

**Construction Loan Amount:** Information obtained by the Bank is so far insufficient to establish a loan amount. Based on our general underwriting parameters for what we believe to be similar transactions, the construction loan amount in this transaction would be the least of:

1) $14,680,984;
2) 75% LTC based on final Bank approved construction budget; or
3) 80% LTV based on the sum of the “as completed and stabilized” appraised value, including rent restrictions, plus the value of the Low Income Housing Tax Credits (the “LIHTC”) at the lesser of the value determined.
within Bank analysis of market pricing for the proposed market, or the gross amount being paid for the LIHTC’s by the syndicator/investor.

Construction Interest Rate:

Interest will be calculated on the basis of a 360-day year and actual days elapsed, which results in more interest than if a 365-day year were used. The Loan will bear interest at a fluctuating rate of interest equal to the LIBOR Daily Floating Rate plus 2.00% per annum (the “Note Rate”). For any day, the “LIBOR Daily Floating Rate” means LIBOR, or a comparable or successor rate, which rate is approved by Bank, as published on the applicable Bloomberg screen page (or such other commercially available source providing such quotations as may be designated by Bank from time to time), at or about 11:00 a.m., London time, two (2) London Banking Days prior to such day for U.S. Dollar deposits with a term of one (1) month commencing that day; provided that (i) to the extent a comparable or successor rate is approved by Bank in connection herewith, the approved rate will be applied in a manner consistent with market practice; provided, further that to the extent such market practice is not administratively feasible for Bank, such approved rate will be applied in a manner as otherwise reasonably determined by Bank, and (ii) if the LIBOR Daily Floating Rate shall be less than zero, such rate will be deemed zero. “LIBOR” means the London Interbank Offered Rate. If the LIBOR Daily Floating Rate becomes unavailable, indeterminable or illegal, or fails to reflect Bank’s costs, the interest rate will be the Alternative Rate plus 2.00% per annum. “Alternative Rate” means, on any day, a fluctuating rate per annum equal to the higher of: (i) the Federal Funds Rate plus ½ of 1%, and (ii) the rate of interest in effect for such day as publicly announced by Bank as its “Prime Rate.” The LIBOR Daily Floating Rate and construction loan Note Rate will be further defined in the Loan Documents. The construction loan Note Rate if determined today would be 4.49%. THIS RATE IS INDICATIVE ONLY AND THE ACTUAL CONSTRUCTION LOAN NOTE RATE MAY DIFFER.

If Bank determines, or Borrower notifies Bank that: (a) adequate and reasonable means do not exist for ascertaining LIBOR and such circumstances are unlikely to be temporary, or (b) the administrator of LIBOR or a governmental authority having jurisdiction over Bank has made a public statement identifying a specific date after which LIBOR shall no longer be made available, or used for determining the interest rate of loans, or (c) bilateral portfolio commercial real property loans are being executed or amended to incorporate or adopt a new benchmark interest rate to replace LIBOR, then Bank and Borrower may enter into an amendment to replace LIBOR with an alternate benchmark rate (including any applicable mathematical adjustments) (“LIBOR Successor Rate”), giving due consideration to any evolving or existing convention, together with any proposed LIBOR Successor Rate conforming changes. In no event shall the LIBOR Successor Rate be less than zero.

An interest rate protection product from a financial provider acceptable to the Bank may be required prior to funding of a loan. Borrower and any person or entity that at any time provides a guaranty of Borrower’s obligations in respect of such interest rate protection (including but not limited to any general partner of any thereof) will be required to be an “eligible contract participant” as such term is defined in the Commodity Exchange Act (7 U.S.C. § 1 et seq.), as amended from time to time, and any successor statute.

Construction Loan Term: 24 months from the loan closing.

Construction Loan Amortization: Interest only for 24 months; 35 year amortization paid monthly thereafter.

Construction Loan Fee: 1.00% of the total Loan Commitment, payable at closing.

Construction Renewal Options: An extension of the Construction Loan for six months may be provided at the discretion of the Bank. An extension fee of 0.50% of the committed Loan amount will be associated with the extension. There may be other charges associated with the extension, such as legal fees.

Payment and Performance Guaranty: 100 % guarantee of completion, performance and repayment to be provided by Palladium USA, Inc. (collectively, the “Guarantor”). For borrowers that are single-asset entities, principal(s) with general liability or guarantor(s) acceptable to the Bank must be jointly and severally liable for completion of the Project and repayment of the financing, including interest and costs. Guarantors to have financial covenants including but not limited to minimum net worth and liquidity – TO BE DETERMINED.
Collateral: Collateral will include, without limitation, a first priority (a) mortgage/deed of trust lien on Borrower’s fee [leasehold] interest in the Property; (b) assignment of all leases, rents, income, licenses, permits and contracts relating to each Property; (c) lien on all personal property owned by Borrower; (d) lien on all operating reserve and other deposit accounts related to the Property; (e) assignment of all interest rate hedge agreements (if any); and (f) assignment of partnership interest, including capital contributions.

General Contractor: To be named. Entity subject to Bank’s full due diligence and approval. Guaranteed maximum price contract required. Contract must require 10% retainage. Payment and performance bond or acceptable Letter of Credit required in an amount and issuer acceptable to the Bank.

Loan Advances: Construction loan advances will be made no more frequently than monthly and will be based on the percentage of completion method for actual work in place less retainage as confirmed and approved by the Bank and its third party construction consultant. All funds will be advanced into a construction account at and pledged to Bank.

Project Budget: Project budget must be approved by the Bank and include:
1) Minimum 5% construction contingency (if new construction), or 10% contingency (if rehabilitation of existing improvements);
2) Soft Cost Contingency to be determined at final underwriting;
3) Sufficient interest reserve to support the Project until it achieves the breakeven. Excess cash flow shall be used first to apply to accrued interest or interest then due with the remainder advanced from interest reserve; and
4) Bank may also require other reserves to be established with the Project budget.

PERMANENT LOAN:

Permanent Loan Amount: The least of:
1) $5,608,300;
2) 80% LTV based on an appraisal in form and substance acceptable to the Bank, or
3) the principal amount based on debt service payments sufficient to achieve a 1.15x DSCR.

LTV and DCR requirements are subject to change upon final underwriting. In the event the Project demonstrates a declining Net Operating Income in the Proforma, the Permanent Loan amount shall be sized in accordance with the Project achieving a minimum annual DCR of 1.05x in year 15 year and 1.00x in year 18 based on Bank approved trending of income and expenses. The Permanent Loan Amount is further restricted to the calculations and limitations as set forth in the “Secondary Financing” section below.

Permanent Loan Interest Rate: The Bank estimates that, were the Note rate fixed as of the date of this letter, the rate would be approximately 5.75%. THIS RATE IS INDICATIVE ONLY AND THE ACTUAL NOTE RATE MAY DIFFER. For underwriting purposes the Bank assumed a rate of 5.75%. The interest rate will be forward locked for a period of 24 months. Forward rate lock extension for one six-month period will be available, subject to a fee of .25% if the Loan does not convert within the first ninety (90) days of the extension. Fee to be paid the earliest of the conversion or expiration of the extension.

Permanent Loan Maturity: 15 years from the permanent loan conversion.

Amortization: 35 years.

Permanent Loan Fees: The greater of:
1) $7,500.00 or
2) 1.00% of the total Loan Commitment, payable at construction loan closing.

There will also be a Conversion Fee equal to $10,000 payable at conversion.
Conversion Terms:
1) Lien free completion.
2) Property has stabilized over the prior three consecutive months as evidenced by 90% or greater physical and economic occupancy for each of the three months and achievement of 1:1.15X DSCR for that period.
3) Pay-off of the construction loan.

Guaranty: Non-recourse exclusions from key principals relating to fraudulent acts, in form and substance acceptable to Bank. Financial condition of key principals will be subject to Bank review and approval.

Reserves: The Bank will require a replacement reserve of at least $250 per unit. Other reserves may be required.

Property Manager: Entity to be named. Entity is subject to Bank’s full due diligence and approval.

GENERAL PROVISIONS:

Syndicator/Investor: Syndicator and investor are subject to Bank approval. Investor(s) must be admitted into the partnership (or as member of a limited liability corporation) no later than closing of the Construction Loan.

LIHTC Equity:
1) Borrower must provide evidence satisfactory to Bank that it is entitled to an allocation of state and/or federal LIHTC’s and agree to perform all actions necessary to maintain the allocation of those tax credits.
2) Bank must review and approve the commitment letter, partnership agreement, and any other documentation evidencing purchase of the LIHTC’s.
3) Proceeds from the sale or syndication of the LIHTC’s must be in an acceptable amount and according to a pay-in schedule and funding conditions acceptable to the Bank.
4) Upfront investor limited partner equity shall be at least 10% of the total investor limited partner equity.
5) Bank of America, acting as Syndicator/Investor for the Project, may elect a different equity pay-in schedule.
6) Assignment of tax credits required.
7) Initial capital contributions in excess of closing draw or subsequent capital contributions in excess of a concurrent draw request shall be deposited into an account at and pledged to Bank from which pending and subsequent draws shall be funded completely prior to advancing funds from the Construction Loan. In the event Bank and Borrower enter into a Construction Loan Disbursement Escrow Agreement, Bank will allow initial capital contribution in excess of closing draw may remain in escrow from which pending and subsequent draws are funded.

Secondary Financing: Secondary Financing is permitted, subject to Bank approval. Secondary Financing shall be subordinated to the Bank’s lien and secondary creditors who have not funded all proceeds prior to Bank proceeds shall execute an intercreditor agreement satisfactory to substance and form to the Bank, which limits and restricts the secondary creditor’s rights and remedies without the prior written consent of the Bank. Secondary Financing subordination terms and conditions shall be consistent with provisions contained in Bank’s form of subordination agreement and allow the potential refinancing of the facilities contemplated herein. All Secondary Financing loan documents, including the subordination agreement, shall be acceptable to the Bank. The loan documents shall provide for traditional restrictions on Borrower encumbrances of the Property. It is the Bank’s assumption that all Secondary Financing for the Project will be funded prior to or simultaneous with Construction Loan Closing. Sources of Secondary Financing not paid in their entirety at closing and to be provided by governmental agencies (Federal, State, or Local) shall be evidenced by a commitment at closing which shall indicate that the allocation has been approved and funds allocated have been raised, reserved and available, and are not subject to clawback for other governmental priorities and, further, that the commitment does not obligate funds in excess of funds reserved. Any required “must-pay” subordinate debt service shall be underwritten and included in the LTV calculations, as well as factored into the minimum DSCR, with a combined minimum of 1.20:1 DSCR and 80% LTV on all hard debt.
Bank of America, N.A. acknowledges the following potential sources:

<table>
<thead>
<tr>
<th>Type</th>
<th>Provider</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Loan Term</th>
<th>Amortization Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Loan</td>
<td>Bank of America, Merrill Lynch</td>
<td>$14,680,984</td>
<td>LIBOR + 2.00%, floor of 4.00%</td>
<td>24 months</td>
<td>N/A</td>
</tr>
<tr>
<td>Low Income Housing TaxCredits</td>
<td>Bank of America, Direct</td>
<td>$14,248,575</td>
<td>N/A</td>
<td>15 years</td>
<td>N/A</td>
</tr>
<tr>
<td>First Mortgage Loan</td>
<td>Bank of America, NA/IMPACT</td>
<td>$5,608,300</td>
<td>5.75%</td>
<td>18 years</td>
<td>35 years</td>
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<tr>
<td>Fee Waiver</td>
<td>City of Fort Worth</td>
<td>$2,500</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Deferred developer Fee</td>
<td>Palladium and HUB</td>
<td>$320,767</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

NOTE: “As certified by the Borrower, the development is located in the City of Fort Worth NEZ Area 4. NEZ Area 4 allows for fee waivers after a NEZ application is submitted and the project is certified. As such, anticipating the project will be certified, Borrower has excluded City of Fort Worth Impact Fees in the amount of $638,794 and Permit Fees of $41,962. Borrower has calculated that should for some reason the project not obtain certification and no fee waivers are obtained, the Deferred Developer Fee would increase $829,167 to $1,149,934 resulting in a 47.05% Total Deferred Developer Fee, Soft Cost Impact Fees would be $638,794 and Soft Cost Permit and Related Fees would be $41,962.”

Upfront Funding Sources: Total upfront funding, which may include LIHTC equity, developer equity, and/or subordinate debt shall equal a minimum of 15% of total development costs and will be advanced prior to the Bank’s Construction Loan.

Developer Fee Payout Schedule: Developer fee payout schedule is subject to Bank review and approval. Bank approved pay-in schedule will not necessarily defer to the partnership agreement but shall follow terms finalized for the loan agreement.

Market Analysis: Terms herein are subject to Bank’s satisfactory review and acceptance of overall market condition, demand/capture rate, absorption estimates, and subject Property’s rent differential to market.

Indemnification and Expenses: Borrower will pay all costs incurred in connection with the proposed facility, including but not limited to reasonable legal fees of Bank’s counsel, title/insurance fees, mortgage recording fees, and Bank’s reasonable appraisal, engineering, insurance review fees, environmental, front end costs and document review/inspections, and physical needs assessment (for existing projects only). In the event that the proposed facility does not close, the undersigned will pay all such costs. Borrower and the undersigned acknowledge that Bank may receive a benefit, including, without limitation, a discount, credit or other accommodation, from such counsel based on the fees such counsel may receive on account of their relationship with Bank including, without limitation, fees paid in connection with the facility. Payment by [Borrower][the undersigned] of these expenses will not be contingent upon closing of the facility.

Borrower, or, in the event that the proposed facility does not close, the undersigned, will indemnify and hold harmless Bank and its affiliates and their respective partners, directors, officers, employees, agents and advisors from and against all losses, claims, damages, liabilities and expenses arising out of or relating to the facility, any other aspect of the contemplated transactions, Borrower’s use of facility proceeds or the commitments, including, but not limited to, reasonable attorneys’ fees (including the allocated cost of internal counsel) and settlement costs and any claim for loan brokerage fees or similar payments.

Restrictions: Subject to review and underwriting of any rent or other restrictions that may survive a foreclosure. Confirmation that unit rents post a foreclosure can adequately support the Property based on current market conditions at that time, to be determined at Bank’s discretion.

Deposits: The Bank may require that the replacement reserve, any operating deficit reserve, operating account, and any other reserves required by other funding parties to the Project be maintained at the Bank.
Regulatory Requirements: Subject to the review and approval of all regulatory agreements and/or land use restrictions as required for ad valorem tax abatement, Section 8 (HAP), subordinate debt, ground lease, or other sources of funding, as applicable. Evidence that ad valorem tax abatement coincides with the real estate collateral required. Attorney opinion of real estate tax abatement applicability may be required.

Other Requirements: Conditions to closing will include (all of the items to be delivered to be in form and substance satisfactory to Bank), but shall not be limited to:

- receipt of all due diligence materials necessary and relevant to identifying Borrower’s identity and background information, as deemed necessary by Bank;
- completion of all due diligence, including reputational due diligence, with respect to Borrower, Guarantors and their respective subsidiaries and each Property in scope and determination satisfactory to Bank, including but not limited to, documentation and other information requested in connection with applicable “know your customer” and anti-money-laundering rules and regulations, including the PATRIOT Act and the Beneficial Owner Regulation;
- any Borrower that qualifies as a “legal entity customer” under the Beneficial Ownership Regulation shall deliver a Beneficial Ownership Certification in relation to such Borrower to Bank;
- receipt of an appraisal for the Property;
- receipt of a Phase I Environmental Site Assessment for the Property;
- receipt of standard flood hazard determination forms for the Property;
- receipt of physical needs assessment for the Property;
- review and acceptance by Bank (and any third party consultant, if any, selected by Bank) of all insurance policies for Borrower and the Property, including, but not limited to, such evidence of flood insurance coverage (including contents coverage, as applicable) as Bank shall require;
- receipt of a plan and cost review report (includes adequate contingency, interest carry/operating deficit reserve, condition of markets/submarkets, revenue/expenses pro-formas, etc.);
- receipt of proposed standard form of lease;
- receipt of evidence that the [current and] anticipated use of the Property and that all [existing and] proposed improvements thereto comply with applicable zoning ordinances, regulations and restrictive covenants;
- review and acceptance of plans and specifications for construction of the Property;
- receipt of a Project budget;
- [receipt of the Permanent Loan Commitment and Tri-Party Agreement with the Permanent Lender (as such terms are to be defined in the Facility documentation)];
- receipt of a title insurance policy insuring Bank’s first mortgage position on each Property, together with such co-insurance and/or reinsurance as Bank may require, together with UCC, litigation and other searches against Borrower, Guarantor and such other parties as Bank shall require, and such lien waivers from existing contractors as Bank or the title company shall require;
- receipt of acceptable surveys for each Property;
- financial review of Borrower, Guarantor, and general contractor;
- receipt of management agreement and subordination;
- receipt of proof of tax credit award, equity investor and pay-in schedule, information regarding real estate taxes (including proof of any tax-exempt status if applicable);
- receipt of satisfactory legal opinions, financial statements, certificates, documents and other instruments as are customary or otherwise appropriate for transactions of this type; and
- receipt of such other documents, instruments, agreements or information as reasonably requested by Bank.

Credit Verification: Each legal entity and individual signing this term sheet hereby authorizes Bank to order credit reports, court searches, verification of deposits, and verification of mortgages on Borrower and Borrower’s owners or principals, including any to-be-formed entity or entities. Each individual signing below further authorizes Bank to check any credit references, verify his/her employment and obtain credit reports from credit reporting agencies of Bank’s choice in connection with the facility.¹

¹ Individual sponsors and guarantors should sign this term sheet in order to authorize Bank to order credit reports. This is a regulatory requirement under some states’ laws.
**Material Adverse Change:** Bank of America’s obligations hereunder shall terminate if, prior to closing, Bank of America determines, in its sole judgment, that there shall exist any conditions regarding the Property, or the operations, business, assets, liabilities or condition (financial or otherwise, including credit rating) of Borrower or Guarantor, or there shall have occurred a material adverse change in, or there shall exist any material adverse conditions in, the market for syndicated bank credit facilities or the financial, banking, credit or debt capital markets generally, that could be expected to cause the loan to become delinquent or prevent any guarantor from performing its obligations under any guaranty or to materially and adversely affect the value or marketability of the loan or the Property or Bank of America’s ability to syndicate the loan or the viability of obtaining permanent financing for the Project.

**Assumptions made:** The terms discussed herein are presented, based on the credit conditions in the potential transaction as known by Bank of America. Should additional facts come to light that positively or negatively impact the situation, prices or other requirements quoted here may be adjusted.

**Financial Feasibility:** The attached 15-year pro forma was prepared by Palladium Fain Street, LTD. and reviewed by Bank of America, N. A. for Palladium Fain Street located in Fort Worth, Texas. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Bank of America’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.

Additionally, we have performed a preliminary review of the credit worthiness of Palladium USA, Inc., and its Principals. At this time, Bank of America, N. A. 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:

<table>
<thead>
<tr>
<th>Comparison Categories</th>
<th>Proforma First Year Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Gross Income</td>
<td>$1,066,199</td>
</tr>
<tr>
<td>Operating Expenses including replacement reserves</td>
<td>$637,818</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$428,382</td>
</tr>
<tr>
<td>Underwritten Term Interest Rate</td>
<td>5.75%</td>
</tr>
<tr>
<td>Projected Annual Debt Service</td>
<td>$372,504</td>
</tr>
<tr>
<td>Projected Cash flow</td>
<td>$55,787</td>
</tr>
<tr>
<td>Projected DSCR</td>
<td>1.15x</td>
</tr>
</tbody>
</table>

All interest rates and other pricing terms are quoted based on the assumption that the facility will not be classified as HVCRE (High Volatility Commercial Real Estate Exposure) pursuant to Basel III Regulations. The quoted interest rates and other pricing terms are potentially subject to change if the facility is anticipated to be classified as HVCRE pursuant to Basel III Regulations.

Any facility, as contemplated by this Term Sheet, will be subject to applicable flood insurance regulations at all times during the life of such facility. Compliance with flood insurance regulations will be tested prior to making, increasing, renewing or extending any such facility.

Bank of America and Merrill Lynch, Pierce, Fenner & Smith Incorporated (“MLPFS”) hereby notify you that pursuant to the requirements of the USA PATRIOT Act (Title III of Pub. L. 107-56 (signed into law October 26, 2001)) (the “PATRIOT Act”) and recent regulations implemented by the US Treasury’s Financial Crimes Enforcement Network (“FinCEN”) under 31 C.F.R. § 1010.230 (the “Beneficial Ownership Regulation”), each of them is required to obtain, verify and record information that identifies you, which information includes, but is not limited to, your name and address, a Beneficial Ownership Certification, and other information that will allow Bank of America and MLPFS to identify you in accordance with the PATRIOT Act and the Beneficial Ownership Regulation prior to closing the loan. You shall, promptly following a request by Bank of America or MLPFS, provide all documentation and other information that such party requests in order to comply with its ongoing obligations under applicable “know your customer” and anti-money laundering rules and regulations, including the PATRIOT.
Act and the Beneficial Ownership Regulation. “Beneficial Ownership Certification” means a certification regarding beneficial ownership required by the Beneficial Ownership Regulation.

The undersigned acknowledges and agrees that: (i) the transaction contemplated by this Term Sheet is an arm’s length, commercial transaction between you and Bank in which Bank is acting solely as a principal and for its own interest; (ii) Bank is not acting as a municipal advisor or financial advisor to you; (iii) Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether Bank has provided other services or is currently providing other services to you on other matters); (iv) the only obligations Bank has to you with respect to the transaction contemplated hereby expressly are set forth in this Term Sheet; and (v) Bank is not recommending that you take an action with respect to the transaction contemplated by this Term Sheet, and before taking any action with respect to the contemplated transaction, you should discuss the information contained herein with its own legal, accounting, tax, financial and other advisors, as it deems appropriate. If you would like a municipal advisor in this transaction that has legal fiduciary duties to you, you are free to engage a municipal advisor to serve in that capacity. This Term Sheet is provided to you pursuant to and in reliance upon the “bank exemption” provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 et seq.

Any loan commitment must be written and state that it is a commitment and any other oral or written communications will not constitute a loan commitment. Any loan commitment will not be binding upon Bank of America or Borrower unless executed by both parties.

Expiration: The subject terms are presented for the purpose of making application for a tax credit award from the Texas Department of Housing and Community Affairs with decisions on awards expected by July 31, 2019 (decision date). This term sheet will expire at 5:00 p.m. CT, within five (5) business days from decision date unless you execute this term sheet and return it to us prior to that time, along with a good-faith deposit of $15,000. Upon receipt of the signed letter and the good-faith deposit, the Bank will proceed with the necessary due diligence to prepare and submit your loan request. Your deposit is refundable, less the Bank’s out of pocket expenses incurred, should the Bank decline the financing opportunity discussed herein.

Sincerely,

BANK OF AMERICA, N.A.

Name: Valerie A. Williams
Title: Senior Vice President
Bank of America, N. A.
901 Main Street, 20th Floor
Dallas, Texas 75202
Phone: 214-209-3219
Email: valerie.a.williams@baml.com

Agreed By: Palladium Fain Street, Ltd., a Texas limited partnership
By: Palladium Fain Street GP, LLC, a Texas limited liability company
Its: General Partner

By:_____________________________________________
Name: Thomas Huth
Its: Authorized Representative
Date: February ___, 2019

Credit Guarantor:
Palladium USA, Inc., a Delaware corporation

By:_____________________________________________
Name: Thomas Huth
Its: President and CEO
Date: February ___, 2019
## 15 Year Rental Housing Operating Pro Forma (All Programs)

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

### INCOME

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Gross Annual Rental Income</td>
<td>$1,117,404</td>
<td>$1,139,752</td>
<td>$1,162,547</td>
<td>$1,185,798</td>
<td>$1,209,514</td>
<td>$1,335,401</td>
<td>$1,474,391</td>
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<tr>
<td>Secondary Income</td>
<td>$35,244</td>
<td>$35,949</td>
<td>$36,668</td>
<td>$37,401</td>
<td>$38,149</td>
<td>$42,120</td>
<td>$46,504</td>
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<tr>
<td></td>
<td>$1,152,648</td>
<td>$1,175,701</td>
<td>$1,199,215</td>
<td>$1,223,199</td>
<td>$1,247,663</td>
<td>$1,377,521</td>
<td>$1,520,895</td>
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<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($86,449)</td>
<td>($88,178)</td>
<td>($89,941)</td>
<td>($91,740)</td>
<td>($93,575)</td>
<td>($103,314)</td>
<td>($114,067)</td>
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<td></td>
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<td></td>
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<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$1,066,199</td>
<td>$1,087,523</td>
<td>$1,109,274</td>
<td>$1,131,459</td>
<td>$1,154,089</td>
<td>$1,274,207</td>
<td>$1,406,827</td>
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### EXPENSES

<table>
<thead>
<tr>
<th>Expense</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>$70,623</td>
<td>$72,742</td>
<td>$74,924</td>
<td>$77,172</td>
<td>$79,487</td>
<td>$92,147</td>
<td>$106,824</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$42,648</td>
<td>$43,501</td>
<td>$44,371</td>
<td>$45,258</td>
<td>$46,164</td>
<td>$50,968</td>
<td>$56,273</td>
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<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$163,690</td>
<td>$168,601</td>
<td>$173,659</td>
<td>$178,868</td>
<td>$184,235</td>
<td>$213,578</td>
<td>$247,596</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$76,253</td>
<td>$78,541</td>
<td>$80,897</td>
<td>$83,324</td>
<td>$85,823</td>
<td>$99,493</td>
<td>$115,340</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$20,667</td>
<td>$21,287</td>
<td>$21,926</td>
<td>$22,583</td>
<td>$23,261</td>
<td>$26,966</td>
<td>$31,261</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$54,911</td>
<td>$56,558</td>
<td>$58,255</td>
<td>$60,003</td>
<td>$61,803</td>
<td>$71,646</td>
<td>$83,058</td>
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<tr>
<td>Annual Property Insurance Premiums</td>
<td>$40,500</td>
<td>$41,715</td>
<td>$42,966</td>
<td>$44,255</td>
<td>$45,831</td>
<td>$52,843</td>
<td>$61,260</td>
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<tr>
<td>Property Tax</td>
<td>$124,200</td>
<td>$127,926</td>
<td>$131,764</td>
<td>$135,717</td>
<td>$139,788</td>
<td>$162,053</td>
<td>$187,864</td>
</tr>
<tr>
<td>Reserve for Replacements</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>
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<tr>
<td>Other Expenses</td>
<td>$17,326</td>
<td>$17,846</td>
<td>$18,381</td>
<td>$18,933</td>
<td>$19,501</td>
<td>$22,607</td>
<td>$26,207</td>
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<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$637,818</td>
<td>$656,526</td>
<td>$675,787</td>
<td>$695,617</td>
<td>$716,033</td>
<td>$827,530</td>
<td>$956,521</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$428,381</td>
<td>$430,997</td>
<td>$433,487</td>
<td>$435,843</td>
<td>$438,056</td>
<td>$446,677</td>
<td>$450,306</td>
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</table>

### DEBT SERVICE

<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>First Deed of Trust Annual Loan Payment</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
<td>$372,504</td>
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<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<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>$55,877</td>
<td>$58,493</td>
<td>$60,983</td>
<td>$63,339</td>
<td>$65,552</td>
<td>$74,173</td>
<td>$77,802</td>
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<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$55,877</td>
<td>$114,371</td>
<td>$175,354</td>
<td>$238,692</td>
<td>$304,244</td>
<td>$653,556</td>
<td>$1,033,494</td>
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<tr>
<td>Debt Coverage Ratio</td>
<td>1.15</td>
<td>1.16</td>
<td>1.16</td>
<td>1.17</td>
<td>1.18</td>
<td>1.20</td>
<td>1.21</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)

Valerie A. Williams
Printed Name: Valerie A. Williams
Phone: 214-209-3219
Email: valerie.a.williams@baml.com
Date: 02/15/2019

Joanna Lee
Printed Name: Joanna Lee
Date: 02/25/2019

2/23/2019
February 25, 2019

Mr. Tom Huth Palladium
Fain Street, Ltd. 13455 Noel
Road, Suite 400
Dallas, Texas 75240

Re: Equity Letter of Interest
(TDHCA #19008- Palladium Fain Street)

Dear Tom:

Thank you for providing Bank of America, N.A. (the “Bank”) and, or, its affiliates (“Investor”) with the opportunity to review the Palladium Fain Street project. This letter of interest is submitted in support of your application for Low Income Housing Tax Credits and is intended to describe the terms and conditions of Investor’s proposed equity investment. Bank of America, N.A. is interested in a potential investment for the acquisition of these tax credits in Palladium Fain Street, Ltd., a Texas limited partnership (the “Partnership”) will be the owner. Palladium Fain Street GP, LLC, a Texas limited liability company (the “General Partner”), will serve as the General Partner of the Partnership and Investor as Investor Limited Partner and an affiliate of Investor as Special Limited Partner. General Partner, Investor, and Special Limited Partner will enter into a Partnership Agreement (the “Partnership Agreement”). General Partner will own a 0.01% interest in the Partnership; Investor will own a 99.99% interest in the Partnership as Investor Limited Partner; and Special Limited Partner will own a 0% interest (the “Percentage Interests”).

The Partnership owns, or expects to own, certain property upon which will be located a 108-unit apartment complex in Fort Worth, Tarrant County, Texas named Palladium Fain Street (the “Project”). The Project will be on a site (the “Land”), which will be acquired for a purchase price of $1,400,000 which amount is not greater than the appraised value of the Land. The Land Transferor is not a related person to the General Partner. The Partnership will apply for a reservation of $1,500,000 in low income housing tax credits under Section 42 of the Internal Revenue Code of 1986 (the “Federal Housing Tax Credits”) from the Texas Department of Housing & Community Affairs (the “Texas Housing Tax Credit Agency”).

Your proposal contemplates the new construction of a 108 LIHTC development called Palladium Fain Street. This rental community will offer 45 one bedroom and 48 two bedroom units and 15 three bedroom units with a full benefit of amenities and services to accommodate the lifestyle of all residents. Affordability will provide for 10 units at 30% of the AMI, 37 units at 50% of the AMI, 45 units at 60% of the AMI with the remaining 16 units at market rate. It is anticipated that 6 units will
We estimate that we will be able to provide $0.95 in equity for every dollar of Federal Low Income Housing Tax Credit. We intend to receive 99.99% of the credits generated by the Project. Based on our current projections, this will yield total equity of $14,248,575. Please note that we will re-evaluate our pricing 30 to 60 days before closing and our pricing will reflect our yield and shareholder requirements as well as our anticipated ability to use the credits at that point in time. In addition, please understand that this equity investment will be subject to acceptance of a Bank of America proposal for construction debt, verification of development information, and completion of our underwriting, due diligence and documentation. Specific terms of both the equity and debt will be provided upon completion of our normal due diligence process.

Subject to underwriting, due diligence, and credit approval, the terms of the equity investment will include the following:

- Equity will be released as follows: 15% at Closing; 76% at 100% Completion; 8% at Conversion; and 1% at 8609).
- Project rents for each unit type will be underwritten at a level no greater than 90% of market rents or 100% of LIHTC rents.
- Debt Service Coverage Ratio of 1.15:1.00 or greater.
- Replacement Reserves of at least $250 per unit per year.
- Operating reserve of not less than 6 months of annual debt service, expenses and reserves.
- A Lien Free Completion and Development Deficit Guaranty
- An Operating Deficit Guaranty, representing a minimum of 6 months of operating expense plus must pay debt service and reserves, for a term of 5 years following 12 consecutive months of breakeven operations
- A Tax Credit and Recapture Guaranty
- Payment of the Asset Management Fee to the Special Limited Partner to be determined, which fee will accrue if not paid
- The Investor is responsible for all of the Investor’s transaction expenses including its legal, market analysis, and accounting fees up to $75,000 with the General Partner being responsible for all such reasonable costs to the extent they exceed $75,000
- Adjuster clauses for the delayed delivery or the reduction in credits.

Assumptions made in our analysis include:
- 18 months to complete construction.
- Bank of America Construction Loan estimated at $14,680,984.
- 30 year depreciation
- 2% income escalation/3% expense escalation/7.5% vacancy
### Bank of America, N. A. acknowledges the following potential sources:

<table>
<thead>
<tr>
<th>Type</th>
<th>Provider</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Loan Term</th>
<th>Amortization Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Loan</td>
<td>Bank of America Merrill Lynch</td>
<td>$14,680,984</td>
<td>LIBOR + 2.00%, floor of 4.00%</td>
<td>24 months</td>
<td>N/A</td>
</tr>
<tr>
<td>Low Income Housing Tax Credits</td>
<td>Bank of America - Direct</td>
<td>$14,248,575</td>
<td>N/A</td>
<td>15 years</td>
<td>N/A</td>
</tr>
<tr>
<td>First Mortgage Loan</td>
<td>Bank of America, NA/IMPACT</td>
<td>$5,608,300</td>
<td>5.75%</td>
<td>15 years</td>
<td>35 years</td>
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<tr>
<td>Deferred Developer Fee</td>
<td>Palladium and HUB</td>
<td>$320,767</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Fee Waiver</td>
<td>City of Ft. Worth</td>
<td>$2,500</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**NOTE:** As certified by the Borrower, the development is located in the City of Fort Worth NEZ Area 4. NEZ Area 4 allows for fee waivers after a NEZ application is submitted and the project is certified. As such, anticipating the project will be certified, Borrower has excluded City of Fort Worth Impact Fees in the amount of $638,794 and Permit Fees of $41,962. Borrower has calculated that should for some reason the project does not obtain certification and no fee waivers are obtained, the Deferred Developer Fee would increase $829,167 to $1,149,934 resulting in a 47.05% Total Deferred Developer Fee, Soft Cost Impact Fees would be $638,794 and Soft Cost Permit and Related Fees would be $41,962.

Bank of America welcomes the opportunity to continue working with The Palladium Group. We believe the project will provide critically needed affordable housing for high need populations in Fort Worth, TX and the development will benefit from your expertise in residential development.

The subject terms are presented for the purpose of making application for a tax credit award from the Texas Department of Housing and Community Affairs with decisions on awards expected by July 31, 2019 (decision date). Please note that this is neither a commitment nor a letter of intent to invest, but simply an indication of our interest in pursuing this opportunity. An acknowledgement signature block is provided below to represent your understanding of the terms and conditions outlined herein. We look forward to working with you on this exciting project. Best of luck with your application and please let us know how we can be of further assistance.

Bank of America, N.A.

---

By: Joanna Yi Lun Lee, Vice President
ACKNOWLEDGMENT:

Accepted by: Palladium Fain Street, Ltd., a Texas limited partnership  
By: Palladium Fain Street GP, LLC, a Texas limited liability company  
Its: General Partner

[Signature]

By: _______________________________
Name: Thomas E. Huth
Its: Authorized Representative
Date: February 25, 2019

CREDIT GUARANTOR:

Palladium USA, Inc., a Delaware corporation

[Signature]

By: _______________________________
Name: Thomas E. Huth
Its: President and CEO
Date: February 25, 2019

cc:  Valerie Williams, Bank of America Merrill Lynch  
     Brian Jarvis, Bank of America Merrill Lynch
February 18, 2019

Ms. Marni Holloway, Director
Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Commitment of Development Funding for Palladium Fain Street, Ltd., TDHCA 9% HTC Application No. 19008 (Palladium Fain Street)

Dear Ms. Holloway:

On behalf of the City of Fort Worth, I wish to confirm that the City has committed $2,500.00 in fee waivers to Palladium Fain Street, Ltd. for the proposed development of 108 units at 4001 Fain St Fort Worth, TX 76117.

Neither the Applicant, the Consultant, General Contractor, Guarantor nor any affiliate of the Applicant first provided funds to the City for purposes of this Commitment of Development Funding by the Local Political Subdivision.

Thank you for your consideration. Please feel free to contact me at 817-392-8187 if you have any questions regarding this commitment of funding.

Sincerely,

Aubrey Thagard, Director

Neighborhood Services Department
City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328
FORT WORTH HOUSING SOLUTIONS

RFP NO. 2018-103

Permanent Supportive Housing (PSH)
Project-Based Vouchers (PBV)

Release Date: December 6, 2018

RFP Due Dates: Scheduled Round Date(s) Listed in RFP
REQUEST FOR PROPOSALS

RFP NO. 2018-103  Permanent Supportive Housing (PSH) - Project-Based Vouchers (PBV)

Fort Worth Housing Solutions (FWHS) is currently accepting **sealed proposals**.

**Sealed Proposals** shall consist of one (1) USB Flash Drive, one (1) Original bound copy of the RFP, and three (3) bound copies of the RFP containing all materials as listed in the RFP.

FWHS reserves the right to reject any or all Proposals.

All questions for **ROUND 1** must be submitted in writing and e-mailed to Procurement Dept. at procurement@fwhs.org or faxed to (817) 333-3592 no later than, 11:00 a.m. on January 3, 2019. There will be three (3) rounds of applications.

**PRE-PROPOSAL MEETING:**  December 19, 2018 at 2:00 p.m. C.S.T.
FWHS (Round 1)
300 South Beach Street
Fort Worth, TX  76105
Dial-In Number: (563) 999-2272
Meeting ID 603801

**RFP DUE DATE/TIME:**  February 28, 2019 at 11:00 C.S.T.
FWHS Procurement Office
300 South Beach Street
Fort Worth, TX 76105

**SOLICITATION DOCUMENTS ARE AVAILABLE ONLINE AT:** www.fwhs.org.

SOLICITATION DOCUMENTS ARE AVAILABLE FOR PICK-UP ON **DECEMBER 6, 2018**, BETWEEN 8:30 AM AND 4:00PM MONDAY THROUGH FRIDAY AT THE FOLLOWING LOCATION: **Scheduled dates for the other rounds are included in the solicitation documents:**

Fort Worth Housing Solutions
Procurement Department
300 South Beach Street
Fort Worth, TX 76105
(817) 535-6877
4. **Inspections.** All contract units must comply with Housing Quality Standards at all times during the term of the HAP contract. All units must be inspected for HQS compliance prior to execution of the HAP contract and upon turnover of the units. Additionally, annual inspections will be conducted on a minimum of 20% of the contract units in a PBV project.

5. **Rent.** The contract rent for the PBV unit must be approved by FWHS. The gross rent cannot exceed 110% of the metropolitan Fair Market Rent and must be reasonable. FWHS PBV units are not subject to the Small Area Fair Market Rent.

6. **Rent Increases.** Rent Increases may be requested by the owner in writing to FWHS no later than sixty days prior to the HAP contract anniversary date. There is a single anniversary date for the entire PBV project.

7. **Vacancy Payments.** FWHS may pay the owner vacancy payments for up to 60 days.

8. **PBV to Tenant-Based Assistance.** After one year, PBV tenants have the option to leave the PBV unit and receive a tenant-based voucher, if one is available. If one is not available, the PBV tenant will be placed on a Wait List for a tenant-based voucher. PBV families who wish to relocate from the PBV unit with continued assistance must inform the owner and FWHS in writing not less than 60 days prior to the date they plan to vacate the unit. The PBV owner may fill the vacant unit with another eligible person from the appropriate Wait List.

**D. Eligible Projects**

FWHS is issuing this RFP for existing, rehabilitated, and/or newly constructed rental housing that:

1. Sets-aside PBV units for homeless persons;
2. Has no more than 25 PSH PBV units, or no more than 10% of its total units as PSH PBV units, whichever is greater;
3. Uses **FWHS - PSH Tenant Selection Plan** in its leasing decisions (**Attachment 1**);
4. Does not permanently displace existing tenants;
5. Provides supportive services to tenants on an as needed basis;
6. Accepts referrals from the Tarrant County Continuum of Care Coordinated Entry process for its PBV wait list;
7. Is located in a census tract with a poverty rate of not more than 20%. Projects located in areas with higher poverty rates may also be considered, but the owner must submit justification for the need to project-base their development in such area;
8. Is located near services, transportation, shopping, medical facilities, and other amenities;
9. Complies with Section 983.57 regulations regarding site and neighborhood standards.

FWHS will prioritize proposals located in a census tract with a poverty rate of not more than 20%. Projects located in areas with higher poverty rates may also be considered, but the proposer must submit justification for the need to project-base units in such area.
Rent. The contract rent for the PBV unit must be approved by FWHS. The gross rent cannot exceed 110% of the metropolitan Fair Market Rent and must be reasonable. FWHS PBV units are not subject to the Small Area Fair Market Rent.

<table>
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<th>Year</th>
<th>Efficiency</th>
<th>One-Bedroom</th>
<th>Two-Bedroom</th>
<th>Three-Bedroom</th>
<th>Four-Bedroom</th>
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<td>$853</td>
<td>$1,068</td>
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Fort Worth Housing Solutions
Procurement Department
300 South Beach Street
Fort Worth, TX 76105
(817) 535-6877
procurement@fwhs.org

RECEIPT FOR BIDS/PROPOSALS

SECTION I

Solicitation Type: IFB & RFP

TITLE: NO. 2013-103 PSTH-PBV

SECTION II

ASSIGNED PERSONNEL:

☐ Kelvin
☐ Tatiana
☐ Jeannine

SECTION III

COMPANY NAME: Palladium Fain Street, Ltd.

PHONE NO.: (972) 774-440

DELIVERED BY: Left Floor Customer Service Desk
(Print Name of Individual Dropping Off)

SECTION IV

BID/PROPOSAL RECEIVED BY:

(Print FWHS Staff Name) (Initials)

NO. OF PACKAGES: __________

Stamp Date & Time Received

02-22-1901:15 RCVD
Fort Worth Housing Solutions
RFP No. 2018-103 PSH – PBV
300 South Beach Street
Fort Worth, TX 76105
Attn: Procurement Department

Palladium Fain Street, Ltd.

Submitted by
Thomas E. Huth
President and CEO
Palladium USA
13455 Noel Road, Suite 400
Dallas, Texas 75240
972-774-4400
thuth@palladiumusa.com

FEB 22 2019
[Signature]
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
   - Yes 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: 30.00%
     - Cash flow from operations: 10.00%
     - Developer Fee: 10.00%
     - Total: 50.00% (Must equal at least 50% regardless of structure)
   - Yes The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.
   - Yes 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.
   - Yes A detailed narrative describing experience in each category is included.

Mark all that apply
- Property Management
- Construction
- Development
- Financing
- Compliance

- No Principals of the Qualified Nonprofit or HUB are related Parties to any other Principals of the Applicant or Developer.
- 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:

   - No 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.
   - 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
RESUME OF KIM SCHWIMMER, MANAGING MEMBER, THE LAND EXPERTS LLC

The Land Experts LLC was certified by the Texas Comptroller of Public Accounts as a Historically Underutilized Business in 2015. As a partner to the Palladium Development Team, The Land Experts LLC will materially participate in the development, financing, pre-development activities, construction, leasing and day-to-day operations in developments financed by the TDHCA 9% Housing Tax Credit Program. Below is a list describing the specific responsibilities The Land Experts LLC will perform in its role as a Historically Underutilized Business Partner.

RESPONSIBILITIES:
- Represent Developer in communications with landowners, real estate brokers, government officials, attorneys, engineers, title companies, general contractors & lenders in all aspects of the process from site selection through development and construction;
- Orchestrate initial and ongoing meetings between Developer and Landowners, Brokers, Centers of Influence, City Managers, Planning & Zoning, and Economic Development to introduce the Developer, provide education about the program, and discuss possible sites for the Project;
- Evaluate market areas and census tracts to determine suitability for Project; locate specific sites within those areas for consideration and present detailed analysis to Development Team;
- Negotiate land contracts on behalf of Developer in an effort to obtain the best possible terms; Educate brokers and landowners as to the timelines involved in the process;
- Become familiar with local zoning ordinances, procedures and timelines;
- Leverage local contacts to learn how to best approach municipalities and how to garner local support for Project;
- Ensure that the Plans and Specifications for the Project are in compliance with applicable development codes and other laws, ordinances, rules and regulations;
- Ensure that there are no flood plain impacts which will affect the Project, or if so, that they will be appropriately mitigated in compliance with local and lender requirements;
- Attend construction progress meetings with the general contractors, and meetings with the Construction Lender;
- Monitor draw requests, disbursements and payments of amounts owed to the architect, engineers, general contractor and subcontractors
- Coordinate with local service agencies, including housing authorities, welfare and social services departments, churches and other organizations operating for the purpose of assisting the needy, to advise such agencies about the availability of the Project as desirable housing for low-income families, and promote and encourage such agencies to refer potential residents to the Project;
- Consider ways in which the availability of the Project as suitable housing for low income families may be made more widely known in the community;
- Obtain information from low income residents in the Project as to services which might be provided to such residents by the Partnership;
- Obtain information from residents concerning social and educational services from the community which might be provided to residents at the Project;
- Obtain governmental building code or regulatory approvals and certificates of occupancy for all of the buildings and residential units of the Project;
- Cause the Project to be completed in a prompt and expeditious manner, with good workmanship and compliance with:
  1) Plans and Specifications, as approved or amended by the Partnership under any Loan Agreements or the Partnership Agreement,
  2) Any and all zoning regulations, city or county ordinances, including without limitation, health, fire and safety regulations, environmental standards and regulations, and any other requirements of federal, state and local laws, rules, regulations and ordinances applicable to the construction of the Project;
  3) Any and all obligations of the Partnership under any Loan Agreement or Partnership Agreement;
- Review the annual operating budget for the Project;

- Deliver to the Partnership:
  1) A dimensioned "as-built" ALTA survey with the surveyor's certification that it is acceptable to any lender, the Investor Limited Partner, and title company of the land, the site plan which shows the completed Project which locates all buildings, improvements, easements, setback lines, rights-of-way, restrictive covenants, encroachments, and other recorded or apparent matters encumbering or affecting the land after completion of the Project; and

  2) "As built" drawings, plans, specifications prepared by the architect and engineers of the finished construction of the Project;
- Provide to and periodically update for the Partnership the Project construction timeline which coordinates and integrates the services of the general contractor, architect, and engineers' services with construction schedules;
- Collaborate with the general contractor, architect, engineers to establish and implement procedures for expediting the processing and approval of shop drawings and samples;
- Perform and administer any and all other services and responsibilities of the Primary Developer in any other provisions of the Development Agreement, or as provided for in the Partnership Agreement;
- Collaborate, cooperate and coordinate the duties and responsibilities of the Developer;
- Review and assist in the day-to-day property operations, including, but not limited to, review of property financial statements, management leasing reports, marketing reports, and compliance reports required during the TDHCA Compliance Period;
- Assist in the completion of the TDHCA and HUD annual reporting requirements during the Compliance Period;
STATEMENT OF QUALIFICATIONS AND EXPERIENCE

The Land Experts LLC, a single member LLC, became a Texas Certified HUB in 2015. Kim Schwimmer, the sole Managing Member of The Land Experts LLC, has 23 years’ experience in commercial real estate, with expertise in site selection, seller and buyer representation, multifamily and land development. Kim has been working in the tax credit industry since 2013 and has materially participated in the development of six tax credit developments in North Texas:

- Palladium Anna, Anna, Texas (2016 TDHCA award and placed in service 2018)
- Palladium Garland, Garland, Texas (2016 TDHCA award and placed in service 2018)
- Palladium Ft. Worth, Fort Worth, Texas (2017 TDHCA award and under construction)
- Palladium Denton, Denton, Texas (2017 TDHCA award and under construction)
- Palladium Crowley, Crowley, Texas (2018 TDHCA award and under construction)
- Palladium Farmersville, Farmersville, Texas (2018 TDHCA award and under construction)

Kim has significant experience directly related to the housing industry as a developer and is regularly, continuously, and substantially involved in providing services integral to the Development Team. In addition to the above, Kim has been actively involved in providing services integral to the Development Team for:

- Palladium Van Alstyne Senior Living, Van Alstyne, Texas (2015 TDHCA award and placed in service December 2017)
- Palladium Glenn Heights, Glenn Heights, Texas (2017 4% Bond transaction and under construction)

Kim Schwimmer obtained her Bachelor of Business Administration in Finance from the University of Texas at Austin, and obtained her Masters of Business Administration in Finance from Fordham University in New York. Kim spent 10 years working in the banking and mutual fund industries, and began her career working for Citigroup on Wall Street before making her way to Dallas with Bank of America. Kim worked in the Dallas finance arena for several years before starting her real estate career in the mid 1990’s. Since then, Kim has formed her own land investment and brokerage firm, and has become a local land expert representing and advising developers, investors, business owners and families in their land acquisitions and sales as well as developing multifamily assets since 2013.
Designations

- Texas Real Estate Broker’s License – since 1999
- Member – National Association of Realtors
- Member - Texas Association of Realtors
- Member- North Texas Commercial Association of Realtors
- Member- Metrotex Association of Realtors
- Member – Commercial Association of Realtors
- Member – Commercial Broker Alliance of North Texas
- Member – Texas Affiliation of Affordable Housing Providers
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:**

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

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.
Palladium Fain Street (Project)

Palladium Fain Street, Ltd. (Project Owner)
EIN - TBD

Palladium Fain Street GP, LLC (General Partner and 0.01% Owner of Palladium Fain Street, Ltd.)
EIN - TBD

The Land Experts LLC (HUB) (Co-Manager and 30% Owner of Palladium Fain Street GP, LLC)
EIN 47-2322872

Palladium USA, Inc. (100% Owner of Palladium Fain Street GP MGR, LLC)
EIN 06-1362390

Palladium Italia S.r.l. (100% Owner of Palladium USA, Inc.)
Non-U.S.A. Entity with legal seat in Italy

Geplant N.V. (100% Owner of Palladium Italia S.r.l.)
Non-U.S.A. Entity with legal seat in Rotterdam, Netherlands

Kim Schwimmer (Managing Member of The Land Experts LLC)
SSN - Private

Palladium International S.a.r.l. (100% Owner of Geplant N.V.)
Non-U.S.A. Entity with legal seat in Luxembourg

Cesare Rancilio
Owned 50% by a non-U.S.A. citizen

Fiorenza Rancilio
Owned 50% by a non-U.S.A. citizen
Palladium Fain Street, Ltd.
9% Tax Credit Application – 2019
Developer Organizational Chart

Palladium Fain Street
(Project)

Palladium Affordable Housing Development Fain Street, LLC
(90% Co-Developer)
EIN - TBD

The Land Experts LLC
(HUB)
(10% Co-Developer) EIN 47-2322872

Palladium USA International, Inc.
(100% Owner of Palladium Affordable Housing Development Fain Street, LLC)
EIN 75-2615053
Thomas E. Huth – Authorized Signer
James H. Bennett - Director

Kim Schwimmer
(Managing Member of The Land Experts LLC)
SSN - Private

Palladium Italia S.r.l.
(100% Owner of Palladium USA International, Inc.)
Non-U.S.A. Entity with legal seat in Italy

Geplant N.V.
(100% Owner of Palladium Italia S.r.l.)
Non-U.S.A. Entity with legal seat in Rotterdam, Netherlands

Palladium International S.a.r.l.
(100% Owner of Geplant N.V.)
Non-U.S.A. Entity with legal seat in Luxembourg

Cesare Rancilio
Owned 50% by a Switzerland resident

Fiorenza Rancilio
Owned 50% by a Switzerland resident
Palladium Fain Street
9% Tax Credit Application – 2019 Program Year
Guarantor Organizational Chart

Palladium USA, Inc.
(100% Owner of Palladium Fain Street GP MGR, LLC and Guarantor) EIN 06-1362390
Thomas E. Huth – Authorized Signer
James H. Bennett - Director
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<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: <strong>Palladium Fain Street, Ltd.</strong></th>
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<tbody>
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<td>Address: 13455 Noel Road, Suite 400</td>
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</tr>
<tr>
<td>City: Dallas</td>
<td></td>
</tr>
<tr>
<td>State: TX</td>
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<tr>
<td>Zip: 75240</td>
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<tr>
<td>Name(s) of Entities the Organization Owns or Controls: Applicant/Owner</td>
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<tr>
<td>Phone: (972) 774-4400</td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:tom@palladiumusa.com">tom@palladiumusa.com</a></td>
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<tr>
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<td>1. <strong>Palladium Fain Street GP MGR, LLC</strong></td>
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<tr>
<td>TDHCA Experience: No</td>
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<td>2. <strong>The Land Experts LLC</strong></td>
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<td>3. <strong>Palladium Italia S.r.l.</strong></td>
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<td>TDHCA Experience: Yes</td>
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<td>Phone: 9727744400</td>
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<td>Email: <a href="mailto:tom@palladiumusa.com">tom@palladiumusa.com</a></td>
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| Organization is identified on Org. Chart: Yes |
| Ability to exercise Control over the Development? Yes |

<table>
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<td>Date formed: 2/28/1992</td>
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<td>3. <strong>James H. Bennett</strong></td>
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<td>TDHCA Experience: Yes</td>
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</tbody>
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---

**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 any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

---

*Be advised that the definition of “Control” has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.*
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<td>Owner of Palladium USA, Inc.</td>
<td>13455 Noel Road, Suite 400</td>
<td>Dallas</td>
<td>TX</td>
<td>75240</td>
</tr>
<tr>
<td>Palladium International S.a.r.l.</td>
<td>Owner of Palladium Italia S.r.l.</td>
<td>13455 Noel Road, Suite 400</td>
<td>Dallas</td>
<td>TX</td>
<td>75240</td>
</tr>
<tr>
<td>The Land Experts LLC</td>
<td>Co-Manager of GP and Co-Developer</td>
<td>3102 Maple Avenue, Suite 400</td>
<td>Dallas</td>
<td>TX</td>
<td>75201</td>
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</table>

**Name(s) of Entities the Organization Owns or Controls:**

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<tr>
<th>Name(s) of Entities</th>
<th>Ownership Type</th>
<th>Relationship</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geplant N.V.</td>
<td></td>
<td>Owner of Palladium USA, Inc.</td>
<td>9727744400</td>
<td><a href="mailto:tom@palladiumusa.com">tom@palladiumusa.com</a></td>
</tr>
<tr>
<td>Palladium Italia S.r.l.</td>
<td></td>
<td>Owner of Palladium Italia S.r.l.</td>
<td>9727744400</td>
<td><a href="mailto:tom@palladiumusa.com">tom@palladiumusa.com</a></td>
</tr>
<tr>
<td>The Land Experts LLC</td>
<td></td>
<td>Co-Manager of GP and Co-Developer</td>
<td>2144053507</td>
<td><a href="mailto:kim@thelandexperts.net">kim@thelandexperts.net</a></td>
</tr>
</tbody>
</table>

**Previous TDHCA Experience:**

<table>
<thead>
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<th>Date Formed</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>9727744400</td>
<td><a href="mailto:tom@palladiumusa.com">tom@palladiumusa.com</a></td>
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<tr>
<td>11/12/2014</td>
<td>2144053507</td>
<td><a href="mailto:kim@thelandexperts.net">kim@thelandexperts.net</a></td>
</tr>
</tbody>
</table>

**List of Sub-Entities or Principals:**

1. **Geplant N.V.**
2. **Palladium International S.a.r.l.**
3. **Cesare Rancilio**
4. **Fiorenza Rancilio**
5. **Kim Schwimmer**

**TDHCA Experience:**

<table>
<thead>
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<th>Yes</th>
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**Ability to Exercise Control over the Development:**

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<th>Yes</th>
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</thead>
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*Note: The above table is a representation of the information extracted from the document.*
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<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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<tbody>
<tr>
<td>Palladium Affordable Housing Development Fain Street, LLC</td>
<td>Developer</td>
<td>13455 Noel Road, suite 400</td>
<td>Dallas</td>
<td>TX</td>
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Organization legally formed? Yes Date formed: 9/9/1995 Legal Org is or will be: Corporation

Previous TDHCA Experience? Yes Phone: 9727744400 Email: tom@palladiumusa.com

Organization is identified on Org. Chart: Yes Ability to exercise Control over the Development? No

List of Sub-Entities or Principals:

1. Palladium USA International, Inc.
2. Palladium Affordable Housing Development Fain Street, LLC
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5. James H. Bennett

TDHCA Experience:

4. Yes
5. Yes
6. Yes

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TDHCA Experience:

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5. Yes
6. Yes
The Previous Participation Form is posted in a separate Excel Workbook that includes "Instructions" for copying it.
To create blank Previous Participation Forms, right-click the "39 Previous Participation Form" tab. In the pop-up menu, click "Move or Copy". In the next pop-up menu, click "(move to end)", checkmark the "Create a copy" box at the bottom left of the menu, and click "OK". This will create a copy of the tab that allows conversion into Acrobat as a single-page pdf file.

The Previous Participation Form of each person or organization should be converted to pdf as a single page that contains the entire form. Only if TDHCA properties are so numerous that their number demands it, should the one page format be exceeded. All entries on the form must be legible.
Person/Role: Palladium Fain Street, Ltd
Email Address: tom@palladiumusa.com
City & State of Home Addr: 13455 Noel Road, Suite 400, Dallas, TX 75240
Applicant Legal Name: Palladium Fain Street, Ltd

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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</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>LIHEAP</td>
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<td>HOME:</td>
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<td>NSP</td>
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</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: **Palladium Fain Street GP, LLC**
Email Address: **tom@palladiumusa.com**
City & State of Home Addr: **13455 Noel Road, Suite 400, Dallas, TX 75240**
Applicant Legal Name: **Palladium Fain Street, Ltd**

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![X] By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

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<td>Bootstrap</td>
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<td>14415</td>
<td>THF Palladium Midland</td>
<td>Midland</td>
<td>4% HTC</td>
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<td>Van Alstyne</td>
<td>9% HTC</td>
<td>Aug-15</td>
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Previous Participation Form
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Person/Role:  
**Palladium Affordable Housing Development Fain Street, LLC**

Email Address:  
**tom@palladiumusa.com**

City & State of Home Addr:  
**13455 Noel Road, Suite 400, Dallas, TX 75240**

Applicant Legal Name:  
**Palladium Fain Street, Ltd**

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: Palladium USA International, Inc.

Email Address: tom@palladiumusa.com

City & State of Home Addr: 13455 Noel Road, Suite 400, Dallas, TX 75240

Applicant Legal Name: Palladium Fain Street, Ltd

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHF, RHD), and BOND) that you have controlled at any time.

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Person/Role: Thomas E. Huth
Email Address: tom@palladiumusa.com
City & State of Home Addr: 13455 Noel Road, Suite 400, Dallas, TX 75240
Applicant Legal Name: Palladium Fain Street, Ltd

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: James H. Bennett
Email Address: tom@palladiumusa.com
City & State of Home Addr: 13455 Noel Road, Suite 400, Dallas, TX 75240
Applicant Legal Name: Palladium Fain Street, Ltd

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Person/Role: The Land Experts, LLC
Email Address: kim@thelandexperts.net
City & State of Home Addr: 3102 Maple Avenue, Suite 400, Dallas, TX 75201
Applicant Legal Name: Palladium Fain Street, Ltd

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Person/Role: Kim Schwimmer
Email Address: kim@thelandexperts.net
City & State of Home Addr: 3102 Maple Avenue, Suite 400, Dallas TX 75201
Applicant Legal Name: Palladium Fain Street, Ltd

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Person/Role:  
Geplant N.V.

Email Address:  
tom@palladiumusa.com

City & State of Home Addr:  
13455 Noel Road, Suite 400, Dallas, TX  75240

Applicant Legal Name:  
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<td>Palladium Crowley</td>
<td>Crowley</td>
<td>9% HTC</td>
<td>Aug-18</td>
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<td>Farmersville</td>
<td>9% HTC</td>
<td>Aug-18</td>
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</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>HOME:</td>
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<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
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<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
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<tr>
<td>Other:</td>
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</table>
Nonprofit Participation

Nonprofit Set-Aside (Competitive HTC Applications Only)

**Qualification:** Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

**Documentation:** Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

### Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

**Organization Name:**

Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period?

If no to the question above, what is its current legal status?

If "Other" please specify:

Date of legal formation of Nonprofit Organization:

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity?

   - If "Yes", will this nonprofit organization Control the Applicant?

   - What is the ownership percentage of this nonprofit organization?

2) Describe the nonprofit’s participation:

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:

4) Will the nonprofit receive part of the development fees paid in connection with the development?

   - If "Yes," explain:
**LIST OF THE NONPROFIT ORGANIZATION’S BOARD MEMBERS, DIRECTORS AND OFFICERS**

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Phone</th>
<th>Ext.</th>
<th>Fax or Email</th>
<th>Occupation</th>
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</table>

2/28/2019
Applications involving a Qualified Nonprofit Organization pursuant to Texas Government Code, §2306.6706 that have a 501(c)(3) or 501(c)(4) designation at the time of Application and competitive 9% HTC Applications electing to compete under the Nonprofit Set-aside must provide the following documentation behind this tab:

- IRS determination letter
- Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)
- The Nonprofit's most recent financial statement as prepared by a Certified Public Accountant (not applicable to Tax-Exempt Bond Developments)
- Certification regarding Board member residence (not applicable to Tax-Exempt Bond Developments)
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>Organization</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palladium Affordable Housing Development Fain Street, LLC</td>
<td>Thomas E. Huth</td>
<td>(972) 774-4400</td>
</tr>
<tr>
<td><a href="mailto:Tom@palladiumusa.com">Tom@palladiumusa.com</a></td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

### Housing General Contractor:

<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Treymore Construction, LLC</td>
<td>Neal Hildebrandt</td>
<td>(972) 980-9810</td>
</tr>
<tr>
<td><a href="mailto:nhildebrandt@carletonrp.com">nhildebrandt@carletonrp.com</a></td>
<td>TBD</td>
<td>47-5079646</td>
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<tr>
<td>Email</td>
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<tr>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Infrastructure General Contractor:

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<tbody>
<tr>
<td>Treymore Construction, LLC</td>
<td>Neal Hildebrandt</td>
<td>(972) 980-9810</td>
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<tr>
<td><a href="mailto:nhildebrandt@carletonrp.com">nhildebrandt@carletonrp.com</a></td>
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<td>Email</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* No

### Cost Estimator:

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</thead>
<tbody>
<tr>
<td>Palladium USA International, Inc.</td>
<td>Scott Johnson</td>
<td>(972) 774-4450</td>
</tr>
<tr>
<td><a href="mailto:sjohnson@palladiumusa.com">sjohnson@palladiumusa.com</a></td>
<td>TBD</td>
<td>75-2615053</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* Yes

### Architect:

<table>
<thead>
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<th>Organization</th>
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<tbody>
<tr>
<td>Cross Architects</td>
<td>Brian Rumsey</td>
<td>(972) 312-8666</td>
</tr>
<tr>
<td><a href="mailto:brumsey@crossarchitects.com">brumsey@crossarchitects.com</a></td>
<td>TBD</td>
<td>03-0519517</td>
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This is a direct or indirect, financial, or other interest with Applicant or other team members* No

2/28/2019
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<th>Role</th>
<th>Company</th>
<th>Contact Name</th>
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<th>This is a direct or indirect, financial, or other interest with Applicant or other team members?</th>
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<tbody>
<tr>
<td>Engineer</td>
<td>Cross Engineering Consultants, Inc.</td>
<td>Jonathan Hake</td>
<td>(972) 562-4409</td>
<td><a href="mailto:jhake@crossengineering.biz">jhake@crossengineering.biz</a></td>
<td>TBD</td>
<td>36-3670177</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Civil Engineer</td>
<td>Cross Engineering Consultants, Inc.</td>
<td>Jonathan Hake</td>
<td>(972) 562-4409</td>
<td><a href="mailto:jhake@crossengineering.biz">jhake@crossengineering.biz</a></td>
<td>TBD</td>
<td>36-3670177</td>
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<tr>
<td>Market Analyst</td>
<td>Apartment Market Data, LLC</td>
<td>Darrell Jack</td>
<td>(210) 530-0040</td>
<td><a href="mailto:djack@stic.net">djack@stic.net</a></td>
<td>TBD</td>
<td>20-3964998</td>
<td>No</td>
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<tr>
<td>Appraiser</td>
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<tr>
<td>Attorney</td>
<td>Shackelford, Bowen, McKinley &amp; Norton</td>
<td>John Shackelford</td>
<td>(214) 780-1400</td>
<td><a href="mailto:jshack@shacklaw.net">jshack@shacklaw.net</a></td>
<td>TBD</td>
<td>29-2967456</td>
<td>No</td>
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<tr>
<td>Accountant</td>
<td>Dauby O’Connor &amp; Zaleski, LLC</td>
<td>Greg Wasiak</td>
<td>(317) 848-5700</td>
<td><a href="mailto:gwasiak@doz.net">gwasiak@doz.net</a></td>
<td>TBD</td>
<td>35-1750664</td>
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<tr>
<td><strong>Property Manager:</strong></td>
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<tr>
<td><strong>Contact Name</strong></td>
<td>Fred D’Lizarraga</td>
<td><strong>Phone</strong></td>
<td>(972) 774-4436</td>
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<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:fredd@palladiumusa.com">fredd@palladiumusa.com</a></td>
<td><strong>TBD</strong></td>
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</thead>
<tbody>
<tr>
<td><strong>Contact Name</strong></td>
<td>Valerie Williams</td>
<td><strong>Phone</strong></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:valerie.a.williams@baml.com">valerie.a.williams@baml.com</a></td>
<td><strong>TBD</strong></td>
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<tbody>
<tr>
<td><strong>Contact Name</strong></td>
<td>Valerie Williams</td>
<td><strong>Phone</strong></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:valerie.a.williams@baml.com">valerie.a.williams@baml.com</a></td>
<td><strong>TBD</strong></td>
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<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td>No</td>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
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<tr>
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<tbody>
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<tr>
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<tr>
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<td></td>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
</tr>
<tr>
<td>Title Company</td>
<td>Becky Brusilow</td>
<td>(972) 419-4710</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>---------------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Contact Name</td>
<td><a href="mailto:rbrusilow@costsrose.com">rbrusilow@costsrose.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Phone</td>
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<td>27-3335167</td>
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<thead>
<tr>
<th>Application Consultant:</th>
<th>Sara Reidy</th>
<th>(214) 941-0089</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casa Linda Development Corporation</td>
<td><a href="mailto:sreidy@cldctx.com">sreidy@cldctx.com</a></td>
<td>TBD</td>
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<tr>
<td>Contact Name</td>
<td></td>
<td>75-2925206</td>
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<tr>
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<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
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<tr>
<th>ESA Provider:</th>
<th>Tracy Watson</th>
<th>(832) 485-2227</th>
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<tr>
<td>Phase Engineering</td>
<td><a href="mailto:tracy@phaseengineering.com">tracy@phaseengineering.com</a></td>
<td>TBD</td>
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<tr>
<td>Contact Name</td>
<td></td>
<td>75-2502360</td>
</tr>
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<tr>
<th>Other:</th>
<th>Kim Schwimmer</th>
<th>(214) 405-3507</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Land Experts LLC</td>
<td><a href="mailto:kim@thelandexperts.net">kim@thelandexperts.net</a></td>
<td>TBD</td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td>47-2322872</td>
</tr>
<tr>
<td>Phone</td>
<td></td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td>Tax ID Number (TIN)</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

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<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Development Team Members

The Applicant and different Development Team Members have an indirect relationship with the following organizations:

Applicant - Affiliates of the Applicant are also Affiliates of the Developer, Cost Estimator, The Land Experts and Property Manager.
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. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.
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 of 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 I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

I (We) certify that all persons who have a property interest in the Development plan hereby acknowledge that the Department may publish the full Development plan on the Department’s website, release the Development plan in response to a request for public information, and make other use of the Development plan as authorized by law.
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 §11.101(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 11.101(b)(8)(B) will be dispersed throughout the Development.

If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By: [Signature]

Date: 02.14.2019

Printed Name: [Name]

License Number and State: [License]

Firm Name (If applicable): [Firm Name]
February 14, 2019

To: Mr. Scott Johnson
   Palladium USA International, Inc.
   13455 Noel Road #400
   Dallas, Texas 75240
   P: 972.774.4435

Re: Palladium-Fain Street
   Fort Worth, Texas

Mr. Johnson,

Per the attached Architect Certification for Palladium Fain Street, all accessibility requirements have been met for both the physically accessible and the hearing/visual impaired. Per the attached Unit Tabulation sheet, the total number of units for the project is 108, and of those, 7 units will be HC Accessible and 3 units will meet the requirements for hearing/visual impaired. The total number of parking spaces for the entire project is 191 spaces, and the total number of HC accessible parking spaces is 12. The total amount of ADA parking spaces meets all HC requirements and provides access to any part of the property.

Please contact our office with any questions or comments.

Best Regards,

Brian Rumsey, NCARB
Cross Architects, PLLC
Evidence of Experience Must be Provided Behind this Tab

Pursuant to §11.204(6) of the QAP, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

[ ] An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
[ X] An Experience certificate issued by the Department under the 2019 QAP.
[ ] An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
[ ] Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(d)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years of at least twice as many affordability restricted units as requested in the Application.

[ ] Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(d)(1).

DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

http://fedgov.dnb.com/webform

Once applicants have obtained a DUNS number, they must register with the SAM database:
https://sam.gov/portal/public/SAM

Applicants may provide this information with the Application or upon award.

[ ] Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
[ ] Evidence of SAM.gov registration for the applicant entity will be provided upon award.

Davis Bacon Labor Standards (Direct Loan Applications Only)

NOTE: The Department’s Section 811 PRA program is designed such that Davis Bacon generally does not apply.

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-assisted units will be rehabilitated or constructed under one construction contract.
[ ] Community Development Block Grant (CDBG) funds (including NSP1 PI) are being used to support the Development, which requires a lower number of units (8) be used as a threshold.

2/28/2019
February 14, 2019

Mr. Tom Huth
c/o Sara Reidy
13455 Noel Road, Suite 400
Dallas, Texas 75240

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2019 QUALIFIED ALLOCATION PLAN

Dear Mr. Huth:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the 2019 Qualified Allocation Plan. 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

EBH
Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:
Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Palladium Fain Street, Ltd.</td>
<td>No</td>
</tr>
<tr>
<td>2. Palladium Fain Street GP, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. Palladium Fain Street GP MGR, LLC</td>
<td>No</td>
</tr>
<tr>
<td>4. Palladium USA, Inc.</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>5. Palladium Italia S.r.l.</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>6. Geplant N.V.</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>7. Palladium International S.a.r.l.</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>8. Palladium Affordable Housing Development Fain Street, LLC</td>
<td>No</td>
</tr>
<tr>
<td>9. Palladium USA International, Inc.</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>10. Thomas E. Huth</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>11. The Land Experts LLC</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>12. Kim Schwimmer</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>13. James H. Bennett</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>14. Cesare Rancilio</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>15. Fiorenza Rancilio</td>
<td>Yes, Submit Part II</td>
</tr>
<tr>
<td>16.</td>
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<td>17.</td>
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<td>28.</td>
<td></td>
</tr>
<tr>
<td>29.</td>
<td></td>
</tr>
<tr>
<td>30.</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 b. above.

By: [Signature of Applicant] 2-18-2019 Date Its: Authorized Representative
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:  

Palladium USA, Inc.

Which is:  

☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant

☐ 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>Palladium Fuls Street</td>
<td>3</td>
<td>Fort Worth</td>
<td>70.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Palladium Waxahachie Senior Living</td>
<td>3</td>
<td>Waxahachie</td>
<td>70.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Palladium Venus</td>
<td>3</td>
<td>Venus</td>
<td>70.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>Palladium Celine Senior Living</td>
<td>3</td>
<td>Celine</td>
<td>70.00%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

I acknowledge that:

☐ 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]

Palladium USA, Inc.

Printed Name

Date: 2-4-19
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:  
Palladium Italia S.r.l.

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

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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<td>3</td>
<td>Venus</td>
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</tr>
<tr>
<td>Palladium Celina Senior Living</td>
<td>3</td>
<td>Celina</td>
<td>70.00%</td>
<td>90.00%</td>
</tr>
</tbody>
</table>

I acknowledge that Thomas F. Rath 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.

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 the information and these statements are true, complete, and accurate:

By:  
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  
Palladium Italia S.r.l.  
Printed Name  
Date: 2-4-19

1/30/2019
Part II. Credit Limit Certification

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

Name and role of Person or Entity completing this form: Geplant N.V.

Which is:

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

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

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<tr>
<td>Palladium Fair Street</td>
<td>3</td>
<td>Fort Worth</td>
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<td>90.00%</td>
</tr>
<tr>
<td>Palladium Waxahachie Senior Living</td>
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<td>3</td>
<td>Celina</td>
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<td>90.00%</td>
</tr>
</tbody>
</table>

I acknowledge that Thomas J. Lathe 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)

Geplant N.V.

Printed Name

Date: 2-4-19

1/30/2019
**Part II. Credit Limit Certification**

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

Name and role of Person or Entity completing this form:  

Which is:

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

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<td>Fort Worth</td>
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<tr>
<td>Palladium Waxahachie Senior Living</td>
<td>3</td>
<td>Waxahachie</td>
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<tr>
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<td>Celina</td>
<td>70.00%</td>
<td>90.00%</td>
</tr>
</tbody>
</table>

I acknowledge that ☒ Thomas E. Nath 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]

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

Palladium International S.a.r.l.

Printed Name

Date: 2-4-19
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:  

Palladium USA International, Inc.

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

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I acknowledge that [Your Name] 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)]  
Palladium USA International, Inc.
Printed Name  
Date: 2-4-19

1/30/2019
Part II. Credit Limit Certification

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

Name and role of Person or Entity completing this form: ____________________________

Which is:  

☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant

☐ a Developer for the Applicant for this specific Application

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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)

Thomas E. Huth  Printed Name

2-4-19  Date
Part II. Credit Limit Certification

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

Name and role of Person or Entity completing this form: James H. Bennett

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

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

James H. Bennett
Printed Name

Date: 2/19/19
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: The Land Experts LLC

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: Kim Schwimmer  
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  
Managing Member
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: Kim Schwimmer

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: Kim Schwimmer                         Date: 02 / 12 / 2019

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

Managing Member
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: Cesare Rancilio

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: Cesare Rancilio

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

02-18-2019

1/30/2019
Part II. Credit Limit Certification

Instructions:
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Name and role of Person or Entity completing this form: 

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)]

Florenza Randillo  

Printed Name: 

Date: 02-18-2019

1/30/2019
<table>
<thead>
<tr>
<th>Community Input Scoring Items</th>
</tr>
</thead>
</table>

1. **Local Government Support - §11.9(d)(1)** - Only check the box if support documents are included in the Application.

- X Resolution(s) of either "no objection" or "support" is included behind this tab.**
  
  **City of Fort Worth**

  Name of Local Government Body

  Name of Local Government Body (if applicable)

  ** Note that resolutions are due March 1, 2019

2. **Quantifiable Community Participation - §11.9(d)(4)**

- Application expects to receive QCP points.

  ** Note that QCP Packets are due March 1, 2019 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. **Community Support from State Representative - §11.9(d)(5)**

- Application expects to receive points for a letter from a Representative.

- X Letter of either "support" or "opposition" is included behind this tab.**

  ** Note that letters are due March 1, 2019

4. **Input from Community Organizations - §11.9(d)(6)**

- X Applicant has included one or more letters of support or opposition behind this tab.

  List information for each of the letters below:

  **A. United Way of Tarrant County - Area Agency of Aging**

<table>
<thead>
<tr>
<th>Name of Community Organization</th>
<th>Support</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donald R. Smith</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

  Contact Name

  **B. Meals on Wheels of Tarrant County**

<table>
<thead>
<tr>
<th>Name of Community Organization</th>
<th>Support</th>
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</thead>
<tbody>
<tr>
<td>Steven R. Cook, D. Min.</td>
<td>X</td>
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  Contact Name

  **C. North Texas Fair Housing Center**

<table>
<thead>
<tr>
<th>Name of Community Organization</th>
<th>Support</th>
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<tbody>
<tr>
<td>Frances Espinoza</td>
<td>X</td>
<td></td>
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  Contact Name

  **D.**

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<tr>
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**Note:**

- QCP Packets are due March 1, 2019 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!
- Resolutions are due March 1, 2019.
- Letters are due March 1, 2019.
A Resolution

NO. 5057-02-2019

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PALLADIUM FAIN STREET, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT PALLADIUM FAIN STREET CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY’S CONCERTED REVITALIZATION EFFORTS OF NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR

WHEREAS, the City’s 2018 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City’s 2019-2023 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Palladium Fain Street, Ltd., an affiliate of Palladium USA International, Inc., has proposed a development for affordable multifamily rental housing named Palladium Fain Street to be located at 4001 Fain Street in the City of Fort Worth;

WHEREAS, Palladium Fain Street, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2019 Competitive (9%) Housing Tax Credits for Palladium Fain Street apartments, a new complex consisting of approximately 108 units, of which at least five percent (5%) of the total units will be Permanent Supportive Housing units and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA’s 2019 Qualified Allocation Plan (“QAP”) provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as “contributing more than any other to concerted revitalization efforts” of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones (“NEZ”) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into six (6) NEZs in January 2019 (M&C G-19469). All of the City’s NEZs are included in the City’s annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2018 Comprehensive Plan, Part II, Chapter 5: Housing);
WHEREAS, the Palladium Fain Street apartments are located in NEZ Area Four; and

WHEREAS, the City has determined that the application for Palladium Fain Street apartments submitted to TDHCA by Palladium Fain Street, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area 4.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Palladium Fain Street, Ltd. to the Texas Department of Housing and Community Affairs for 2019 Competitive (9%) Housing Tax Credits for the purpose of the development of Palladium Fain Street apartments to be located at the north side of Fain Street west of Kings Highway (TDHCA Application No. 19008), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not to exceed $2,500.00 to Palladium Fain Street, Ltd. conditioned upon receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Palladium Fain Street apartments (TDHCA Application No. 19008) as the development in the 2019 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Four, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Palladium Fain Street, Ltd.

Adopted this 12th day of February 2019.

ATTEST:

By: Mary J. Kavner, City Secretary
City of Fort Worth, Texas
Mayor and Council Communication


DATE: Tuesday, February 12, 2019

LOG NAME: 192019_RESOLUTIONS_SPERCENT_HTC

SUBJECT:
Consider and Adopt Resolutions of Support and Resolutions of No Objection for 2019 Competitive Housing Tax Credit Applications, Approve Commitments of Development Funding, Determine which Developments Contribute more than Any Other to the City’s Concerted Revitalization Efforts, and make Related Determinations (COUNCIL DISTRICTS 4, 6, 7, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Acknowledge the receipt of requests for City support for applications to the Texas Department of Housing and Community Affairs for 2019 Competitive (9%) Housing Tax Credits from various developers;

2. Consider and adopt the attached Resolutions of Support and Resolutions of No Objection for 2019 applications for Competitive (9%) Housing Tax Credits for the proposed multifamily housing developments listed below to be located at various sites throughout the City;

3. Approve fee waivers in an amount not to exceed $2,500.00 for each of the developments listed below that receive a Resolution of Support as the City’s commitment of development funding, find that the fee waivers for these developments serve the public purpose of providing quality, accessible, affordable housing for low to moderate income households, in accordance with the City’s Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose;

4. Determine that Palladium Fain Street, Cielo Place, Sunset at Fash Place, and Avenue at Sycamore Park are the developments that contribute more than any other to the City’s concerted revitalization efforts either in an Urban Village, a Neighborhood Empowerment Zone, or a distinct area within a Neighborhood Empowerment Zone with a Strategic Plan; and

5. Determine that the Columbia Renaissance Square III and Southside at Broadway developments are specifically allowed to be located in census tracts that have more than 20 percent Housing Tax Credit units per total households and that these developments are consistent with the City’s obligation to affirmatively further fair housing.

DISCUSSION:

On November 13, 2018, the City Council adopted a policy for City support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4%) and Competitive (9%) Housing Tax Credits and for City commitments of development funding (M&C G-19421). On December
11, 2018, the City Council amended the policy to correct the set aside of Permanent Supportive Housing (PSH) units from ten percent to five percent of the total units in 9% tax credit projects (M&C G-19435). This year the City received eleven applications from developers requesting Resolutions of Support for proposed 9% tax credit developments in Fort Worth, but one application has been withdrawn by the developer. Staff has reviewed the applications for consistency with the City's policy.

**Resolutions of Support:**
Staff requests that the City Council consider and adopt Resolutions of Support for the following developments as they have met the unit set aside criteria and notification requirements outlined in the City's policy. Additionally, all of these developments are located in close proximity to jobs, retail, transit and services. None of these developments are tax exempt.

**Resolutions of Support, Local Development Funding, Concerted Revitalization Plan:**
The following developments are also recommended to receive local Commitments of Development Funding and are the ones that contribute more than any other to the City's Concerted Revitalization Plans:

- **Palladium Fain Street** to be developed by Palladium Fain Street, Ltd., an affiliate of Palladium USA International, Inc. to be located at 4001 Fain Street (Council District 4). The site for the proposed development is zoned "PD" – Planned Development for all uses in "D" High Density Multifamily.

- **Cielo Place** to be developed by Cielo Place, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 3101 Race Street (Council District 9). The site for the proposed development is zoned "MU-1" – Low Intensity Mixed-Use and "CF" – Community Facilities. Developer is currently working with City to determine if a zoning change is required.

- **Sunset at Fash Place** to be developed by Sunset at Fash Place, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 2504 Oakland Boulevard (Council District 8). The site for the proposed development is zoned "CF" – Community Facilities and "A-10" – One Family, proposed to be changed to "PD" – Planned Development.

- **Avenue at Sycamore Park** to be developed by GFH Avenue at Sycamore Park, Ltd., an affiliate of Ground Floor Affordable Housing, LLC, to be located at 2601 Avenue J (Council District 8). The site for the proposed development is zoned "UR" – Urban Residential. The proposed development will not be tax exempt.

**Resolution of Support and Local Development Funding:**
The following developments are also recommended to receive local Commitments of Development Funding:

- **Churchill at Golden Triangle Community** to be developed by Churchill at Golden Triangle Community, L.P., an affiliate of Churchill Senior Residential, LLC, to be located in the 11000 block of Metroport Way (Council District 7). The site for the proposed development is zoned "PD" – Planned Development for all uses in "D" High Density Multifamily.

- **Everly Plaza** to be developed by Everly Plaza, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 1801 8th Avenue (Council District 9). The site for the proposed development is zoned "NS" – Near Southside.

**Resolutions of No Objection:**
Staff recommends that the City Council consider and adopt Resolutions of No Objection for the following developments as they have met the unit set aside criteria and notification requirements outlined in the policy. None of these developments are tax exempt.
Residences at Fairmount to be developed by NDG Fairmount Housing Partners, LTD, an affiliate of The NuRock Companies, to be located at 2260 Hemphill Street (Council District 9). The site for the proposed development is zoned "E" – Neighborhood Commercial, proposed to be changed to "UR" – Urban Residential.

Reserve at Risinger to be developed by Reserve at Risinger LLC, an affiliate of MVAH Partners LLC, to be located at the southwest corner of Risinger Road and McCart Ave (Council District 6). The site for the proposed development is zoned "C" – Medium Density Multifamily.

Columbia Renaissance Square III to be developed by Columbia Renaissance Square III, LP, an affiliate of New Columbia Residential, LLC, to be located at 2829 Moresby Street (Council District 8). The site for the proposed development is zoned "PD" – Planned Development.

Southside at Broadway to be developed by FW Southside at Broadway Housing, LP, an affiliate of OM Housing, LLC, to be located at 301 South Freeway (Council District 8). The site for the proposed development is zoned "NS" – Near Southside.

Commitment of Development Funding:
The policy allows a local commitment of development funding at City Council discretion. This commitment of development funding qualifies tax credit applicants for an additional point and increases the competitiveness of their applications to TDHCA. Staff requests that City Council approve commitments of development funding in the form of fee waivers in an amount not to exceed $2,500.00 for each development recommended for a Resolution of Support. The fee waiver amount may be applied to (a) building permit related fees (including Plans Review, Inspections and Re-inspection Fees); (b) Plat/Replat Application Fees; (c) Board of Adjustment Application Fees; (d) Demolition Fees; (e) Structure Moving Fees; (f) Zoning Fees; (g) Street/Alley and Utility Easement Vacation Application Fees; (h) Temporary Encroachment Fees; (i) Consent/Encroachment Agreement Application Fees; (j) Urban Forestry Application Fees; (k) Sign Permit Fees; (l) Community Facilities Agreement (CFA) Application Fees; and (m) Street Closure Fees.

Fee waivers will be conditioned upon the development receiving an award of tax credits from TDHCA. The City's Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out.

Concerted Revitalization Plan:
TDHCA rules state that an application may receive additional points if the proposed development is identified in a resolution as contributing more than any other development to a city or county's concerted revitalization efforts. The City has created Urban Villages to help promote central city revitalization. They are districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. The City's Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding neighborhoods with compatible quality infill housing and appropriate mixed use development in commercial areas. On January 29, 2019 the City Council amended the City's NEZ program and policies and consolidated 20 NEZ areas into six (M& Cs G-19467, G-19468 and G-19469). All of the City's Urban Villages and NEZs are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2018 Comprehensive Plan, Part II, Chapter 5: Housing, and Part III, Chapter 10: Economic Development).

The Palladium Fain Street, Cielo Place, Sunset at Fash Place, and Avenue at Sycamore Park developments are located either in Urban Villages created by City Council in 2002, a NEZ created by City Council in 2019, or a distinct area within a NEZ with a Strategic Plan. Staff determined that these developments will significantly contribute to the City's ongoing revitalization efforts in each of the Urban Villages and NEZs in which they will be located since the recommended developments are new affordable
housing for households earning at or below 80 per cent of Area Median Income. In addition, the increased density of this new housing will support the new retail, office and other housing development located or being developed in each Urban Village and NEZ. Staff recommends that the City Council adopt the attached Resolutions determining that the Palladium Fain Street, Cielo Place, Sunset at Fash Place, and Avenue at Sycamore Park developments contribute more than any other developments to the City's concerted revitalization efforts underway in the Urban Villages and NEZs in which they are located.

**Limitations on Developments in Certain Census Tracts:**
TDHCA rules state that if a proposed development will be located in a census tract with more than 20 percent Housing Tax Credit units per total households as established by the five year American Community Survey, it will be ineligible for tax credits unless the governing body of the jurisdiction votes to specifically allow the development, and also submits a Resolution to TDHCA stating that the proposed development is consistent with the jurisdiction’s federal obligation to affirmatively further fair housing.

The Columbia Renaissance Square III and Southside at Broadway developments will be located in census tracts in which more than 20 percent of the total households are Housing Tax Credit units. Staff recommends that City Council vote to specifically allow these developments, and approve the additional finding in the attached Resolutions that they are consistent with the City’s obligation to affirmatively further fair housing.

These proposed developments are subject to all applicable City laws, ordinances, policies and procedures including those pertaining to zoning changes and annexation. Councilmember support for purposes of approving these Resolutions does not constitute approval of any required zoning change or annexation.

The proposed developments are located in COUNCIL DISTRICTS 4, 6, 7, 8 and 9.

This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**
The Director of Finance certifies that this action will have no material effect on the City’s Fiscal Year 2019 Budget. Upon approval, permitting and related fees will be waived in an amount up to $17,500.00 to assist in facilitating the goals of the City’s Comprehensive Plan and Annual Action Plan.

**FUND IDENTIFIERS (FIDs):**

TO

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<th>Program</th>
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FROM

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**CERTIFICATIONS:**

Submitted for City Manager’s Office by: Fernando Costa (6122)

Originating Department Head: Aubrey Thagard (8187)

Additional Information Contact: Chad LaRoque (2661)
February, 22 2019

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Palladium Fain Street

To Whom It May Concern,

I am writing this letter of support of Palladium Fain Street apartment community’s 2019 application for Housing Tax Credits. The site is located on the Northwest intersection of Kings Highway and Fain Street, north of 121 in the City of Fort Worth and the 90th District, which I represent.

I support Palladium Fort Worth which will serve the constituents in my District.

Sincerely,

Representative Ramon Romero, Jr.
State Representative, District 90

CC: Palladium Fain Street
C/O Tom Huth
13455 Noel Road, Suite 400
Dallas, TX 75240
thuth@palladiumusa.com
February 04, 2019

Mrs. Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: 2019 9% Application #19008 - Palladium Fain Street – located at 4001 Fain St., Ft. Worth, Tarrant County, Texas

Mrs. Holloway,

Please let this letter serve to acknowledge that the United Way of Tarrant County and the Area Agency on Aging of Tarrant County supports the 2019 application round of Housing Tax Credits for the proposed Palladium Fain Street (Application #19008), located at 4001 Fain St., Ft. Worth, Tarrant County, Texas.

The United Way of Tarrant County is a 501c(3) non-profit organization located at 1500 North Main Street, Fort Worth, Texas 76164. Our mission is to provide leadership and harness resources to solve Tarrant County’s toughest social challenges. United Way of Tarrant County allocates funding to community agencies to help support our three key initiatives in education, health and income areas. Some of these programs include partnerships with Read Fort Worth in our education initiative and the Vita Program which is held yearly through our income initiative to assist low income consumers with tax preparation. Our health initiative in serving our older adult population through Area Agency on Aging provides direct services and programs to our aging population and their caregivers to ease the stress of growing older in Tarrant County.

The United Way of Tarrant County and the Area Agency on Aging support the proposed property, Palladium Fain Street – located at 4001 Fain St., Ft. Worth, Tarrant County, Texas.

We look forward to seeing this project developed.

Sincerely,

Donald R. Smith
Director, Area Agency on Aging
Vice President, Community Investment
United Way of Tarrant County
1500 N Main, Suite 200, Fort Worth, TX 76164
Office: (817) 258-8128 Fax: (817) 258-8074
www.unitedwaytarrant.org/AAATC
In reply refer to: 0248364799  
Oct. 03, 2013 LTR 4168C 0  
75-0858360 000000 00  
00019029  
BODC: TE  

UNITED WAY OF TARRANT COUNTY  
1500 N MAIN ST  
FORT WORTH TX 76164  

Employer Identification Number: 75-0858360  
Person to Contact: Mrs. K. Hopton  
Toll Free Telephone Number: 1-877-829-5500  

Dear Taxpayer:  

This is in response to your Sep. 24, 2013, request for information regarding your tax-exempt status.  

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in March 1953.  

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).  

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.  

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 23, 2019

UNITED WAY OF TARRANT COUNTY
1500 N MAIN ST STE 200
FORT WORTH, TX 76164-8929

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 01-01-1969
- Sales and use tax, as of 08-29-1977
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17508583600

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.
Franchise Tax Account Status
As of: 02/21/2019 09:06:09

This Page is Not Sufficient for Filings with the Secretary of State

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Area Agency on Aging has a long history of helping older adults, people with disabilities and their caregivers in Tarrant County. As part of a network of 629 Area Agencies nationwide and one of 28 in the state of Texas, we are dedicated to enhancing the quality of life for our Tarrant County community and empowering people to thrive independently by:

- Creating and implementing innovative, exemplary services
- Advocating for individuals and families and connecting them to resources that focus on healthy living
- Establishing and maintaining support and partnerships for our communities

https://www.unitedwaytarrant.org/aaatc/
• Understanding behavioral and emotional aspects of aging
• Helping with caregiver needs
• Learning about eligibility requirements for benefits
• Navigating the system
• Calling for information and referrals
• Eating meals at senior centers or delivering meals in homes
• Understanding resident rights in nursing homes and assisted living facilities
• Helping with home safety modifications
• Maintaining health

Find additional information at tarrantcountyadrc.org.

Below, you will find an overview of our benefits counseling, caregiver/respite care, and evidence-based programs.

BENEFITS COUNSELING

In addition to the services listed above, we help older adults, their families, and their caregivers navigate through the decisions they must make about long-term care and health care options. The Area Agency on Aging answers questions about:

• Long-term care options
• Recent Medicare changes
• Prescription drug coverage options
• Medicare Savings Program
• Preparing advance directives
• Opportunities for extra help
• Other available benefits
CAREGIVER/RESPITE CARE

Every day, thousands of people care for an ill, frail, or disabled friend or family member. Helping someone manage their daily activities is demanding both physically and emotionally, and many times this is a long-term responsibility. The Area Agency on Aging answers questions about:

- Respite care
- Coping skills
- Long-term care planning
- Medicare and Medicaid eligibility
- Other community resources

EVIDENCE-BASED PROGRAMS

Evidence-based programs (EBPs) offer proven ways to prevent disease among older adults and promote health. All of our programs are based on research, so you can be confident they work. We offer the following evidence-based programs:

- A Matter of Balance – an eight-week falls prevention class
- HomeMeds – a medication safety program
- Stanford Chronic Disease-Self Management – a six-week diabetes information workshop
- Care Transitions Intervention – a hospital discharge patient program
- Advanced Care Transitions – a hospital discharge patient program for patients and their caregivers
- Program to Encourage Active, Rewarding Lives for Seniors (PEARLS) – a depression management program for elderly adults

https://www.unitedwaytarrant.org/aaatc/
LONG-TERM CARE OMBUDSMAN PROGRAM

An ombudsman advocates for quality of life and care for people living in nursing homes and assisted living facilities. After moving into a nursing home or assisted living facility, a resident may need help to continue a life of dignity, respect, choice and as much independence as possible. A long-term care ombudsman:

- Listens
- Visits residents
- Offer ideas and options
- Help resolve concerns that affect residents
- Protects resident's rights
- Promotes resident-directed care
- Informs government agencies and the public about the interest and needs of residents

For more information about services offered or on becoming a volunteer ombudsman, call 817-258-8102.

JOIN US FOR THE COMMUNITY LEGAL FAIR

TUESDAY, APRIL 23, 2019
9 A.M. – 2 P.M. • LENA POPE
3200 Sanguinet St., Fort Worth, TX 76107
THE 18TH TEXAS SILVER-HAIRED LEGISLATURE ACCEPTING NOTICES TO FILE FOR CANDIDACY

Volunteers elected represent 28 regions and serve two-year terms.

The Texas Silver-Haired Legislature (TSHL), through United Way of Tarrant County’s Area Agency on Aging, has posted the Notice to File for candidacy for senior citizens who want to represent Tarrant County in the legislative process.

FISCAL YEAR 2019 VENDOR APPLICATIONS

We are now accepting prospective vendor applications for FY 2019 for the following services: Caregiver Information Services & Health Maintenance. Please contact Jennifer Gardiner at 817-258-8067 or Jennifer.Gardiner@unitedwaytarrant.org to obtain the FY19 Vendor Application. All prospective vendors must complete the application and all required forms and return **two signed original unbound copies** to our office **no later than February 15, 2018**. Our mailing address is 1500 North Main Street, Suite 200, Fort Worth, TX 76164, Attention: Jennifer Gardiner.

Pending approval, vendors must attend a **mandatory vendor orientation meeting**. The vendor orientation meeting will take place at the United Way of Tarrant County offices, exact date and time will be communicated to all approved vendors at a later date. The purpose of the orientation is to update all vendors about new or changing policies and to facilitate communication between Area Agency on Aging staff and vendor staff. We request that intake, case management and finance staff involved with our portion of your program at

https://www.unitedwaytarrant.org/aaatc/
Approved applicants will be notified via email, and will be notified of the date and time of their vendor orientation meeting, if applicable.

We look forward to a continued productive working relationship with your organization in the coming year.

DUA FY2019

FY2019 W-9 FORM

FY2019 VENDOR APPLICATION
February 25, 2019

Ms. Marni Holloway  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: 2019 9% Application #19008 - Palladium Fain Street - located at 4001 Fain St., Ft. Worth, Tarrant County, Texas

Ms. Holloway,

I am writing this letter of support for the 2019 application round of Housing Tax Credits for the proposed Palladium Fain Street apartment community, located at 4001 Fain St., Ft. Worth, Tarrant County, Texas 76117.

Meals On Wheels, Inc. of Tarrant County is a tax-exempt organization and not a government entity. Our primary purpose is the overall betterment, development, and improvement of the community as a whole. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

The proposed Palladium Fain development is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Steven R. Cook, D.Min.  
Vice President of Client Services  
Meals On Wheels, Inc. of Tarrant County  
5740 Airport Freeway  
Fort Worth, Texas 76117  
817-258-6401 direct  
817-338-1066 Fax  
mealsonwheels.org

Enclosures:  
1. Proof of tax-exempt status  
2. Brochure (or screenshot of website showing calendar of events – proof of current activity)
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 23, 2019

MEALS-ON-WHEELS, INC. OF TARRANT COUNTY
5740 AIRPORT FWY
FORT WORTH, TX 76117-6005

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 09-22-1977
- Sales and use tax, as of 11-16-1989
  (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: 17515687980

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.
Franchise Tax Account Status

As of: 02/21/2019 09:09:52

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MEALS-ON-WHEELS INC OF TARRANT
5740 AIRPORT FWY
HALTOM CITY TX 76117

Employer ID number: 75-1568798
Form 990 required: Y

Dear Taxpayer:

We're responding to your request dated Oct. 31, 2018, about your tax-exempt status.

We issued you a determination letter in OCT 1978, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(03).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,
local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Sincerely yours,

Kim A. Billups, Operations Manager
Accounts Management Operations
About Us and Mission

Volunteer
Refer A Client
Donate

About Us
Agency Overview

Meals On Wheels, Inc. of Tarrant County is a 501(c)(3) not-for-profit charitable organization that started in 1973 as a collaboration between 11 faith-based organizations in downtown Fort Worth to bring food to the elderly in the central city area. Over the years, we have grown and now serve all of Tarrant County, providing approximately 1 million meals each year to some of Tarrant County’s most frail citizens. By providing home-delivered meals, professional case management, and other needed items or services to our
homebound, elderly and disabled clients, we enable them to remain living independently in their own homes, surrounded by a lifetime of memories.

Most of our clients have lived in the same home for many years. This home is where they feel safe and comfortable. Due to illness or the blessing of many birthdays, the majority of our clients can no longer remain at home without assistance. Without our help, many of our clients would be forced into nursing homes or other care facilities. Our goal is to keep our clients in their homes – where they want to be – for as long as possible.

Some people may be recovering from a hospital stay or illness and will only be on the program for a short period of time. Others have a long-term need and may receive home-delivered meals on an ongoing basis.

In an independent study of hunger among the elderly in the United States, Texas ranked fourth highest in the number of seniors going to bed hungry. We can deliver meals to one homebound person for an entire year at a cost lower than one day in a hospital or six days in a nursing home. Plus, through our Home-Delivered Meals program, we save money for taxpayers, who subsidize the cost of nursing home care for those who cannot afford it. Another study by the Center for Effective Government found that every dollar invested in Meals On Wheels saves up to $50 in Medicaid spending.

Meals are delivered by over 5,000 caring volunteers who freely give of their time and personal resources to ensure that our clients receive a nutritious meal. These caring individuals do more than just provide a meal and a friendly home visit. They are trained to contact our office if a client does not
answer the door. This daily safety check gives many of our clients and their families an added peace of mind.

Mission Statement

To promote the dignity and independence of older adults, persons with disabilities, and other homebound persons by delivering nutritious meals and providing or coordinating needed services.

Our History

From humble beginnings to a benchmark program that now serves approximately 1 million meals per year, Meals On Wheels of Tarrant County is an immense source of pride for the citizens of Tarrant County. Despite our tremendous growth, our commitment to helping the homebound, elderly and disabled residents of Tarrant County remain in their own homes will never change.

In 1972, representatives from 11 downtown Fort Worth faith-based organizations met to discuss hunger in the central city. These organizations included Broadway Baptist, Central Baptist, Greater St. James Baptist, Mt. Gilead Baptist, First Christian, First United Methodist, First Presbyterian, Gethsemane Presbyterian, St. Andrew’s Episcopal, St. Patrick’s Cathedral, and Temple Beth-El. From this meeting, the Association of Central City Ministries (ACCM) was formed. Its first concern was providing meals to the elderly. ACCM made the commitment to bring food to the elderly in the central city area and on May 15, 1973, Meals On Wheels of Tarrant County was begun using all volunteer help. On that day, 25 people were fed. Meals On Wheels of Tarrant
County owes a debt of gratitude to the members of ACCM and the many volunteers from these organizations who worked so diligently to make it a success. These wonderful faith-based organizations continue to support Meals On Wheels as we serve those in need within our community.

In 1989, Meals On Wheels of Tarrant County turned to the community to ask for help to fund a central kitchen. Rapidly escalating costs from food service companies as well as limited control of the final product compelled us to seek our own meal-preparation facility. Within eight months, an existing building was purchased and renovated into both the central kitchen and administrative offices. Although the building was expanded a number of times over the years, in 2010, the Board of Directors decided the best course of action was to construct a new meal-production facility that could meet the ever-increasing demand for services.

In January 2015, we embarked on an exciting new chapter in the history of Meals On Wheels as we broke ground on a new 62,000-square-foot meal production and distribution facility. We relocated to the new facility in March 2016. The current building, located at 5740 Airport Freeway in Haltom City, now houses the central kitchen, volunteer training center, nutrition intern project center, storage and distribution center, meeting space, and administrative offices.

This new facility will enable Meals On Wheels to meet the current demand for 1 million meals per year as well as the tremendous growth expected as Baby Boomers enter retirement. Much has changed since 1972; however, the original commitment to serve elderly and disabled people will never change. With your assistance, we are helping this frail segment of our community to remain living at home by providing meals, needed services, and a caring smile.

Client Demographics

https://mealsonwheels.org/about/
- Median age: 74.7 years
- 84% of clients are over the age of 60
- 64% of clients are female
- Median client monthly income: $1,000
- Meals served to minority clients: 36%
- Average length of time a client remains on the Home-Delivered Meals program: 11 months
About Us and Mission

The Greatest Gift Catalog Ever ·

© 2019 Meals On Wheels, Inc. of Tarrant County
February 20, 2019

Ms. Marni Holloway  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: 2019 9% Application #19008 - Palladium Fain Street — located at 4001 Fain St., Ft. Worth, Tarrant County, Texas

Dear Ms. Holloway,

Please accept this letter of support for the 2019 Housing Tax Credit application for the proposed Palladium Fain Street apartment community, located at 4001 Fain St., Ft. Worth, Tarrant County, Texas. We are confident the proposed housing development will provide much needed affordable housing for our community.

The North Texas Fair Housing Center is a non-profit organization that provides advocacy, counseling and education services to residents of Tarrant County. We have tax exempt status and our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The Palladium Fain Street development would help fill some of that need. Attached I have provided a brochure about our organization and its services.

The proposed Palladium Fain Street development is within our service area and we look forward to working with this affordable apartment community once constructed. If you have any questions, please feel free to contact me.

Sincerely,

Frances Espinoza  
Executive Director  
North Texas Fair Housing Center

Enclosures:
1. Proof of tax-exempt status  
2. Brochure
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 23, 2019

NORTH TEXAS FAIR HOUSING CENTER
8625 KING GEORGE DR STE 130
DALLAS, TX 75235-2232

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 08-04-2010
- Sales and use tax, as of 11-04-2010
  (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: 32042368533

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.
<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texas Taxpayer Number</td>
<td>32042368533</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>8625 KING GEORGE DR STE 130 DALLAS, TX 75235-2232</td>
</tr>
<tr>
<td>Right to Transact Business in Texas</td>
<td>ACTIVE</td>
</tr>
<tr>
<td>State of Formation</td>
<td>TX</td>
</tr>
<tr>
<td>Effective SOS Registration Date</td>
<td>08/04/2010</td>
</tr>
<tr>
<td>Texas SOS File Number</td>
<td>0801302203</td>
</tr>
<tr>
<td>Registered Agent Name</td>
<td>ELIZABETH K JULIAN</td>
</tr>
<tr>
<td>Registered Office Street Address</td>
<td>3301 ELM STREET DALLAS, TX 75226</td>
</tr>
</tbody>
</table>
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.
NORTH TEXAS FAIR HOUSING CENTER

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC
Who We Are

The North Texas Fair Housing Center (NTFHC) is a private, non-profit fair housing organization whose mission is to actively support and promote fair housing through education and advocacy to ensure that all persons have the opportunity to secure the housing they desire and can afford without discrimination based on their race, color, religion, gender, national origin, familial status, disability, or other characteristics prohibited by law.

We provide the following services:

- Discrimination Complaint Investigation
- Landlord/Tenant Counseling
- Community Education
- Professional Training

The North Texas Fair Housing Center provides fair housing services to residents of the following counties:

- Collin
- Dallas
- Delta
- Denton
- Ellis
- Hunt
- Johnson
- Kaufman
- Parker
- Rockwall
- Tarrant
- Wise

North Texas Fair Housing Center
8625 King George Drive
Suite 130
Dallas, Texas 75235

www.northtexasfairhousing.org

Toll-Free: 877-471-1022
Local: 469-941-0375
Fax: 866-591-0787
E-mail: info@northtexasfairhousing.org

Follow us on:  

Housing Discrimination: What You Need to Know
What is Housing Discrimination?

How do you know if you have been the victim of illegal housing discrimination? Housing discrimination comes in many forms and is often subtle. Some signs of possible discrimination include:

- A refusal to sell, rent, or show available housing
- Requiring different terms and conditions for identical dwellings, i.e. charging higher rent, security deposit for different tenants
- Being told that the dwelling isn’t right for you or your family
- Being told that housing isn’t available in an apartment with a “For Rent” sign
- Housing advertisements that say “no kids” or “adults only”
- A refusal to make a reasonable accommodation or allow a modification to make the dwelling accessible for a person with a disability
- Harassment or intimidation
- Offering non-standard and unfavorable terms in the purchase of a home or property insurance
- Terms of availability that change between a phone contact and an in-person visit
- Being steered to racially segregated neighborhoods during your home search
- Excessive or inappropriate questioning upon requesting information about a dwelling

If You Suspect Discrimination

Call the North Texas Fair Housing Center toll-free at 1-877-471-1022. Any information you provide will be kept confidential and there is no charge for our services. We will listen to your story and thoroughly investigate the complaint. NTFHC may conduct tests and surveys, interview witnesses, and gather other relevant data. If there is evidence of discrimination, NTFHC will explain your options and assist you to resolve the situation through conciliation, litigation, or the filing of an administrative complaint. If the case is resolved in your favor, you may be awarded money for damages suffered or other forms of relief. Remember, equal access to housing is your right. Discrimination can only be investigated if it is reported.

For more information please visit www.northtexasfairhousing.org

Reporting discrimination is the first step to stopping it in your community.

What Are My Rights?

The Federal Fair Housing Act protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on:

- Race
- Color
- Religion
- Gender
- National Origin
- Disability (mental and physical)
- Familial Status (presence of children under 18 in the home)

Discrimination based on sexual orientation is prohibited in the cities of Dallas and Fort Worth. Fort Worth’s local ordinances also protect people from discrimination based on gender identity and expression.
<table>
<thead>
<tr>
<th>Required Third Party Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>Be advised that all third party reports will be posted on the Department’s website along with the Application.</td>
</tr>
</tbody>
</table>

Complete the information below as applicable [§11.205].

1. **Environmental Site Assessment (ESA) (All Multifamily Applications)**
   - Prepared by: Phase Engineering
   - Date of Report: 1/5/2019
   - Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
   - 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 HTC program or Direct Loans must review the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and provide adequate material to meet the tenets. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of the Section 811 PRA Program.
   - All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.
   - Application selected points for the Section 811 PRA Program and includes documentation for the project participating in the Section 811 PRA Program that the project meets the tenets of HUD environmental policy and the requirements of applicable statutes and authorities.
   - Applicant has submitted an environmental packet to TDHCA and determination is pending.
   - Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract.
   - MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.
   - Documentation of HUD Environmental Clearance is included behind this tab.
   - Applicant has submitted an environmental packet to TDHCA and clearance is pending.
   - Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan. [http://www.tdhca.state.tx.us/program-services/environmental/index.htm](http://www.tdhca.state.tx.us/program-services/environmental/index.htm)
   - A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:
     - Name of Firm: 
     - Contact Person: 
     - Contact Telephone: 
     - Email: 

3. **Primary Market Area Map**
   - Primary Market Area (PMA) map with definition of PMA is included behind this tab.
   - Prepared by: Apartment Market Data, LLC
   - Date of Report: 2/12/2019
   - Development Site Location:
     - Longitude: -97.287766
     - Latitude: 32.776937

4. **Property Condition Assessment (PCA)**
   - Prepared by: --Complete on Development Team (Tab 42)--
   - Date of Report: 

5. **Appraisal**
   - Prepared by: --Complete on Development Team (Tab 42)--
   - Date of Report: 

6. **Site Design and Development Feasibility Report**
   - Prepared by: Cross Engineering Consultants
   - Date of Report: 2/25/2019

2/28/2019
The Development Owner will comply with any and all recommendations made by the ESA preparer.

Thomas E. Huth, Applicant's Representative
February 26, 2019

Mr. Brent Stewart
Texas Dept. of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Public Information Request - Release

Greetings:

As part of the market studies produced for the 2019 9% LIHTC application round, Apartment MarketData, LLC (AMD) certifies that it has read and understands Department Rules specific to the report found in Section 11.303 of the Underwriting Rules and Guidelines. AMD acknowledges that the Texas Department of Housing and Community Affairs (the “Department”) may publish any of the reports on the Department’s website, release it in response to a request for public information, and make other use of the information as authorized by law.

Sincerely,

[Signature]

Darrell G. Jack
Market Analyst
President
**MARKET ANALYSIS SUMMARY**

<table>
<thead>
<tr>
<th>Provider: Apartment MarketData, LLC</th>
<th>Date: 2/12/2019</th>
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<tbody>
<tr>
<td>Contact: Darrell G Jack</td>
<td>Phone: (210) 530-0040</td>
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<tr>
<td>Development: Palladium Fain Street</td>
<td>Target Population: General</td>
</tr>
<tr>
<td>Site Location: 4001 Fain Street</td>
<td>City: Fort Worth</td>
</tr>
<tr>
<td>County: Tarrant</td>
<td></td>
</tr>
<tr>
<td>Site Coordinates:</td>
<td></td>
</tr>
<tr>
<td>Latitude: 32.776937</td>
<td>Longitude: -97.287766</td>
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<tr>
<td>(decimal degree format)</td>
<td></td>
</tr>
<tr>
<td><strong>Primary Market Area (PMA)</strong></td>
<td>36.31 Square Miles</td>
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<table>
<thead>
<tr>
<th>CENSUS TRACTS</th>
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<tr>
<td>484391001.01</td>
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<td>484391049.00</td>
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<td>484391103.01</td>
</tr>
<tr>
<td>Name</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>Palladium Aubrey</td>
</tr>
<tr>
<td>Palladium Crowley</td>
</tr>
<tr>
<td>Palladium Denton</td>
</tr>
<tr>
<td>Palladium Farmersville</td>
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<tr>
<td>Palladium Fort Worth</td>
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<tr>
<td>Palladium Garland</td>
</tr>
<tr>
<td>Palladium Glenn Heights</td>
</tr>
<tr>
<td>Parc East Apartments</td>
</tr>
<tr>
<td>Park at Sycamore School Apartments</td>
</tr>
<tr>
<td>Patriot Park Family</td>
</tr>
<tr>
<td>Peachtree Seniors</td>
</tr>
<tr>
<td>Pegasus Villas</td>
</tr>
<tr>
<td>Pioneer Place</td>
</tr>
<tr>
<td>Post Oak Apartments (aka M2 Apartments)</td>
</tr>
<tr>
<td>Post Oak East Apartments</td>
</tr>
<tr>
<td>Potters House at Primrose</td>
</tr>
<tr>
<td>Prairie Commons</td>
</tr>
<tr>
<td>Prairie Ranch Apartments</td>
</tr>
<tr>
<td>Preston Trace Apartments</td>
</tr>
<tr>
<td>Primrose at Highland Meadows</td>
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<tr>
<td>Primrose at Park Place</td>
</tr>
<tr>
<td>Primrose at Park Villas</td>
</tr>
<tr>
<td>Primrose of Cedar Hill</td>
</tr>
<tr>
<td>Prince Hall Gardens Apartments</td>
</tr>
<tr>
<td>Providence at Marine Creek</td>
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<tr>
<td>Providence at Prairie Oaks</td>
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<tr>
<td>Providence at Village Fair</td>
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<tr>
<td>Providence Mockingbird</td>
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<tr>
<td>Providence on the Park</td>
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<tr>
<td>Providence Place (aka Quail Creek Apartments)</td>
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<td>Providence Place II</td>
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<td>Provision at Melissa</td>
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<tr>
<td>Provision at North Valentine</td>
</tr>
<tr>
<td>Race Street Lofts</td>
</tr>
<tr>
<td>Renaissance Courts</td>
</tr>
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<td>Reserve at McAlister</td>
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<td>Reserve at Quebec</td>
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<td>Reserve II at Las Brisas</td>
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<td>Residences at Eastland</td>
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<tr>
<td>Residences of Long Branch</td>
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<tr>
<td>Ridge at Trinity Apartments</td>
</tr>
</tbody>
</table>
Tie-Breaker Information

**Tie-Breaker #1 (10 TAC §11.7(1))**
Applications proposed to be located in a census tract with a poverty rate below the average poverty rate for all awarded Competitive HTC Applications from the past three years (with Region 11 adding an additional 15% to that value and Region 13 adding an additional 5% to that value), are eligible for the first tie-breaker. Any of the tied Applications that meet the first part of the tie-breaker will progress to the second part. Then the Development in the census tract with the highest percentage of statewide rent burden for renter households at or below 80% Area Median Family Income (AMFI), will win the tie-breaker. Tied Applications that do not meet the first part of the tie-breaker or that are still tied after applying the second part of the tie-breaker will proceed to the second tie-breaker to break the tie.

<table>
<thead>
<tr>
<th>Is Site in a Region other than 11 or 13?</th>
<th>Yes</th>
<th>Poverty Rate = 28.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td>Poverty Rate is less than 15.629.</td>
</tr>
</tbody>
</table>

| Is Site in Region 11? |     | Poverty Rate = | |
|-----------------------|-----|----------------|
|  No                   |     | Poverty Rate is less than 30.629. |

| Is Site in Region 13? |     | Poverty Rate = | |
|-----------------------|-----|----------------|
|  No                   |     | Poverty Rate is less than 20.629. |

Rent Burden Rank = 4535 (lower number wins tie)

**Tie-Breaker #2 (10 TAC §11.7(2))**
Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report.

<table>
<thead>
<tr>
<th>Development Longitude:</th>
<th>-97.287766</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Latitude:</td>
<td>32.776937</td>
</tr>
</tbody>
</table>

Please triple check longitude and latitude.

Target Population: General

Closest Development serving same Population: Race Street Lofts

Application Number: 10119

Address: 2901 Race Street, Fort Worth 76111

Year of Award: 2010
## Palladium Fain Street

<table>
<thead>
<tr>
<th>Year</th>
<th>UID</th>
<th>TDHCA#</th>
<th>AMD_Name</th>
<th>Development_Name</th>
<th>Population_Served</th>
<th>Total_Units</th>
<th>LIHTC_Units</th>
<th>Straight Line Distance</th>
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</thead>
<tbody>
<tr>
<td>1995</td>
<td>13682</td>
<td>95048</td>
<td>Hillside (LIHTC)</td>
<td>Rock Island Hillside</td>
<td>General</td>
<td>175</td>
<td>105</td>
<td>2.5499860931 mi</td>
</tr>
<tr>
<td>2008</td>
<td>19512</td>
<td>8004</td>
<td>The Pavilion at Samuel's Place (LIHTC)</td>
<td>Samuel's Place</td>
<td>General</td>
<td>2.524226356 mi</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>20682</td>
<td>10119</td>
<td>Race Street Lofts (LIHTC)</td>
<td>Race Street Lofts</td>
<td>General</td>
<td>36</td>
<td>36</td>
<td>1.0663303597 mi</td>
</tr>
<tr>
<td>2017</td>
<td>24308</td>
<td>17028</td>
<td>The Vineyard on Lancaster (LIHTC-Supportive)</td>
<td>The Vineyard on Lancaster Supportive Housing</td>
<td>104</td>
<td>98</td>
<td>2.5871672763 mi</td>
<td></td>
</tr>
</tbody>
</table>

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Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department's ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed.

Application #19008  Development Name Palladium Fain Street
Development City Fort Worth  Development County Tarrant
☒ The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.

My Development Site is located in an area that is:
☐ Urban
☐ Rural (skip to page 4 of the packet)
☒ My Development Site is located in a distinct area known locally as (or named by the CRP as) “NEZ AREA FOUR” that is larger than the assisted housing footprint.

☒ This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) This CRP Packet is Bookmarked by Sections. Requested information is found by Section then Page Number of the complete PDF packet.

Developer Summary Pages 19 (Map), 20, 21 of 122; City of Fort Worth Briefing and Council Action Page 30, 31, 62, 79, 84, 86-87, 89-90 of 122;

☒ This packet includes a description of how this area was once vital and how it has lapsed into a condition requiring concerted revitalization, which can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Page 7 of 122.

☒ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

City of Fort Worth CRP Letter with Resolution of Support & Identifying Palladium Fain Street as most contributing

City of Fort Worth Briefing and Council Action Creating NEZ Area Four with Developer Summary

☐ The document(s) is included in its entirety.
☐ The document(s) can be found online at _____.

NOTE: Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan’s specific area. No more than two (2)
Local plans may be submitted for each proposed development. A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone (“TIRZ”) or Tax Increment Finance (“TIF) or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.

The URBAN CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(A)(iii)(I-IV):

1. The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located.
   - This packet includes the resolution(s) adopting the plan or local planning documents that compose the plan; or
   - This packet includes the resolution(s) of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan(s) and budget(s).

2. The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. A description of eligible problems for a CRP are found at 10 TAC §11.9(d)(7)(A)(iii)(II)(a) through (c).
   - A description of the process for public input on the problems in the plan can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Pages 6-9 of 122; City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 30-31, 79 of 122.
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) NEZ Area Four Developer Summary Pages 20-21 of 122; City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 62, 79, 92 of 122.
   - A description of how the process determined how the problems should be addressed and prioritized can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Pages 7, 8 of 122; City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 25-42 of 122.

3. The goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.
   - A description of the goals of the plan can be found at (document name, page number(s), etc) City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 86, 94 of 122.
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 80, 84, 88, 90 of 122.
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Page 9 of 122; NEZ Area Four Developer Summary Page 22 of 122; City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 94-106 of 122; (Funding occurs as private investment is made. There is NO CAP other than the Incentive levels. NEZ AREA FOUR is a new NEZ designated on January 29, 2019.) in funding for the plan.
   - Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Page 9 of 122; NEZ Area Four Developer Summary Page 22 of 122 – (previous NEZ amounts)

4. The plan must either be current at the time of Application and must officially continue for a minimum of three years thereafter OR the work to address the items in need of mitigation or rehabilitation has begun and, additionally, the Applicant must include confirmation from a public official who oversees the plan that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.
The plan is current at the time of Application, and the effective period for the plan is **FIVE YEARS** and can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Page 8 of 122; City of Fort Worth Briefing and Council Action Creating NEZ Area Four Pages 80, 84, 88, 90 of 122; or

- Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) AND.
- Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) City of Fort Worth CRP Letter Pages 6-9 of 122.

Provide any comments or additional information in the box below, if applicable.

<table>
<thead>
<tr>
<th>URBAN CRP Requested Scoring. Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.</td>
</tr>
<tr>
<td>☑ A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).</td>
</tr>
<tr>
<td>2. Applications may receive (2) points in addition to those above if the 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 (as applicable).</td>
</tr>
<tr>
<td>☑ An adopted resolution from the city of Fort Worth is included in this packet (a letter MAY NOT be submitted in place of a resolution).</td>
</tr>
<tr>
<td>☐ An adopted resolution from ______ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).</td>
</tr>
<tr>
<td><strong>NOTE:</strong> A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application. If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.</td>
</tr>
<tr>
<td>3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).</td>
</tr>
<tr>
<td>☑ Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP.</td>
</tr>
<tr>
<td>☑ A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.</td>
</tr>
<tr>
<td>Indoor Recreation: Riverside Community Center – 3700 E. Belknap, Fort Worth = 1717 feet from Site Boundary</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>Outdoor Recreation: Sylvania Park – 3700 E. Belknap, Fort Worth = 1065 feet from Site Boundary</td>
</tr>
<tr>
<td>Outdoor Recreation: Sandy Oaks Park – 5000 Bernice Street Haltom City = 4191 feet from Site boundary</td>
</tr>
<tr>
<td>Grocery and Pharmacy: Walmart Supercenter – 3851 Airport Freeway, Fort Worth = 1385 feet from Site Boundary</td>
</tr>
</tbody>
</table>

Provide any comments or additional information in the box below, if applicable.

The RURAL CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(B)(i-iii):

Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive 4 points for the Rehabilitation or demolition and Reconstruction of a development in a rural area that has been leased at 85% or greater for the six months preceding Application by low income households and which was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program.

   - The Application proposes Rehabilitation; or
   - The Application proposes demolition and Reconstruction; and
   - Evidence that the development has been leased at 85% or greater for the six months preceding Application by low income households can be found at (document name, page number(s), etc) ; and
   - Evidence that the development was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program can be found at (document name, page number(s), etc) .

   Note: The occupancy percentage will not include Units that cannot be occupied due to needed repairs, as confirmed by the PCA or CNA. Demolition and relocation of units must be determined locally to be necessary to comply with the Affirmatively Furthering Fair Housing Rule, or if necessary to create an acceptable distance form Undesirable Site Features or Neighborhood Risk Factors.

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality (or county if the Development Site is completely outside of a city) as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).

   - An adopted resolution from the city of Fort Worth is included in this packet (a letter MAY NOT be submitted in place of a resolution); or
   - An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution);

   Note: Where a Development Site crosses jurisdictional boundaries, resolutions from all applicable governing bodies must be submitted. A municipality or county may only identify one single Development during each Application Round for each
specific area to be eligible for the additional points under this subclause. If multiple Applications submit resolutions under this subclause from the same Governing Body for a specific area described in the plan, none of the Applications shall be eligible for the additional points.

3. Applications may receive (1) additional point if the development is in a location that would score at least five (5) points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).

☐ Development Site is within the required radius of the eligible amenities and/or services listed below, 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.

Provide any comments or additional information in the box below, if applicable.
February 20, 2019

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and
Community Affairs 221 East 11th Street
Austin, Texas 78701

Re: Concerted Revitalization Plan for 2019 Application for 9% Housing Tax Credits

Dear Director Holloway,

I am writing to provide additional information to you regarding the City of Fort Worth’s revitalization area known as Neighborhood Empowerment Zone (NEZ) Area 4. The City developed its NEZ plan in 2001, which adopted criteria for specific areas of the City to be designated as Neighborhood Empowerment Zones and made those areas eligible for a variety of development incentives including development fee waivers and municipal property tax abatements. As you are aware, NEZs are allowed under the Texas Local Government Code §378 and the City was the first Texas city to create NEZs in 2000 when the statute was first passed. The statutory purpose of a NEZ is to create or rehabilitate affordable housing; increase economic development; or increase the quality of social services, education, or public safety in the zone. On January 29, 2019, after a lengthy review of the NEZ program by City staff and an outside consultant, Ricker Cunningham, LLC, which included extensive community stakeholder meetings to receive input on the NEZ program, the City Council authorized the consolidation of its 20 NEZs into 6 NEZ areas (M&C G-19469, Ordinance No. 23552-01-2019, and Resolution No. 5042-01-2019).

In order to be designated a NEZ by the City Council, an area must meet the following criteria:

- Promotes the creation of affordable housing in the zone; or an increase in economic development in the zone; or an increase in the quality of social services, education, or public safety provided to residents in the zone; or the rehabilitation of affordable housing in the zone;
• Meets the criteria for a Reinvestment Zone
• Be 100% Community Development Block Grant (CDBG) eligible;
• Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
• May encompass an existing neighborhood or several neighborhoods;
• Have a concentration of population at or below poverty level;
• Have a low median household income and per capita income;
• Contain a predominance of substandard homes/aged housing stock;
• Have a higher than average vacancy rate;
• Have a higher than average rate of crimes against persons or property;
• Have low commercial permit values; and
• May contain areas targeted for revitalization.

City Staff developed the boundary of NEZ Area 4 with public input. After notice was published in the newspaper and holding a public hearing, the City Council approved the creation of NEZ Area 4 along with the other new NEZ areas.

The City Council determined that a NEZ designation with complementary designations of Reinvestment Zones provides the City with the best municipal planning strategy for concerted community revitalization in designated neighborhoods, and specifically NEZ Area 4 in which the proposed Palladium Fain Street site is located. The City believes that NEZ Area 4 meets the 2019 QAP Revitalization Plan requirements. The paragraphs in italics are excerpts from the QAP, and information on how NEZ Area 4 specifically meets the QAP’s requirements is included below the relevant QAP section.

(1) An application may qualify to receive points if the Development Site is located in a distinct area that was once vital and has lapsed into a condition requiring concerted revitalization, and where a concerted revitalization plan ("plan" or "CRP") has been developed and executed.

What is now NEZ Area 4 was once the vibrant Riverside neighborhood connected to downtown by a bridge across the Trinity River in the early 1900s. By the 1980s the neighborhood and surrounding area began to experience a decline in part because middle-income families from central city areas like Riverside began moving to the new suburban neighborhoods. The Riverside area’s income and demographic profile began to change in the 1990s. Aging houses and once new apartments became attractive to families with less income which burdened the businesses serving the community. By 2000, neighborhood residents worked with the City on strategies that could lead to community revitalization. This public engagement and new state laws offered options for the City to put into place a concerted revitalization plan for the Riverside neighborhood, now incorporated into new NEZ Area 4 and Reinvestment Zone 4R.

Neighborhood Services Department
City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328
(I) The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located. The resolution adopting the plan, or if development of the plan and budget were delegated, the resolution of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan and budget, must be submitted with the application.

As shown in the attached Resolutions and M&C, NEZ Area 4 was adopted by City Council in 2019 for a period of 5 years.

(II) The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. Eligible problems that are appropriate for a concerted revitalization plan may include the following:

- (a) long-term disinvestment, such as significant presence of residential and/or commercial blight, streets infrastructure neglect, and/or sidewalks in significant disrepair;

- (b) declining quality of life for area residents, such as high levels of violent crime, property crime, gang activity, or other significant criminal matters such as the manufacture or distribution of illegal substances or overt illegal activities;

- (c) lack of a robust economy for that neighborhood area, or, if economic revitalization is already underway, lack of new affordable housing options for long-term residents.

The 2018 City's Comprehensive Plan states, “Neighborhood Empowerment Zone (NEZ) Program is a City Council initiative encouraging central city revitalization. Development incentives such as tax abatements and fee waivers, authorized by state law, have been approved by the City Council.” NEZ Area 4 qualified as a NEZ because it met the criteria for Reinvestment Zone designation including the following:

1. The area is reasonably likely as a result of the designation to contribute

Neighborhood Services Department
City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328
to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the area and that would contribute to the economic development of the City; and
2. The area is substantially arresting and impairing the sound growth of the municipality creating the zone because of the presence of a substantial number of substandard, slum, deteriorated, or deteriorating structures.
3. The area be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality.

Progress since NEZ Designation

Since the adoption of the Riverside NEZ in 2003 (which is now incorporated in NEZ Area 4), City staff has worked to attract reinvestment into this neighborhood. Numerous single family homes have been renovated or redeveloped through NEZ incentives revitalizing the aging neighborhood and attracting new residential development to the area. In addition, a new 8,000 square feet medical and dental professional office building located at 3825 Yucca Avenue utilized the NEZ incentives. Numerous restaurants including McDonalds and KFC, as well as several locally-owned full service restaurants, have invested in the Riverside NEZ area in addition to a CVS Pharmacy, a Walgreens and an El Rancho super market. New market rate apartments and townhouses are being developed in the area as well other new locally-owned businesses. The continued revitalization of NEZ Area 4 with its close proximity to downtown as well as access to Highway 121 makes it an appropriate area for the placement of much needed affordable housing.

If you have any questions or concerns regarding this matter please contact Chad LaRoque, Neighborhood Services Department, at 817.392.2661.

Sincerely,

[Signature]
Aubrey Thigard, Director
Neighborhood Services Department

Attachments:  M&C G-19469
                Resolution 5042-01-2019
                Ordinance 23552-01-2019

CC:  Chad LaRoque, Neighborhood Services Department
     Vicki Ganske, Senior Assistant City Attorney
     Tom Huth, Palladium USA International, Inc.

Neighborhood Services Department
City of Fort Worth ★ 200 Texas Street ★ Fort Worth, Texas 76102
817-392-7540 ★ Fax 817-392-7328
A Resolution

NO. 5057-02-2019

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR PALLADIUM FAIN STREET, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT PALLADIUM FAIN STREET CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY’S CONCERTED REVITALIZATION EFFORTS OF NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR

WHEREAS, the City’s 2018 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City’s 2019-2023 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Palladium Fain Street, Ltd., an affiliate of Palladium USA International, Inc., has proposed a development for affordable multifamily rental housing named Palladium Fain Street to be located at 4001 Fain Street in the City of Fort Worth;

WHEREAS, Palladium Fain Street, Ltd. has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2019 Competitive (9%) Housing Tax Credits for Palladium Fain Street apartments, a new complex consisting of approximately 108 units, of which at least five percent (5%) of the total units will be Permanent Supportive Housing units and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA’s 2019 Qualified Allocation Plan (“QAP”) provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as “contributing more than any other to concerted revitalization efforts” of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones (“NEZ”) beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into six (6) NEZs in January 2019 (M&C G-19469). All of the City’s NEZs are included in the City’s annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2018 Comprehensive Plan, Part II, Chapter 5:Housing);
WHEREAS, the Palladium Fain Street apartments are located in NEZ Area Four; and

WHEREAS, the City has determined that the application for Palladium Fain Street apartments submitted to TDHCA by Palladium Fain Street, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area 4.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Palladium Fain Street, Ltd. to the Texas Department of Housing and Community Affairs for 2019 Competitive (9%) Housing Tax Credits for the purpose of the development of Palladium Fain Street apartments to be located at the north side of Fain Street west of Kings Highway (TDHCA Application No. 19008), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not to exceed $2,500.00 to Palladium Fain Street, Ltd. conditioned upon receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City’s Comprehensive Plan and Action Plan, and that adequate controls are in place through the City’s Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Palladium Fain Street apartments (TDHCA Application No. 19008) as the development in the 2019 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Four, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Palladium Fain Street, Ltd.

Adopted this 12th day of February 2019.

ATTEST:

By: Mary J. Kayser, City Secretary

DATE: Tuesday, February 12, 2019

LOG NAME: 192019_RESOLUTIONS_SPERCENT_HTC

SUBJECT:
Consider and Adopt Resolutions of Support and Resolutions of No Objection for 2019 Competitive Housing Tax Credit Applications, Approve Commitments of Development Funding, Determine which Developments Contribute more than Any Other to the City’s Concerted Revitalization Efforts, and make Related Determinations (COUNCIL DISTRICTS 4, 6, 7, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Acknowledge the receipt of requests for City support for applications to the Texas Department of Housing and Community Affairs for 2019 Competitive (9%) Housing Tax Credits from various developers;

2. Consider and adopt the attached Resolutions of Support and Resolutions of No Objection for 2019 applications for Competitive (9%) Housing Tax Credits for the proposed multifamily housing developments listed below to be located at various sites throughout the City;

3. Approve fee waivers in an amount not to exceed $2,500.00 for each of the developments listed below that receive a Resolution of Support as the City’s commitment of development funding, find that the fee waivers for these developments serve the public purpose of providing quality, accessible, affordable housing for low to moderate income households, in accordance with the City’s Comprehensive Plan and Annual Action Plan, and find that adequate controls are in place through the Neighborhood Services Department to carry out such public purpose;

4. Determine that Palladium Fain Street, Cielo Place, Sunset at Fash Place, and Avenue at Sycamore Park are the developments that contribute more than any other to the City’s concerted revitalization efforts either in an Urban Village, a Neighborhood Empowerment Zone, or a distinct area within a Neighborhood Empowerment Zone with a Strategic Plan; and

5. Determine that the Columbia Renaissance Square III and Southside at Broadway developments are specifically allowed to be located in census tracts that have more than 20 percent Housing Tax Credit units per total households and that these developments are consistent with the City’s obligation to affirmatively further fair housing.

DISCUSSION:

On November 13, 2018, the City Council adopted a policy for City support of applications to the Texas Department of Housing and Community Affairs (TDHCA) for Noncompetitive (4%) and Competitive (9%) Housing Tax Credits and for City commitments of development funding (M&C G-19421). On December
11, 2018, the City Council amended the policy to correct the set aside of Permanent Supportive Housing (PSH) units from ten percent to five percent of the total units in 9% tax credit projects (M&C G-19435). This year the City received eleven applications from developers requesting Resolutions of Support for proposed 9% tax credit developments in Fort Worth, but one application has been withdrawn by the developer. Staff has reviewed the applications for consistency with the City's policy.

**Resolutions of Support:**
Staff requests that the City Council consider and adopt Resolutions of Support for the following developments as they have met the unit set aside criteria and notification requirements outlined in the City's policy. Additionally, all of these developments are located in close proximity to jobs, retail, transit and services. None of these developments are tax exempt.

**Resolutions of Support, Local Development Funding, Concerted Revitalization Plan:**
The following developments are also recommended to receive local Commitments of Development Funding and are the ones that contribute more than any other to the City's Concerted Revitalization Plans:

- **Palladium Fain Street** to be developed by Palladium Fain Street, Ltd., an affiliate of Palladium USA International, Inc. to be located at 4001 Fain Street (Council District 4). The site for the proposed development is zoned "PD" – Planned Development for all uses in "D" High Density Multifamily.

- **Cielo Place** to be developed by Cielo Place, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 3101 Race Street (Council District 9). The site for the proposed development is zoned "MU-1" – Low Intensity Mixed-Use and "CF" – Community Facilities. Developer is currently working with City to determine if a zoning change is required.

- **Sunset at Fash Place** to be developed by Sunset at Fash Place, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 2504 Oakland Boulevard (Council District 8). The site for the proposed development is zoned "CF" – Community Facilities and "A-10" – One Family, proposed to be changed to "PD" – Planned Development.

- **Avenue at Sycamore Park** to be developed by GFH Avenue at Sycamore Park, Ltd., an affiliate of Ground Floor Affordable Housing, LLC, to be located at 2601 Avenue J (Council District 8). The site for the proposed development is zoned "UR" – Urban Residential. The proposed development will not be tax exempt.

**Resolution of Support and Local Development Funding:**
The following developments are also recommended to receive local Commitments of Development Funding:

- **Churchill at Golden Triangle Community** to be developed by Churchill at Golden Triangle Community, L.P., an affiliate of Churchill Senior Residential, LLC, to be located in the 11000 block of Metroport Way (Council District 7). The site for the proposed development is zoned "PD" – Planned Development for all uses in "D" High Density Multifamily.

- **Everly Plaza** to be developed by Everly Plaza, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, to be located at 1801 8th Avenue (Council District 9). The site for the proposed development is zoned "NS" – Near Southside.

**Resolutions of No Objection:**
Staff recommends that the City Council consider and adopt Resolutions of No Objection for the following developments as they have met the unit set aside criteria and notification requirements outlined in the policy. None of these developments are tax exempt.
Residences at Fairmount to be developed by NDG Fairmount Housing Partners, LTD, an affiliate of The NuRock Companies, to be located at 2260 Hemphill Street (Council District 9). The site for the proposed development is zoned "E" – Neighborhood Commercial, proposed to be changed to "UR" – Urban Residential.

Reserve at Risinger to be developed by Reserve at Risinger LLC, an affiliate of MVAH Partners LLC, to be located at the southwest corner of Risinger Road and McArt Ave (Council District 6). The site for the proposed development is zoned "C" – Medium Density Multifamily.

Columbia Renaissance Square III to be developed by Columbia Renaissance Square III, LP, an affiliate of New Columbia Residential, LLC, to be located at 2829 Moresby Street (Council District 8). The site for the proposed development is zoned "PD" – Planned Development.

Southside at Broadway to be developed by FW Southside at Broadway Housing, LP, an affiliate of OM Housing, LLC, to be located at 301 South Freeway (Council District 8). The site for the proposed development is zoned "NS" – Near Southside.

Commitment of Development Funding:
The policy allows a local commitment of development funding at City Council discretion. This commitment of development funding qualifies tax credit applicants for an additional point and increases the competitiveness of their applications to TDHCA. Staff requests that City Council approve commitments of development funding in the form of fee waivers in an amount not to exceed $2,500.00 for each development recommended for a Resolution of Support. The fee waiver amount may be applied to (a) building permit related fees (including Plans Review, Inspections and Re-inspection Fees); (b) Plat/Replat Application Fees; (c) Board of Adjustment Application Fees; (d) Demolition Fees; (e) Structure Moving Fees; (f) Zoning Fees; (g) Street/Alley and Utility Easement Vacation Application Fees; (h) Temporary Encroachment Fees; (i) Consent/Encroachment Agreement Application Fees; (j) Urban Forestry Application Fees; (k) Sign Permit Fees; (l) Community Facilities Agreement (CFA) Application Fees; and (m) Street Closure Fees.

Fee waivers will be conditioned upon the development receiving an award of tax credits from TDHCA. The City’s Neighborhood Services Department will be responsible for verifying that the public purpose for the fee waivers is carried out.

Concerted Revitalization Plan:
TDHCA rules state that an application may receive additional points if the proposed development is identified in a resolution as contributing more than any other development to a city or county’s concerted revitalization efforts. The City has created Urban Villages to help promote central city revitalization. They are districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. The City’s Neighborhood Empowerment Zones (NEZs) were created to promote affordable housing and economic development in the designated zone. Four NEZs have adopted Strategic Plans for certain distinct areas located in the larger NEZ to guide the rebuilding neighborhoods with compatible quality infill housing and appropriate mixed use development in commercial areas. On January 29, 2019 the City Council amended the City’s NEZ program and policies and consolidated 20 NEZ areas into six (M& Cs G-19467, G-19468 and G-19469). All of the City’s Urban Villages and NEZs are included in the City’s annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2018 Comprehensive Plan, Part II, Chapter 5: Housing, and Part III, Chapter 10: Economic Development).

The Palladium Fair Street, Cielo Place, Sunset at Fash Place, and Avenue at Sycamore Park developments are located either in Urban Villages created by City Council in 2002, a NEZ created by City Council in 2019, or a distinct area within a NEZ with a Strategic Plan. Staff determined that these developments will significantly contribute to the City’s ongoing revitalization efforts in each of the Urban Villages and NEZs in which they will be located since the recommended developments are new affordable
housing for households earning at or below 80 per cent of Area Median Income. In addition, the increased density of this new housing will support the new retail, office and other housing development located or being developed in each Urban Village and NEZ. Staff recommends that the City Council adopt the attached Resolutions determining that the Palladium Fain Street, Cielo Place, Sunset at Fash Place, and Avenue at Sycamore Park developments contribute more than any other developments to the City's concerted revitalization efforts underway in the Urban Villages and NEZs in which they are located.

**Limitations on Developments in Certain Census Tracts:**
TDHCA rules state that if a proposed development will be located in a census tract with more than 20 percent Housing Tax Credit units per total households as established by the five year American Community Survey, it will be ineligible for tax credits unless the governing body of the jurisdiction votes to specifically allow the development, and also submits a Resolution to TDHCA stating that the proposed development is consistent with the jurisdiction's federal obligation to affirmatively further fair housing.

The Columbia Renaissance Square III and Southside at Broadway developments will be located in census tracts in which more than 20 percent of the total households are Housing Tax Credit units. Staff recommends that City Council vote to specifically allow these developments, and approve the additional finding in the attached Resolutions that they are consistent with the City's obligation to affirmatively further fair housing.

These proposed developments are subject to all applicable City laws, ordinances, policies and procedures including those pertaining to zoning changes and annexation. Councilmember support for purposes of approving these Resolutions does not constitute approval of any required zoning change or annexation.

The proposed developments are located in COUNCIL DISTRICTS 4, 6, 7, 8 and 9.

This M&C does not request approval of a contract with a business entity.

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**FISCAL INFORMATION / CERTIFICATION:**
The Director of Finance certifies that this action will have no material effect on the City's Fiscal Year 2019 Budget. Upon approval, permitting and related fees will be waived in an amount up to $17,500.00 to assist in facilitating the goals of the City's Comprehensive Plan and Annual Action Plan.

**FUND IDENTIFIERS (FIDs):**

<table>
<thead>
<tr>
<th>TO</th>
<th>Fund</th>
<th>Department ID</th>
<th>Account</th>
<th>Project ID</th>
<th>Program</th>
<th>Activity</th>
<th>Budget Year</th>
<th>Reference # (Chartfield 2)</th>
<th>Amount</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>FROM</th>
<th>Fund</th>
<th>Department ID</th>
<th>Account</th>
<th>Project ID</th>
<th>Program</th>
<th>Activity</th>
<th>Budget Year</th>
<th>Reference # (Chartfield 2)</th>
<th>Amount</th>
</tr>
</thead>
</table>

**CERTIFICATIONS:**

Submitted for City Manager's Office by: Fernando Costa (6122)

Originating Department Head: Aubrey Thagard (8187)

Additional Information Contact: Chad LaRoque (2661)
Concerted Neighborhood Revitalization Plan

NEZ AREA FOUR

The following section is a Developer Summary to assist the TDHCA staff in their review of the Neighborhood Empowerment Zone (NEZ) AREA FOUR as a City of Fort Worth concerted revitalization plan. Exhibits in this first section were retrieved from City documents and/or emails from City of Fort Worth staff.

The “Plan” is made up of multiple complementary City Council actions taken as a result of a City Review of the NEZ Program internally as well as by a private consulting firm hired by the City to conduct resident and neighborhood community outreach, existing NEZ analysis and proposed recommendations.
INTRODUCTION:

On January 29, 2019 the Fort Worth City Council authorized the creation and designation of the “NEZ AREA FOUR” in accordance with Sections 378.002 and 378.003 of the Texas Local Government Code including designating a corresponding Reinvestment Zone No. 4R. Moreover, the Council adopted a Neighborhood Empowerment Zone (NEZ) Policy Statement and NEZ Basic Incentives. These actions formed a concerted neighborhood revitalization plan where the development site is located. The Council action was in response to an eight month review which included public outreach, public hearings and analysis of the former NEZ program and its 20 existing NEZ areas created at various times since 2003 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone.

The City’s study included hiring the consultant firm of Ricker Cunningham LLC based in Dallas, Texas to conduct various community stakeholder meetings to receive input on the City’s NEZ program. The Council was briefed during the course of the study. On September 25, 2018, the Council was presented the FINAL NEZ Report, “Neighborhood Empowerment Zone Program Study Briefing”, summarizing the NEZ program review and offered Council recommendations. As a result of this public process and analysis for each of the existing NEZ areas including the Riverside NEZ where the development site was located, the Fort Worth City Council consolidated the Riverside NEZ and Six Points NEZ creating the NEZ AREA FOUR on January 29, 2019.

City Staff recommended to the Fort Worth City Council at their January 29th meeting the termination of the 20 NEZ’s and revision of some of the existing NEZ’s, inclusion of other areas, amendments to the existing Program Basic Incentives and Tax Abatement Policy, NEZ Program Administrative Procedures and the NEZ Program Policy Statement. The Fort Worth City Council terminated the existing 20 Neighborhood Empowerment Zone (NEZ) areas including the Riverside NEZ where the development site was located. This action included the termination of its respective Reinvestment Zone No. 11. The Council authorized the consolidation of NEZ areas into six larger NEZ areas by Resolution No. 5042-01-2019. The former Six Points NEZ and former Riverside NEZ area was consolidated into one (1) named “NEZ AREA FOUR” which is the Plan area where the development site is located.

EXISTING NEZ AREAS PRIOR TO JANUARY 29, 2019
BOUNDARIED MAP FOR CONSOLIDATED RIVERSIDE NEZ AND SIX POINTS NEZ FORMING “NEZ AREA FOUR” ADOPTED BY FORT WORTH CITY COUNCIL ON JANUARY 29, 2019.

Palladium Fain Street Development Site

Proposed NEZ Areas
City Limits
DESCRIPTION OF THE NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) AREA FOUR

City of Fort Worth’s Concerted Revitalization Letter describes the NEZ AREA FOUR and more specifically the Riverside neighborhood in which the development site is located as a once vibrant area that over time lapsed into a condition requiring concerted revitalization.

“What is now NEZ Area 4 was once the vibrant Riverside neighborhood connected to downtown by a bridge across the Trinity River in the early 1900s. By the 1980s the neighborhood and surrounding area began to experience a decline...Aging houses and once new apartments became attractive to families with less income which burdened businesses serving the community. By 2000, neighborhood residents worked with the City on strategies that could lead to community revitalization.”

New State laws offered the City of Fort Worth and all Texas municipalities program options to adopt for neighborhood revitalization. The NEZ program with the creation of a Reinvestment Zone provided such a concerted plan for revitalization in urban core neighborhoods in Fort Worth.

The City’s review of the Program in 2018 found the program was working but needed some restructuring and amendments to the former policies. As part of the Council action taken on January 29th, the Fort Worth City Council combined the Riverside NEZ and Six Points NEZ by Resolution No. 5042-01-2019 creating NEZ AREA FOUR. In addition, the Council designated the Reinvestment Zone No. 4R for NEZ AREA FOUR by Ordinance No. 23552-01-2019 for the purpose of granting residential and commercial-industrial tax abatements, as authorized by and in accordance with Chapter 312 of the Texas Tax Code. Further, the Council amended the NEZ Incentive policy providing for tax abatements and significant City fee reductions and/or waivers among other incentives as the City’s ongoing public investment to further NEZ revitalization goals.

In accordance with Sections 378.002 and 378.003 of the Texas Local Government Code, the City of Fort Worth found NEZ AREA FOUR met the conditions and needs described in the Code and created NEZ AREA FOUR by Resolution No. 5042-01-2019 for the public purpose of increasing the public health, safety, and welfare of the neighborhood. In addition, the Council also found the conditions and needs of NEZ AREA FOUR met and satisfied the requirements of Section 312.202 Tax Code. Section 312.202 provides for the designation of a reinvestment zone. For an area to qualify as a reinvestment zone under Section 312.202, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;
(B) the predominance of defective or inadequate sidewalks or streets;
(C) faulty size, adequacy, accessibility, or usefulness of lots;
(D) unsanitary or unsafe conditions;
(E) the deterioration of site or other improvements;
(F) tax or special assessment delinquency exceeding the fair value of the land;
(G) defective or unusual conditions of title;
(H) conditions that endanger life or property by fire or other cause; or
(I) any combination of these factors;
(2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality;

(3) be in a federally assisted new community located in a home-rule municipality or in an area immediately adjacent to a federally assisted new community located in a home-rule municipality;

(4) be located entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318);

(5) encompass signs, billboards, or other outdoor advertising structures designated by the governing body of the municipality for relocation, reconstruction, or removal for the purpose of enhancing the physical environment of the municipality, which the legislature declares to be a public purpose; or

(6) be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

(b) For purposes of this section, a federally assisted new community is a federally assisted area:

(1) that has received or will receive assistance in the form of loan guarantees under Title X of the National Housing Act (12 U.S.C. Section 1749aa et seq.); and

(2) a portion of which has received grants under Section 107 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5307) made pursuant to the authority created by that section for grants in behalf of new communities assisted under Title VII of the Housing and Urban Development Act of 1970; or Title IV of the Housing and Urban Development Act of 1968; or in behalf of new community projects assisted under Title X of the National Housing Act (12 U.S.C. Section 1749aa et seq.).

To further describe the area, the NEZ program study conducted by the City’s Consultant, Ricker Cunningham, analyzed each NEZ area as part of the analysis work leading up to the January 29th Council action. Below is the summary analysis for the Riverside NEZ where the development site is located.
Neighborhood Revitalization Success – NEZ

While the NEZ AREA FOUR concerted revitalization plan is new, the former Riverside NEZ which is one of the two NEZ’s consolidated in the Council action on January 29th, did achieve successful outcomes from the City’s concerted revitalization plan creating the Riverside Neighborhood Empowerment Zone and a Reinvestment Zone for the Riverside neighborhood community. Below is a summary of the revitalization successes and public investment through tax abatements and/or fee reductions and waivers.

The Riverside NEZ and the Six Points NEZ above make up NEZ AREA FOUR. In just the seven years reflected above, total estimated private improvement value was $10,479,973 with a total incentive benefit of $376,612. Total NEZ program for the City of Fort Worth is $834,094,993 with a total incentive benefit of $14,215,194. While some NEZ’s experienced higher levels of private investment than others, the bottom line is that the Program is achieving success in these targeted neighborhoods. The NEZ’s that were determined by the Fort Worth City Council to have reached their revitalization goals were permanently terminated as part of the January 29th Council action.

NEZ Area 4 allows for fee waivers after a NEZ application is submitted and the project is certified. As such, anticipating the Palladium Fain Street will be certified, we have excluded City of Fort Worth Impact Fees in the amount of $638,794 and Permit Fees of $41,962.
The following City of Fort Worth’s documents consist of multiple but complementary adopted policies, ordinances, and resolutions creating the NEZ AREA FOUR and Reinvestment Zone 4R – A Concerted Revitalization Plan.
NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM STUDY
Briefing to the City Council
Tuesday, Sept. 25, 2018

Aubrey Thagard, Neighborhood Services Director
BACKGROUND

• Fall 2017 - M&C to terminate certain NEZ areas
• Ricker Cunningham hired to evaluate NEZ Program
• Spring/Summer 2018 meeting with various community stakeholders in the NEZ study,
• April 10 interim report presented to Council
• Staff and consultants continue data collection/analysis throughout summer
• August/September - New NEZ Geography devised; outreach to stakeholders and Council members
- Central City revitalization supported by Economic Development Strategic Plan
- Need greater **programmatic efficiencies** and more judicious allocation of resources
- Central city revitalization has been a **good investment** for the entire community
- **Sales tax revenue** in the subject NEZs totals more than $900,000 per year
- Transit improvements will require **densification** and early projects will require “gap” financing assistance
- **Affordable and workforce housing** will remain out of reach without NEZ assistance
- Eliminating NEZ program in select areas will diminish City’s **return on investment**
1. Revise project eligibility requirements consistent with state law that supports:
   a. Creation of affordable housing
   b. Increasing economic development activity
   c. Providing social services
   d. Enhancing public safety
   e. Rehabilitating affordable housing

2. **Provide more certainty** in application process
   (i.e., City Council input during application process)

3. **Redesign internal review protocols** to ensure greater efficiency during application process
STUDY DIRECTION

DISSOLVE THE EXISTING 20 NEZ AREAS

• Create a single NEZ encompassing focusing on the City’s most distressed neighborhoods
• Use neighborhood profile area data to determine new boundaries
• Elevate project eligibility criteria for incentives (i.e., but-for)
20 Existing NEZ Areas
Stakeholder Supported Criteria

- Median Household Income
- Commercial Building Permit Count
- Commercial Building Permit Value
- Crimes against Property (per 1000 persons)
- Crimes against People (per 1000 persons)
- Population Per Acre (per square mile)
- Percent Vacant Housing Units
- Property Utilization (as measured by value)
- Percent Unemployed
- Homeowner Vacancy Rate
- Housing Stock Built Prior to 1989
- Lack of Plumbing
- Lack of Kitchen

Staff Supported Criteria

- Remove neighborhoods above 120% of FW median HH income
- Remove neighborhoods with Industrial Growth Center (IGC)
- Remove neighborhoods primarily greenfield development
- Remove neighborhoods realizing investment without incentives
- Do not count commercial building permit score in areas with IGC
CRITERIA FOR NEZ GEOGRAPHY

- CDBG eligible
- Low Median Household Income and per capita income
- Concentration of population at or below poverty level
- Predominance of substandard homes/aged housing stock
- Higher than average vacancy rate
- Higher than average rates of crimes against persons or property
- Low commercial permit value
- Areas targeted for revitalization
RECOMMENDATIONS

- **Terminate** the following NEZ areas:
  - Berry/University
  - Trinity Park
  - Northeast 820/I-30

- **Revise** current NEZ area boundaries:
  - 28th Street-Meacham
  - Stop Six
  - Northside
  - Rolling Hills
  - Historic Southside
  - Magnolia Village
  - Hemphill/Berry

- **Expand** NEZ into new neighborhoods (NPAs):
  - Las Vegas Trail
  - Ash Crescent
  - Greater Southeast
  - Diamond Hill-Jarvis
Proposed New NEZ Geography
Fiscal Impact

- 36% increase in overall land mass
- 48% estimated decrease in potential fee waivers and abatements from areas removed

<table>
<thead>
<tr>
<th>Taxes Abated on $6,728,887</th>
<th>Fees Waived</th>
<th>Total Incentives in 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>$52,504.00</td>
<td>$289,916.00</td>
<td>$342,420.00</td>
</tr>
<tr>
<td>X 48% =</td>
<td></td>
<td>$164,362.00 (Net gain)</td>
</tr>
</tbody>
</table>

*Net gain*
PROPOSED ELIGIBILITY CRITERIA FOR PROJECTS

Income-Producing Uses
1. Advances statutory requirements
2. Located within targeted neighborhoods
3. Possesses economic gap ("but-for")
4. Market-supportable
5. Furthers community revitalization
## Development Program

<table>
<thead>
<tr>
<th>Development Program</th>
<th>Units/Spaces</th>
<th>Square Feet</th>
<th>Assumption Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail/Restaurant</td>
<td></td>
<td>0</td>
<td>797 SF/Unit</td>
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<tr>
<td>Residential (Rental)</td>
<td>138</td>
<td>110,000</td>
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<tr>
<td>Residential (For-Sale)</td>
<td>0</td>
<td>0</td>
<td>1,800 SF/Unit</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td>110,000</td>
<td></td>
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<tr>
<td>Project Land Area</td>
<td></td>
<td>178,204</td>
<td>4.1 Acres</td>
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<tr>
<td>Floor Area Ratio</td>
<td></td>
<td>62%</td>
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<tr>
<td>Surface Parking (New)</td>
<td>207</td>
<td>68,310</td>
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<tr>
<td>Structured Parking (New)</td>
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## Estimated Project Value (Stabilized Yr)

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<tr>
<th>Estimated Project Value (Stabilized Yr)</th>
<th>Assumption Factors</th>
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<tbody>
<tr>
<td>Total Retail/Restaurant Rentable SF</td>
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<tr>
<td>Rent/SF</td>
<td>$22.00</td>
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<tr>
<td>Total Residential Rentable SF</td>
<td>99,000</td>
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<td>Rent/SF</td>
<td>$24.00</td>
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<td>Total Parking Spaces (Covered)</td>
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<td>Rent/Space</td>
<td>$360</td>
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<td>Gross Income</td>
<td>$2,408,400</td>
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<tr>
<td>Occupancy</td>
<td>94%</td>
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<tr>
<td>Effective Gross Income</td>
<td>$2,263,896</td>
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<tr>
<td>Operating Costs</td>
<td>$966,000</td>
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<tr>
<td>Net Operating Income</td>
<td>$1,297,896</td>
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<tr>
<td>Capitalization Rate</td>
<td>7.0%</td>
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<tr>
<td>Project Value – Retail/Residential Rental</td>
<td>$18,541,371</td>
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<tr>
<td>Total Housing Units</td>
<td>0 %</td>
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<tr>
<td>Sales Price/Unit (Wtd Avg)</td>
<td>$0</td>
</tr>
<tr>
<td>Gross Revenue</td>
<td>$0</td>
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<tr>
<td>Less Marketing Costs</td>
<td>$0</td>
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<tr>
<td>Net Sale Proceeds</td>
<td>$0</td>
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<tr>
<td>Project Value – For-Sale Housing</td>
<td>$0</td>
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<tr>
<td>Total Project Value</td>
<td>$18,541,371</td>
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* Retail based on triple net lease.

## Development Cost Estimate

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<th>Development Cost Estimate</th>
<th>Assumption Factors</th>
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<td>Property Acquisition</td>
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<td>Site Development</td>
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<td>Building Construction (Hard Costs)</td>
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<tr>
<td>Construction Contingency</td>
<td>$1,366,204</td>
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<tr>
<td>Soft Costs (% of Hard Costs)</td>
<td>$2,049,306</td>
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<tr>
<td>Developer Profit</td>
<td>$1,480,254</td>
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<tr>
<td>Total Project Cost</td>
<td>$19,983,436</td>
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## Development Economic Summary

<table>
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<th>Development Economic Summary</th>
<th>Assumption Factors</th>
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<tr>
<td>Total Project Cost</td>
<td>$19,983,436</td>
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<tr>
<td>Project Margin/&quot;Gap&quot;</td>
<td>($1,442,064)</td>
</tr>
<tr>
<td>% Project Margin/&quot;Gap&quot;</td>
<td>-7%</td>
</tr>
</tbody>
</table>

Source: Birked Cunningham

$8.00 $/SF Land
$10.00 $/SF
$108.00 $/SF (Wtd. Avg. All Uses) 10% % of Construction Costs 15% % of Hard Costs
8% % of Total Costs
$181.67 $/SF
## CASE STUDY: BUT FOR TEST

<table>
<thead>
<tr>
<th>Development Program</th>
<th>Units/Spaces</th>
<th>Square Feet</th>
<th>Assumption Factors</th>
</tr>
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<tbody>
<tr>
<td>Retail/Restaurant</td>
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<td>129 SF/Unit</td>
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<td>Storage Units (Rental)</td>
<td>809</td>
<td>104,093</td>
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<tr>
<td>Residential (For-Sale)</td>
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<td>1,800 SF/Unit</td>
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<tr>
<td>Gross Floor Area</td>
<td>104,093</td>
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<td>1.8 Acres</td>
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<td>Project Land Area</td>
<td>77,406</td>
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<td>Floor Area Ratio</td>
<td>134%</td>
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<td>Surface Parking (New)</td>
<td>9</td>
<td>2,970</td>
<td>330 SF/Space</td>
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<tr>
<td>Structured Parking (New)</td>
<td>0</td>
<td>0</td>
<td>330 SF/Space</td>
</tr>
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</table>

### Estimated Project Value (Stabilized Yr)

| Total Retail/Restaurant Rentable SF       | 0            | 100% Bldg. Efficiency Ratio |
| Rent/SF                                   | $22.00       | 76% Bldg. Efficiency Ratio |
| Total Storage Unit Rentable SF            | 79,111       | $1.20 Monthly Rent/SF       |
| Rent/SF                                   | $14.40       | $30 Monthly Income/Space    |
| Total Parking Spaces (Covered)            | 0            | $3.00 $/SF (Wtd. Avg. All Uses) |
| Rent/Space                                | $360         | 7% % of Sales                |
| Gross Income                              | $1,139,194   |                                  |
| Occupancy                                 | 95%          |                                  |
| Effective Gross Income                    | $1,082,234   |                                  |
| Operating Costs                           | $312,279     |                                  |
| Net Operating Income                      | $769,955     |                                  |
| Capitalization Rate                       | 8.0%         |                                  |

### Project Value -- Storage Units

| $9,624,439                              |
| Total Housing Units                     | 0            |                                  |
| Sales Price/Unit (Wtd Avg)              | $0           |                                  |
| Gross Revenue                            | $0           |                                  |
| Less Marketing Costs                    | $0           | 7% % of Sales                    |
| Net Sale Proceeds                       | $0           |                                  |

### Project Value -- For-Sale Housing

| 50                                      |
| Total Project Value                     | $9,624,439   |

### Development Cost Estimate

| Property Acquisition                     | $284,854     | $3.68 $/SF Land                  |
| Site Development                         | $387,030     | $5.00 $/SF                       |
| Building Construction (Hard Costs)       | $5,204,650   | $50.00 $/SF (Wtd. Avg. All Uses) |
| Construction Contingency                 | $559,168     | 10% % of Construction Costs     |
| Soft Costs (% of Hard Costs)             | $838,752     | 15% % of Hard Costs             |
| Developer Profit                         | $81,956      | 8% % of Total Costs             |

### Development Economic Summary

| $7,856,410                               |
| Total Project Cost                       | $76.47 $/SF |

### Total Project Value Total Project Cost

| $9,624,439                              |

### Project Margin / "Gap" %

| $7,856,410                               |
| % Project Margin / "Gap"                 | 23%        |

Source: Ricke Cunningham.
PROPOSED ELIGIBILITY CRITERIA

Single Family / Ownership

Units

- Tax abatements for single family capped at annual median home value (Tarrant County value)

- Current Median Home Value in Tarrant County: $186,997.00
  Source: National Association of Realtors.

- Updated annually
PROPOSED ADMINISTRATIVE CHANGES

- Amend policy and procedures to address:
  - Implementation of Lean Study recommendations for application process
  - Online application, etc.
- Review of NPA data every 5 years to coincide with renewal of Reinvestment Zones
PROPOSED POLICY CHANGES

Amend policy to address issues of design consistency and compatibility and remove Councilmember approval for project certification

• Design Requirements for Project Certification
  • No metal buildings
  • All new construction projects must be 70% masonry
  • Garages for new single family homes may not extend more than 4 feet past the front building line
  • NEZ policy design requirements and design district overlay (where applicable) must be followed
  • Any design guidelines adopted with the NEZ plan are also required for certification

• Ineligible Projects
  • Industrial Projects
  • Single Family Investor Owned Projects
  • Package Stores or Liquor Stores
  • Bars
  • Sexually Oriented Businesses
  • Non-residential mobile structures

• Public Notification
  • Dual track notification to Councilmember and neighborhood organization of application
    • Registered neighborhood organizations must provide comments within 14 business days of receipt
    • If not received, the application continues to be processed
NEXT STEPS

1. Conduct additional stakeholder session (TBD)
2. Prepare programmatic and administrative recommendations for M&C
3. Advance M&C to City Council – November 13
Thank you
A Resolution

NO. 5041-01-2019

DISSOLUTION OF ALL DESIGNATED NEIGHBORHOOD EMPOWERMENT ZONES

WHEREAS, on April 25, 2000 (M&C G-12897), the City of Fort Worth City Council ("City Council") approved the Policy Statement on the Creation of Local Neighborhood Empowerment Zones (NEZ) in accordance with Chapter 378 of the Texas Local Government Code and authorized the City Manager to identify areas eligible for NEZ designation and develop administrative procedures for establishment of a NEZ; and

WHEREAS, on October 3, 2000 (M&C G-13030), the City Council approved an amendment to the Policy Statement on the Creation of Local Neighborhood Empowerment Zones to revise the criteria used in determining a NEZ eligible area, amending the population criterion at the time of designation and require the area be at least 50% Community Development Block Grant (CDBG) eligible within the Central City; and

WHEREAS, on June 26, 2001, by Resolution No. 2742, the City Council designated the Stop Six Area as a Neighborhood Empowerment Zone and renewed the NEZ on April 15, 2014, by Resolution No. 4315 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 26, 2002, by Resolution No. 2893, the City Council designated the Magnolia Village Area as a Neighborhood Empowerment Zone and renewed the NEZ on December 7, 2010, by Resolution No. 3947 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 27, 2004, by Resolution No. 3039, the City Council designated the Trinity Park Area as a Neighborhood Empowerment Zone and renewed the NEZ on December 7, 2010, by Resolution No. 3950 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 19, 2002, by Resolution No. 2889, the City Council designated the Evans & Rosedale Area as a Neighborhood Empowerment Zone and renewed the NEZ on November 6, 2012, by Resolution No. 4143 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 26, 2002, by Resolution No. 2894, the City Council designated the Polytechnic/Wesleyan Area as a Neighborhood Empowerment Zone and renewed the NEZ on November
WHEREAS, on November 26, 2002, by Resolution No. 2892, the City Council designated the Hemphill/Berry Area as a Neighborhood Empowerment Zone and renewed the NEZ on December 7, 2010, by Resolution No. 3946 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 21, 2003, by Resolution No. 2908, the City Council designated the Rolling Hills Area as a Neighborhood Empowerment Zone and renewed the NEZ on December 7, 2010, by Resolution No. 3949 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on May 27, 2003, by Resolution No. 2950, the City Council designated the Historic Handley Area as a Neighborhood Empowerment Zone and renewed the NEZ on December 7, 2010, by Resolution No. 3945 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on May 27, 2003, by Resolution No. 2951, the City Council designated the Woodhaven Area as a Neighborhood Empowerment Zone and renewed the NEZ on May 21, 2013, by Resolution No. 4210 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on August 19, 2003, by Resolution No. 2984, the City Council designated the Riverside Area as a Neighborhood Empowerment Zone and renewed the NEZ on August 20, 2013, by Resolution No. 4233 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 6, 2004, by Resolution No. 3030, the City Council designated the Berry/University Area as a Neighborhood Empowerment Zone and renewed the NEZ on April 15, 2014, by Resolution No. 4313 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on February 3, 2004, by Resolution No. 3041, the City Council designated the Lake Arlington Area as a Neighborhood Empowerment Zone and renewed the NEZ on April 15, 2014, by Resolution No. 4314 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and
WHEREAS, on March 27, 2007, by Resolution No. 3468, the City Council designated the Berryhill/Mason Heights Area as a Neighborhood Empowerment Zone and renewed the NEZ on August 15, 2017, by Resolution No. 4832 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 6, 2009, by Resolution No. 3704, the City Council designated the Oakland Corners Area as a Neighborhood Empowerment Zone and renewed the NEZ on April 22, 2014, by Resolution No. 4317 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on December 7, 2010, by Resolution No. 3948, the City Council designated the Northside Area as a Neighborhood Empowerment Zone to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on December 7, 2010, by Resolution No. 3944, the City Council designated the 28th Street/Meacham Area as a Neighborhood Empowerment Zone and renewed the NEZ on November 12, 2013, by Resolution No. 4260 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on April 5, 2011, by Resolution No. 3981, the City Council designated the Six Points Area as a Neighborhood Empowerment Zone to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on September 24, 2013, by Resolution No. 4248, the City Council designated the Northeast 820/I-30 Area as a Neighborhood Empowerment Zone to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on December 15, 2015, by Resolution No. 4553, the City Council designated the Highland Hills Area as a Neighborhood Empowerment Zone to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on April 11, 2017, by Resolution No. 4769, the City Council designated the Como/Sunset Heights Area as a Neighborhood Empowerment Zone to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and
WHEREAS, on January 29, 2019 (M&C G-19469), the City Council approved an amendment to Policy Statement on the Creation of Local Neighborhood Empowerment Zones to revise the criteria used in determining a NEZ eligible area to include that the area be 100% CDBG eligible, have a low median household income, contain a predominance of substandard homes/aged housing stock, have higher than average vacancy rates and crime rates and have low commercial values and to provide that NEZs will be reviewed every five years and those areas no longer meeting the criteria to create a NEZ will be dissolved and terminated; and

WHEREAS, using the revised Policy, staff has determined that two NEZs, Trinity Park and Northeast 820/I-30 should be dissolved and terminated and all remaining designated NEZs should be dissolved and terminated to allow those areas to be re-designated into larger NEZ areas to provide for greater efficiency in the administration of the NEZ Policy and the Basic Incentives and Tax Abatement Policy; and

WHEREAS, the City Council finds that the Trinity Park and Northeast 820/I-30 areas have achieved the public purpose of increasing public health, safety and welfare and neighborhood empowerment zones are no longer necessary to achieve these public purposes and the aforementioned NEZs should be dissolved and terminated; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of Fort Worth to dissolve and terminate the remaining aforementioned NEZ areas to allow those areas to be reconfigured into six neighborhood empowerment zones to provide for greater efficiency in the administration of the NEZ program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The following NEZs, as shown in Attachment A, are dissolved and terminated as of the date of this Resolution:
- Stop Six/Sunset Heights
- Evans & Rosedale
- Magnolia Village
- Polytechnic/Wesleyan
- Hemphill/Berry
- Rolling Hills
- Historic Handley
- Woodhaven
- Riverside
- Berry/University
- Trinity Park
- Lake Arlington
- Berryhill/Mason Heights
- Oakland Corners
- Northside
- 28th Street/Meacham
- Six Points
- Northeast 820/I-30
- Highland Hills
- Como/Sunset Heights
Resolution No. 5041-01-2019

Adopted this 29th day of January 2019.

ATTEST:

By: [Signature]

Mary J. Kayser, City Secretary
City of Fort Worth, Texas
Mayor and Council Communication


DATE: Tuesday, January 29, 2019
REFERENCE NO.: G-19468
LOG NAME: 19NEZTERMINATIONALL

SUBJECT:
Adopt Resolution to Dissolve and Terminate all Existing Neighborhood Empowerment Zones and Adopt Ordinance to Terminate and Repeal all Existing Neighborhood Empowerment Reinvestment Zones (COUNCIL DISTRICTS 2, 3, 4, 5, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Adopt the attached Resolution to dissolve and terminate the twenty Neighborhood Empowerment Zones listed in the Resolution; and

2. Adopt the attached Ordinance to terminate and repeal the twenty Neighborhood Empowerment Reinvestment Zones listed in the Ordinance.

DISCUSSION:
In November 2017, Mayor and Council Communication (M&C G-19157) was brought forward to terminate the Berry/University, Magnolia Village and Trinity Park Neighborhood Empowerment Zones (NEZ). After discussions with community stakeholders, the terminations of the three NEZs were withdrawn from City Council action on April 17, 2018. The City Council then directed staff to conduct a comprehensive study of the Neighborhood Empowerment Zone Program.

The City of Fort Worth entered into a professional services agreement City Secretary Contract (CSC No. 50753) with Ricker/Cunningham LLC to evaluate the NEZ Program and determine the feasibility of maintaining, modifying or eliminating certain Neighborhood Empowerment Zone areas with the City. Ricker/Cunningham and the Neighborhood Services staff held several meetings throughout 2018 with various community stakeholders to receive input on the NEZ program. Reports on the study and stakeholder input were presented to the City Council in May and again in September 2018. After final input from City Council and community stakeholders, staff is proposing changes to the NEZ Program Policy and administration processes and changes to the boundaries of neighborhood empowerment zones. A separate Mayor and Council Communication will be presented to the City Council for consideration of changes to the NEZ Program, Policy and administrative procedures.

The changes recommended to the boundaries for neighborhood empowerment zone boundaries include the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones and the designation of six neighborhood empowerment zones and adoption of six neighborhood empowerment reinvestment zones. The attached resolution and ordinance will dissolve the existing twenty NEZs in the City and repeal and terminate the existing NEZ Reinvestment Zones as shown in attachment A. Those NEZs and NEZ Reinvestment Zones are as follows:
(1) 28th Street-Meacham
(2) Berryhill – Mason Heights
(3) Berry/University
(4) Como/Sunset Heights
(5) Evans/Rosedale
(6) Six Points
(7) Stop Six
(8) Handley
(9) Hemphill/Berry
(10) Highland Hills
(11) Lake Arlington
(12) Magnolia Village
(13) Northeast 820 and I-30
(14) Northside
(15) Oakland Corners
(16) Polytechnic/Wesleyan
(17) Riverside
(18) Rolling Hills
(19) Trinity Park
(20) Woodhaven

A separate Mayor and Council Communication will be presented to the City Council to designate six new Neighborhood Empowerment Zones and NEZ Reinvestment Zones.

This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:
The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2019 budget. Any tax abatement approved under the future policy shall be incorporated into the City’s long-term financial forecast.

FUND IDENTIFIERS (FIDs):

<table>
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<tr>
<th>TO</th>
<th>Fund</th>
<th>Department ID</th>
<th>Account</th>
<th>Project ID</th>
<th>Program</th>
<th>Activity</th>
<th>Budget Year</th>
<th>Reference # (Chartfield 2)</th>
<th>Amount</th>
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<th>Program</th>
<th>Activity</th>
<th>Budget Year</th>
<th>Reference # (Chartfield 2)</th>
<th>Amount</th>
</tr>
</thead>
</table>

CERTIFICATIONS:

Submitted for City Manager's Office by:  
Fernando Costa (6122)

Originating Department Head:  
Aubrey Thagard (8187)

Additional Information Contact:  
Sarah Odle (7316)
ORDINANCE NO. 23551-01-2019

AN ORDINANCE REPEALING AND TERMINATING ALL DESIGNATED NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONES IN THE CITY OF FORT WORTH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the City Council’s adoption on May 16, 2017, by Resolution No. 4782-05-2017 (M&C G-19010), as it may be amended from time to time, the City of Fort Worth, Texas (the “City”) has elected to be eligible to participate in tax abatement and has established guidelines and criteria governing tax abatement agreements entered into between the City and various third parties, as authorized by and in accordance with the Property Redevelopment and Tax Abatement Act, codified in Chapter 312 of the Texas Tax Code (the “Code”); and

WHEREAS, on April 17, 2001, Resolution No. 2721, the City Council elected to participate in tax abatements in the Stop Six Neighborhood Empowerment Reinvestment Zone and on April 22, 2003, Resolution No. 2938, the City Council elected to be eligible to participate in tax abatement authorized by Chapter 312 of the Texas Tax Code in all designated Neighborhood Reinvestment Zones and established a Neighborhood Empowerment Zone Tax Abatement Policy governing tax abatement agreements for properties located in Neighborhood Empowerment Zones; and

WHEREAS, on April 17, 2001, the City Council designated the Stop Six Area as a Neighborhood Empowerment Zone by Resolution No. 2721 (re-designated April 15, 2014 by Resolution No. 4315-04-2014) and as Neighborhood Empowerment Reinvestment Zone No. 1 by Ordinance Number 14767 (re-designated April 15, 2014 by Ordinance No. 21206-04-2014) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 19, 2002, the City Council designated the Evans & Rosedale Area as a Neighborhood Empowerment Zone by Resolution No. 2889 (re-designated November 6, 2012 by Resolution No. 4143) and as Neighborhood Empowerment Reinvestment Zone No. 4 by Ordinance No. 15377 (re-designated December 12, 2017 by Ordinance No. 23049-12-2017) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in
economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 26, 2002, the City Council designated the Magnolia Village Area as a Neighborhood Empowerment Zone by Resolution No. 2893 (re-designated December 7, 2010 by Resolution No. 3947-12-2010) and as Neighborhood Empowerment Reinvestment Zone No. 5R by Ordinance No. 15343 (re-designated January 26, 2016 by Ordinance No. 22066-01-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 6, 2004, the City Council designated the Berry/University Area as a Neighborhood Empowerment Zone by Resolution No. 3030 (re-designated April 15, 2014 by Resolution No. 4313-04-2014) and as Neighborhood Empowerment Reinvestment Zone No. 13 by Ordinance No. 15815 (re-designated April 15, 2014 by Ordinance No. 21204-04-2014) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 26, 2002, the City Council designated the Polytechnic/Wesleyan Area as a Neighborhood Empowerment Zone by Resolution No. 2894 (re-designated November 6, 2012 by Resolution No. 4144) and as Neighborhood Empowerment Reinvestment Zone No. 6 by Ordinance No. 15344 (re-designated December 12, 2017 by Ordinance No. 23050-12-2017) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on November 26, 2002, the City Council designated the Hemphill/Berry Area as a Neighborhood Empowerment Zone by Resolution No. 2892 (re-designated December 7, 2010 by Resolution No. 3946-12-2010) and as Neighborhood Empowerment Reinvestment Zone No. 7R by Ordinance No. 19462-12-2010 (re-designated January 26, 2016 by Ordinance No. 22067-01-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and
WHEREAS, on January 21, 2003, the City Council designated the Rolling Hills Area as a Neighborhood Empowerment Zone by Resolution No. 2908 (re-designated December 7, 2010 by Resolution No. 3949-12-2010) and as Neighborhood Empowerment Reinvestment Zone No. 8R by Ordinance No. (re-designated March 1, 2016 by Ordinance No. 22113-03-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on May 27, 2003, the City Council designated the Historic Handley Area as a Neighborhood Empowerment Zone by Resolution No. 2950 (re-designated December 7, 2010 by Resolution No. 3945-12-2010) and as Neighborhood Empowerment Reinvestment Zone No. 9R by Ordinance No. 19461-12-2010 (re-designated January 26, 2016 by Ordinance No. 22069-01-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on May 27, 2003, the City Council designated the Woodhaven Area as a Neighborhood Empowerment Zone by Resolution No. 2951 (re-designated May 21, 2013 by Resolution No. 4210-05-2013) and as Neighborhood Empowerment Reinvestment Zone No. 10 by Ordinance No. 20760-05-2013 (re-designated May 15, 2018 by Ordinance No. 23223-05-2018) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on August 19, 2003, the City Council designated the Riverside Area as a Neighborhood Empowerment Zone by Resolution No. 2984 (re-designated August 20, 2013 by Resolution No. 4233-08-2013) and as Neighborhood Empowerment Reinvestment Zone No. 11 by Ordinance No. 15645 (re-designated August 21, 2018 by Ordinance No. 23345-08-2018) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 27, 2004, the City Council designated the Trinity Park Area as a Neighborhood Empowerment Zone by Resolution No. 3039 (re-designated December 7, 2010 by Ordinance 23551-01-2019)

Ordinance Terminating all designated NERZ
City of Fort Worth, Texas
Resolution No. 3950-12-2010) and as Neighborhood Empowerment Reinvestment Zone No. 15R by Ordinance No. 15841 (re-designated January 26, 2016 by Ordinance No. 22070-01-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on February 3, 2004, the City Council designated the Lake Arlington Area as a Neighborhood Empowerment Zone by Resolution No. 3041 (re-designated April 15, 2014 by Resolution No. 4314-04-2014) and as Neighborhood Empowerment Reinvestment Zone No. 16 by Ordinance No. 15854 (re-designated April 15, 2014 by Ordinance No. 21205-04-2014) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on March 27, 2007, the City Council designated the Berryhill/Mason Heights Area as a Neighborhood Empowerment Zone by Resolution No. 3468 (re-designated August 15, 2017 by Resolution No. 4832-08-2017) and as Neighborhood Empowerment Reinvestment Zone No. 34 by Ordinance No. 17460 (re-designated August 15, 2017 by Ordinance No. 22840-08-2017) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 6, 2009, the City Council designated the Oakland Corners Area as a Neighborhood Empowerment Zone by Resolution No. 3704 (re-designated April 22, 2014 by Resolution No. 4317-04-2014) and as Neighborhood Empowerment Reinvestment Zone No. 36 by Ordinance No. 18425 (re-designated April 22, 2014 by Ordinance No. 21218-04-2014) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on December 7, 2010, the City Council designated the Northside Area as a Neighborhood Empowerment Zone by Resolution No. 3948 and as Neighborhood Empowerment Reinvestment Zone No. 39 by Ordinance No. 19464 (re-designated January 26, 2016 by Ordinance No. 22072-01-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone,
or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on December 7, 2010, the City Council designated the 28th Street/Meacham Area as a Neighborhood Empowerment Zone by Resolution No. 3944 (re-designated November 12, 2013 by Resolution No. 4260-11-2013) and as Neighborhood Empowerment Reinvestment Zone No. 37 by Ordinance No. 19460 (re-designated March 1, 2016 by Ordinance No. 22112-03-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on April 5, 2011, the City Council designated the Six Points Area as a Neighborhood Empowerment Zone by Resolution No. 3981 and as Neighborhood Empowerment Reinvestment Zone No. 38 by Ordinance Number (re-designated June 21, 2016 by Ordinance No. 22285-06-2016) to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on September 24, 2013, the City Council designated the Northeast 820/I-30 Area as a Neighborhood Empowerment Zone by Resolution No. 4248 and as Neighborhood Empowerment Reinvestment Zone No. 40 by Ordinance Number 20974-09-2013 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on December 15, 2015, the City Council designated the Highland Hills Area as a Neighborhood Empowerment Zone by Resolution No. 4553 and as Neighborhood Empowerment Reinvestment Zone No. 92 by Ordinance Number 22005-12-2015 to promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on April 11, 2017, the City Council designated the Como/Sunset Heights Area as a Neighborhood Empowerment Zone by Resolution No. 4769 and as Neighborhood Empowerment Reinvestment Zone No. 2 by Ordinance No. 22671-04-2017 to promote (1) the
creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, on January 29, 2019, the City Council approved an amendment to the Basic Incentives and Tax Abatement Policy applicable to Neighborhood Empowerment Reinvestment Zones (NERZ) to amend project eligibility requirements for commercial, industrial, multi-family, mixed-use and community facility projects, clarification of design requirements for eligible projects, clarification of ineligible projects and clarification of fees not waived; and

WHEREAS, the City Council finds that the Trinity Park and Northeast 820/I-30 NERZ areas have achieved the public purpose of increasing public health, safety and welfare and neighborhood empowerment zones are no longer necessary to achieve these public purposes and the aforementioned NERZs should be dissolved and terminated; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of Fort Worth to dissolve and terminate the remaining aforementioned NERZ areas to allow those areas to be reconfigured into six NERZ areas to provide for greater efficiency in the administration of the NERZ Basic Incentives and Tax Abatement Policy program.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

Section 1.
FINDINGS.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 2.
TERMINATION.

The following NERZs, listed below and as shown in Attachment A, are dissolved and terminated as of the date of this Ordinance:

- Stop Six/Sunset Heights
- Evans & Rosedale
- Trinity Park
- Lake Arlington
- Magnolia Village
- Polytechnic/Wesleyan
- Hemphill/Berry
- Rolling Hills
- Historic Handley
- Woodhaven
- Riverside
- Berry/University
- Berryhill/Mason Heights
- Oakland Corners
- Northside
- 28th Street/Meacham
- Six Points
- Northeast 820/I-30
- Highland Hills
- Como/Sunset Heights

Section 5.
IMMEDIATE EFFECT.

That this Ordinance shall take effect and be in full force and effect from and after its adoption.

AND IT IS SO ORDAINED.

ADOPTED AND EFFECTIVE: January 29, 2019

APPROVED AS TO FORM AND LEGALITY: ATTEST:

By: Melinda Ramos
Sr. Assistant City Attorney

Mary J. Kayser

M&C: G-19468
EXISTING NEIGHBORHOOD EMPOWERMENT ZONES

ATTACHMENT A
City of Fort Worth, Texas
Mayor and Council Communication


DATE: Tuesday, January 29, 2019
LOG NAME: 19NEZTERMINATIONALL
REFERENCE NO.: G-19468

SUBJECT:
Adopt Resolution to Dissolve and Terminate all Existing Neighborhood Empowerment Zones and Adopt Ordinance to Terminate and Repeal all Existing Neighborhood Empowerment Reinvestment Zones (COUNCIL DISTRICTS 2, 3, 4, 5, 8 and 9)

RECOMMENDATION:
It is recommended that the City Council:

1. Adopt the attached Resolution to dissolve and terminate the twenty Neighborhood Empowerment Zones listed in the Resolution; and

2. Adopt the attached Ordinance to terminate and repeal the twenty Neighborhood Empowerment Reinvestment Zones listed in the Ordinance.

DISCUSSION:

In November 2017, Mayor and Council Communication (M&C G-19157) was brought forward to terminate the Berry/University, Magnolia Village and Trinity Park Neighborhood Empowerment Zones (NEZ). After discussions with community stakeholders, the terminations of the three NEZs were withdrawn from City Council action on April 17, 2018. The City Council then directed staff to conduct a comprehensive study of the Neighborhood Empowerment Zone Program.

The City of Fort Worth entered into a professional services agreement City Secretary Contract (CSC No. 50753) with Ricker/Cunningham LLC to evaluate the NEZ Program and determine the feasibility of maintaining, modifying or eliminating certain Neighborhood Empowerment Zone areas with the City. Ricker/Cunningham and the Neighborhood Services staff held several meetings throughout 2018 with various community stakeholders to receive input on the NEZ program. Reports on the study and stakeholder input were presented to the City Council in May and again in September 2018. After final input from City Council and community stakeholders, staff is proposing changes to the NEZ Program Policy and administration processes and changes to the boundaries of neighborhood empowerment zones. A separate Mayor and Council Communication will be presented to the City Council for consideration of changes to the NEZ Program, Policy and administrative procedures.

The changes recommended to the boundaries for neighborhood empowerment zone boundaries include the termination of twenty existing NEZ areas and the corresponding NEZ Reinvestment Zones and the designation of six neighborhood empowerment zones and adoption of six neighborhood empowerment reinvestment zones. The attached resolution and ordinance will dissolve the existing twenty NEZs in the City and repeal and terminate the existing NEZ Reinvestment Zones as shown in attachment A. Those NEZs and NEZ Reinvestment Zones are as follows:
(1) 28th Street-Meacham
(2) Berryhill – Mason Heights
(3) Berry/University
(4) Como/Sunset Heights
(5) Evans/Rosedale
(6) Six Points
(7) Stop Six
(8) Handley
(9) Hemphill/Berry
(10) Highland Hills
(11) Lake Arlington
(12) Magnolia Village
(13) Northeast 820 and I-30
(14) Northside
(15) Oakland Corners
(16) Polytechnic/Wesleyan
(17) Riverside
(18) Rolling Hills
(19) Trinity Park
(20) Woodhaven

A separate Mayor and Council Communication will be presented to the City Council to designate six new Neighborhood Empowerment Zones and NEZ Reinvestment Zones.

This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION / CERTIFICATION:**
The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2019 budget. Any tax abatement approved under the future policy shall be incorporated into the City's long-term financial forecast.

**FUND IDENTIFIERS (FIDs):**

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**FROM**

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<th>Budget Year</th>
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**CERTIFICATIONS:**

Submitted for City Manager's Office by: Fernando Costa (6122)

Originating Department Head: Aubrey Thagard (8187)

Additional Information Contact: Sarah Odle (7316)
A Resolution

NO. 5042-01-2019

DESIGNATION OF NEIGHBORHOOD EMPOWERMENT ZONE AREAS ONE THROUGH SIX AS NEIGHBORHOOD EMPOWERMENT ZONES

WHEREAS, on April 25, 2000 (M&C G-12897), the City of Fort Worth City Council ("City Council") approved the Policy Statement on the Creation of Local Neighborhood Empowerment Zones (NEZ) in accordance with Chapter 378 of the Texas Local Government Code and authorized the City Manager to identify areas eligible for NEZ designation and develop administrative procedures for establishment of a NEZ; and

WHEREAS, on October 3, 2000 (M&C G-13030), the City Council approved an amendment to the Policy Statement on the Creation of Local Neighborhood Empowerment Zones to revise the criteria used in determining a NEZ eligible area, amending the population criterion at the time of designation and require the area be at least 50% Community Development Block Grant (CDBG) eligible within the Central City; and

WHEREAS, on January 29, 2019 (M&C G-19469), the City Council approved an amendment to Policy Statement on the Creation of Local Neighborhood Empowerment Zones to revise the criteria used in determining a NEZ eligible area to include that the area be 100% CDBG eligible, have a low median household income, contain a predominance of substandard homes/aged housing stock, have higher than average vacancy rates and crime rates and have low commercial values and to provide that NEZs will be reviewed every five years and those areas no longer meeting the criteria to create a NEZ will be dissolved and terminated; and

WHEREAS, the City Council desires to create six neighborhood empowerment zones as authorized by Chapter 378 of the Texas Local Government Code and in accordance with the Policy Statement on the Creation of Local Neighborhood Empowerment Zones; and

WHEREAS, the City Council finds that the creation of the Neighborhood Empowerment Zone Areas One ("NEZ Area One"), Two ("NEZ Area Two"), Three ("NEZ Area Three"), Four ("NEZ Area Four"), Five ("NEZ Area Five"), Six ("NEZ Area Six") and the granting of NEZ incentives to certain zoning districts would promote (1) the creation or rehabilitation of affordable housing in the zone, or (2) an increase in economic development in the zone, or (3) an increase in the quality of social services, education or public safety provided to the residents of the zone; (4) be 100% Community Development Block Grant (CDBG) eligible (5) be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries (6) may encompass an existing neighborhood or several neighborhoods (7) have a concentration of population at or below poverty level (8) have a low median household income and per capita income (9) contain a predominance of substandard homes/aged housing stock (10) have a higher than average vacancy rate (11) have a higher than average rate of crimes against persons or property (12) have low commercial permit values; and (13) may contain areas targeted for revitalization; and
WHEREAS, the City Council finds that the creation of NEZ Areas One through Six benefits and is for the public purpose of increasing public health, safety and welfare of the citizens of Fort Worth; and

WHEREAS, the City Council finds that NEZ Areas One through Six satisfies the requirements of §312.202 of the Tax Code to permit tax abatements for eligible properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. NEZ Areas One through Six are hereby created as defined by the legal descriptions and maps attached as Exhibit A.

Section 3. The City Council adopts all basic incentives as described in the Neighborhood Empowerment Zone Basic Incentives and Tax Abatement Policy, as amended.

Section 4. The designation shall expire on January 29, 2024.

Adopted this 29th day of January 2019.

ATTEST:

By: ____________________________
Mary J. Kayser, City Secretary
Exhibit A

NEIGHBORHOOD EMPOWERMENT ZONE AREA ONE AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 1R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 1R for tax
abatement purposes, containing approximately 7.087 square miles of land and is within the area described below:
BEGINNING at the intersection of the centerline of Ross Avenue and Northwest Thirty Eighth Street;
THENCE easterly with said centerline of Northwest Thirty Eighth Street, to its intersection with the centerline of
North Main Street;
THENCE northerly with said centerline, to its intersection with the centerline of Northeast Thirty Eighth Street;
THENCE easterly with said centerline, to its intersection with the centerline of Decatur Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Terminal Road;
THENCE westerly with said centerline, to its intersection with the centerline of Blue Mound Road;
THENCE northerly with said centerline, to its intersection with the centerline of De Ridder Avenue;
THENCE easterly with said centerline, to its intersection with the centerline of Decatur Avenue;
THENCE northerly with said centerline, to its intersection with said centerline of Mineola Avenue;
THENCE easterly with said centerline, to its intersection with said centerline of Hardy Street;
THENCE southerly with said centerline, to its intersection with the centerline of De Ridder Avenue;
THENCE easterly with said centerline, to its intersection with the centerline of Webber Street;
THENCE southerly with said centerline, to its intersection with the centerline of Terminal Road;
THENCE easterly with said centerline, to its intersection with said centerline of Dean Road;
THENCE southerly with said centerline, to its intersection with the centerline of Leming Street;
THENCE easterly with said centerline, to its intersection with the centerline of Ray Simon Drive;
THENCE southerly with said centerline, to its intersection with the centerline of Dewey Street;
THENCE westerly with said centerline, to its intersection with the centerline of Dean Road;
THENCE southerly with said centerline, to its intersection with the centerline of Northeast Twenty Eighth Street;
THENCE westerly with said centerline, to its intersection with the centerline of Ellis Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of Twenty Sixth Street;
THENCE westerly with said centerline, to its intersection with the centerline of North Houston Street;
THENCE southerly with said centerline, to its intersection with the centerline of Twentieth Street;
THENCE westerly with said centerline, to its intersection with the centerline of Clinton Avenue;
THENCE southeasterly with said centerline, to its intersection with said centerline of Grand Avenue;
THENCE southeasterly with said centerline, to its intersection with the centerline of Harrington Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of Terrace Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of West Northside Drive;
THENCE southwesterly with said centerline, to its intersection with said centerline of
Jacksboro Highway;
THENCE northwesterly with said centerline, to its intersection with the centerline of Rockwood Park Drive;
THENCE westerly and southerly with said centerline, to its intersection with the bank of the West Fork Trinity
River;
THENCE northerly, northwesterly and southwesterly with said bank, to its intersection with centerline of White
Settlement Road;
THENCE westerly with said centerline, to its intersection with the centerline of Churchill Road;
THENCE northeasterly with said centerline, to its intersection with the centerline of Barbara Road;
THENCE easterly with said centerline, to its intersection with the centerline of Isbell Road;
THENCE northerly with said centerline, to its intersection with the centerline of White Oak Lane;
THENCE westerly with said centerline, to its intersection with the centerline of Churchill Road;
THENCE northerly with said centerline, to its intersection with the southwest projection of the most southwest
corner and easterly along said line to its intersection to the southeast projection of the most southeast corner and
northerly along said line to its intersection to the most northeast corner and westerly along said line of Lot 5,
Block F of Westside Acres Addition, an Addition to the City of River Oaks, Tarrant County, Texas, according to
the map thereof recorded in Volume 388-9, Page 229, of the Plat Records of Tarrant County, Texas, recorded at
County Clerks Instrument number D205155643, to its intersection with the centerline of Churchill Road;
THENCE northerly with said centerline, to its intersection with the centerline of Ohio Garden Road;
THENCE easterly with said centerline, to its intersection with the centerline of Tyra Lane;
THENCE northerly with said centerline, to its intersection with the centerline of Quail Trail;
THENCE southwesterly with said centerline, to its intersection with the centerline of Meeker Boulevard;
THENCE northwesterly with said centerline, to its intersection with the centerline Churchill Road;
THENCE northwesterly with said centerline, to its intersection with the centerline of River Oaks Boulevard;
THENCE northeasterly with said centerline, to its intersection with the centerline of Jacksboro Highway;
THENCE northwesterly with said centerline, to its intersection with the centerline of Beverly Hills Drive;
THENCE northerly with said centerline, to its intersection with the centerline of McCandless Street;
THENCE northeasterly with said centerline, to its intersection with the centerline of Twenty Third Street;
THENCE southeasterly with said centerline, to its intersection with the centerline of Menefee Avenue;
THENCE southwesterly with said centerline, to its intersection with the centerline of Twenty First Street;
THENCE southeasterly with said centerline, to its intersection with the centerline of Ephriham Avenue;
THENCE northeasterly with said centerline, to its intersection with the centerline of McKinley Avenue;
THENCE northerly with said centerline, to its intersection with the centerline Thirtieth Street;
THENCE easterly with said centerline, to its intersection with the centerline of McKinley Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Thirty First Street;
THENCE easterly with said centerline, to its intersection with the centerline of Roosevelt Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Long Avenue;
THENCE easterly with said centerline of Long Avenue, to its intersection with the centerline of Angle Avenue;
THENCE southeasterly with said centerline, to its intersection with the centerline of Northwest Thirty First Street;
THENCE easterly with said centerline, to its intersection with the centerline of Gould Avenue;
THENCE northwesterly with said centerline, to its intersection with Pearl Avenue;
THENCE northerly with said centerline, to its intersection with West Long Avenue;
THENCE easterly with said centerline, to its intersection with the centerline of Clinton Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Northwest Thirty Fifth Street;
THENCE westerly with said centerline, to its intersection with the centerline of Ross Avenue;
THENCE northerly with said centerline to the PLACE OF BEGINNING.

NEIGHBORHOOD EMPOWERMENT ZONE AREA TWO AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 2R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 2R for tax abatement purposes, containing approximately 1.23 square miles of land and is within the area described below:
BEGINNING at the intersection of the centerline of North Normandale Street and West Loop 820 South SR NB;
THENCE northeasterly with said centerline of West Loop 820 South SR NB into West Freeway SR EB and easterly to its intersection with the centerline of South Cherry Lane;
THENCE southerly with said centerline, to its intersection with the centerline of Camp Bowie West Boulevard;
THENCE westerly with said centerline, to its intersection with the centerline of Francis Drive;
THENCE northerly with said centerline, to its intersection with the centerline of Mary Dean Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Phoenix Drive;
THENCE northerly with said centerline, to its intersection with the centerline of El Retirio Road;
THENCE westerly with said centerline, to its intersection with the centerline of Cortez Drive;
THENCE northerly with said centerline, to its intersection with said centerline of Mojave Trail;
THENCE westerly and southwesterly with said centerline, to its intersection with said centerline of Las Vegas Trail;
THENCE southerly with said centerline, to its intersection with the centerline of Camp Bowie West Boulevard;

THENCE westerly with said centerline, to its intersection with the centerline of West Normandale Street;

THENCE northwesterly with said centerline, to its intersection with the centerline of South Normandale Street;

THENCE east northeasterly with said centerline, to its intersection with said centerline of Encino Drive;

THENCE northwesterly with said centerline, to its intersection with the centerline of Elsinor Drive;

THENCE northwesterly with said centerline, to its intersection with the centerline of Softwind Trail;

THENCE west southwesterly and south with said centerline, to its intersection with the centerline of Chamita Lane;

THENCE westerly with said centerline, to its intersection with the centerline of West Normandale;

THENCE northerly with said centerline, to its intersection with the centerline of North Normandale;

THENCE westerly with said centerline to the PLACE OF BEGINNING.

**NEIGHBORHOOD EMPOWERMENT ZONE AREA THREE AND FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 3R**

**GENERAL DESCRIPTION**

The area to be designated as Neighborhood Empowerment Zone Area Three and as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 3R for tax abatement purposes contains 1.54 square miles of land and is described below:

BEGINNING at the intersection of the centerline of Camp Bowie Boulevard and the eastbound service road of Interstate 30 West;

THENCE easterly with said centerline, to its intersection with the centerline of Sanguinet Street;

THENCE southerly with said centerline, to its intersection with the centerline of northwest corner of Lot 1R1, Block 1 of the Lena Pope Home Addition. Thence east along said centerline of the northern property line of Lot 1R1, Block 1, of the Lena Pope Home Addition to the northeast corner. Thence south along said centerline of the eastern property line of Lot 1R1, Block 1, of the Lena Pope Home Addition to the southeast corner. Thence west along said centerline of the southern property line of Lot 1R1, Block 1 to Sanguinet Street;

THENCE southerly with said centerline, to its intersection with the centerline of Bonnell Street;

THENCE westerly with said centerline, to its intersection with the northeastern corner of Lot 1, Block 70 of the Chamberlain-Arlington Heights Subdivision, Second Addition. Thence south along the eastern property lines of Lots 1 and 40, Block 70; Lots 1 and 40, Block 73; Lots 1 and 40, Block 88; Lots 1 and 40, Block 91; Lots 1 and 40, Block 106; Lots 1 and 40, Block 109; Lot 1, Block 124, of the Chamberlain-Arlington Heights Subdivision, Second Addition, as recorded in Volume 63, Page 44; and of Lots 3A and 37R, Block 124R, as recorded in Volume 388-139, Page 96 of the Tarrant County plat records, to the centerline of Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of the paved surface of Ridglea Lane;
THENCE northerly with said centerline to its termination at the northeastern corner of Lots 9R through 11B of the Ridglea Park Addition, as recorded in Volume 388-178, Page 56 of the Tarrant County plat records. Thence continue north along the rear property lines of lots 11R-4-2 through 11R-7, Block 51, all recorded in Volume 388-178, Page 56 of the Tarrant County plat records, to the paved surface of Ridglea Lane;

THENCE northeasterly with said centerline, to its intersection with Bryant Irvin Road;

THENCE northerly along said centerline of Bryant Irvin Road to its intersection with Camp Bowie Boulevard;

THENCE northeasterly along said centerline of Camp Bowie Boulevard to the PLACE OF BEGINNING.

**NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR**
**AND NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONE NO. 4R**

**GENERAL DESCRIPTION**
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 4R for tax abatement purposes, containing approximately 2.40 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Dalford Street and the centerline of Oakhurst Scenic Drive;

THENCE north easterly with said centerline, to its intersection with the centerline of Westbrook Avenue;

THENCE north and easterly with said centerline, to its intersection with the centerline of Chandler Drive;

THENCE north with said centerline, to its intersection with the centerline of Clary Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Eagle Drive;

THENCE northerly with said centerline, to its intersection with the centerline of Yucca Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of Seaman Street;

THENCE northerly with said centerline, to its intersection with the centerline of Marigold Avenue;

THENCE easterly with said centerline, to its intersection with the centerline of North Beach Street;

THENCE southerly with said centerline, to its intersection with the centerline of East Belknap Street;

THENCE northeasterly with said centerline, to its intersection with the centerline of Parrish Road;

THENCE easterly with said centerline, to its intersection with the centerline of Kings Highway;

THENCE southerly with said centerline, to its intersection with the centerline of State Highway 121 WB Beach;

THENCE southweste rly with said centerline, to its intersection with the centerline of North Beach Street;

THENCE southeasterly and southerly with said centerline, to its intersection with the centerline of Lawnwood Street;

THENCE westerly with said centerline, to its intersection with the centerline of Gross Street;

THENCE southerly with said centerline, to the southeast corner of Lot 6R, Block 20, Page East Side #2, being a revision of Lots 6 through 20 as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence west along the length of the southern property lines of Lots 5 through 1, Block 20, Page East Side #2 to the southwest corner of Lot 1, Block 20, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat
Records. Thence continuing west across De Costa Street to the southeast corner of Lot 8, Block 19, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence continuing west along the southern property lines of Lots 8 through 1, Block 19, Page East Side #2 to the southwest corner of Lot 1, Block 19, Page East Side #2, as recorded in Volume 309, Page 3 of the Tarrant County Plat Records, thence continuing west across Brandies Street to the southeast corner of Lot 15, Block 68, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records. Thence continuing west along the southern property lines of Lots 15, 14, 13, 12, 11 10, 9R, 7R, 6, 5, 4, 3, 2, and 1, Block 68, Riverside Addition, to the southwest corner of Lot 1, Block 68, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence continuing west across Denair Avenue to the southeast corner of Lot 14, Block 67, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence continuing west along the southern property lines of Lots 14 through 9, Block 67, Riverside Addition, to the southwest corner of Lot 9, Block 67, Riverside Addition, as recorded in Volume 204-A, Page 114 of the Tarrant County Plat Records, thence north along the western property line of Lot 9, Block 67, Riverside Addition, to the intersection with the centerline of Lawnwood Street;

THENCE westerly with said centerline, to its intersection with the northeast corner of Lot 1R, Block 65, Riverside Addition, as recorded in Volume 388-70, Page 6 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1R, Block 65, Riverside Addition, to the southeast corner of Lot 1R, Block 65, Riverside Addition, thence west along the southern property line of Lot 1R, Block 65, Riverside Addition, to the northeast corner of Lot 1, Block 72R, Riverside Addition, as recorded in Volume 388-132, Page 80 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1, Block 72R, Riverside to the southeast corner of Lot 1, Block 72R, Riverside Addition, thence west along the southern property line of Lot 1, Block 72R, Riverside Addition, to the southwest corner of Lot 1 block 72R, Riverside Addition, thence continuing west to the intersection of Swayne Avenue and Ennis Avenue, thence continuing west along Ennis Avenue to the northeast corner of Lot 1R, Block 1A, Adams Mary Heirs Subdivision, as recorded in Volume 388-107, Page 21 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 1R, Block 1A, Adams Mary Heirs Subdivision, thence west along the southern property line of Lot 1R, Block 1A, Adams Mary Heirs Subdivision, to the northeast corner of Lot 10, Lincoln Place, as recorded in Volume 1627, Page 351 of the Tarrant County Plat Records. Thence south along the eastern property line of Lot 10, Lincoln Place to the southeast corner of Lot 10, Lincoln Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south across East 12th Street to the northeast corner of Lot 11, Lincoln Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 11, Lincoln Place to the northeast corner of Lot 9, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south along the eastern property line of Lot 9, Carver Place, to the southeast corner of Lot 9, Carver Place, thence continuing south across Finley Street to the northeast corner of Lot 10R, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south along the eastern property lines of Lot 10R and 32, Carver Place, to the southeast corner of Lot 32, Carver Place, as recorded in Volume 9631, Page 244 of the Tarrant County Plat Records, thence continuing south across VanHorn Street to the northeast corner of Lot 33, Carver Place, as recorded in Volume 1594, Page 475 of the Tarrant County Plat Records, thence continuing south to the southwest corner of Lot 33, Carver Place, thence east along the northern property line of Lot 1, Block 1, Material Control Subdivision, as recorded in Volume 00109, Page 0072 of the Tarrant County Plat Records, to the northeast corner of Lot 2, Block 1, Material Control Subdivision, as recorded in Volume 00159, Page 0026 of the Tarrant County Plat Records, thence south along the eastern property line of Lot 2, Block 1, Material Control Subdivision, to the northeast corner of Tract 24, Waller, Benjamin E Survey, as recorded in Volume 005244, Page 0477 of the Tarrant County Deed Records, thence continuing south along the eastern property line of Tract 24, Waller, Benjamin E Survey, to the northeast corner of Lot 1, Block 1, Adams Heirs Subdivision, as recorded in Volume A, Page 877 of the Tarrant County Plat Records, thence continuing south along the eastern property line of Lot 1, Block 1, Adams Heirs Subdivision to the northeast corner of Tract
21, Waller Benjamin E Survey, as recorded in Volume 005244, Page 0477 of the Tarrant County Deed Records, thence continuing south along the eastern property line of Tract 21, Waller Benjamin E Survey, to the southeast corner of Tract 21, Waller Benjamin E Survey, thence continuing south to the west fork of the Trinity River to its intersection with Riverside Drive, thence continuing west along the West Fork of the Trinity River to its intersection with Sylvania Court and the West Fork of the Trinity River, thence north along the West Fork of the Trinity River to its intersection with the centerline of State Highway 121;

THENCE westerly with said centerline, to its intersection with the centerline of East Belknap Street;

THENCE northeasterly with said centerline, to its intersection with the centerline of Oakhurst Scenic Drive;

THENCE northwesterly with said centerline, to its intersection with the centerline of Dalford Street to the PLACE OF BEGINNING.

Neighborhood Empowerment Zone Area Five and Fort Worth Neighborhood Empowerment Reinvestment Zone No. 5R

General Description

The area to be designated as Neighborhood Empowerment Zone Area Three and as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 5R for tax abatement purposes contains 1.49 square miles of land and is described below:

On the North: Beginning at the intersection of Interstate Highway 820 East and the northeast corner of the 4.879 acre-Tract 1A, W N Ray Survey, Abstract A-1353, as recorded in the Tarrant County Deed Records in Volume 14668 Page 303, thence west along the northern property line of said tract to the northeast corner of tract 1F, James F Redding Survey, Abstract A-1302, as recorded in the Tarrant County Deed Records in Volume 14668, page 303, thence west along the northern property line of the said tract 1F and tract 1E to Handley-Ederville Rd, thence east across Handley-Ederville Rd continuing east along the northern boundary of the James F Redding Survey to the northwest corner of tract 1C, James F Redding Survey, Abstract A-1353, south along the western property line of said tract 1C to the northwest corner of tract 1A, thence south along the western property line of said tract 1A to Randol Mill Rd, thence across Randol Mill Rd to the northeast corner of lot 6A Block 32, Sunset Oak Addition as recorded in the Tarrant County Plat Records in Volume 388-28 page 55, thence south along the western property line of lots 6A, 6B, 5, 4, and 7 to the southwest corner of lot 7, thence west across the Oncor Electric Delivery Co. easement to southeast corner of lot 18, Block 15, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-76 page 13, thence north along the eastern property line of lots 18 through 21Block 15 and lot 1 Block 19 of the Woodhaven Country Club Estates Subdivision to Randol Mill Rd, thence west along Randol Mill to the northwest corner of lot 70 Block 17, Woodhaven Country Club Estates subdivision, thence south along the western property line of lots 70 through 61 and then 56 through 46 Block 16 to Cholla Dr, thence west on Cholla Dr to the southeast corner of lot 45, Block 16, thence north along the western property line of lots 45 through 39 to the northwest corner of lot 39 Block 16, thence south along the property line of lots 38 through 30, Block 16 to the southeast corner of said lot 30, thence north along the eastern property line of said lot 30 to Cholla Dr, thence along Cholla Dr to northwest corner of lot 29 Block 16, thence south along the western property line of said lot 29 to its southwest corner, thence east along southern property line of lot 29 and 28 to the northwest corner of lot 26, Block 16, thence south along the western property line of lot 26 to its southwest corner, thence west along the northern property line of lots 25 through 15 and 14R to the northwest corner of lot 14R Block 16, thence south along the western property line of lots 14R, 13, and 12 Block 16 to the northwest corner of Block 14 B, Woodhaven Country Club Estates Subdivision as recorded in Tarrant County Plat Records in Volume 388-97 page 25, thence east along the northern property line of Block 14A and
lot 7 Block 10, Woodhaven Country Club Subdivision as recorded in the Tarrant County Plat Records in Volume 388-56 page 33 to Oakmont Lane,

**THENCE** north along Oakmont Lane to the southeast corner of lot 1 Block 22, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-61 Page 60, thence north along the eastern property line of lots 1 through 17 to the northwest corner of lot 17, thence south along the eastern property line of lots 17 through 20, thence west along the northern property line of lots 21 through 26 Block 22 to the northwest corner of lot 26, thence south along the western property line of lots 26 through 36 to Oakmont Lane, thence west along Oakmont Lane to the southeast corner of lot 1 Block 23, Woodhaven Country Club Estates as recorded in the Tarrant County Plat Records in Volume 388-61 Page 60, thence north along the eastern property line of lots 1 through 9 Block 23, to Oakmont Lane, thence north along Oakmont Lane to the southwest corner of Tract 2H1, J F Redding Survey Abstract A-1302 as recorded in the Tarrant County Deed Records in Volume 14472 page 526, thence east along the southern property line of said tract to the southern property line of Tract 2H, J F Redding Survey Abstract A-1302 as recorded in the Tarrant County Deed Records in Volume 13341 page 470, thence east along the southern property line of Tract 2H and Lot 2 Block 1 of Riverchase Addition, and Tr 1B, George W Main Survey Abstract A-A1097 as recorded in the Tarrant County Deed Records in Volume 13521 Page 557 to Randol Mill Rd, thence west on Randol Mill Rd to the northeast corner of Tract 2H, thence south along the western property line of Tract 2H and Tract 2H2 to the northwest corner of lot 10, Block 25 Woodhaven Country Club Estates Addition volume 388-61 Page 60, thence south along the western property line of lots 10 through 2 Block 25 to the northwest corner of lot 1UR, Woodhaven Golf Villas, thence south on the western property line of lots 1UR, 1TR, 1S, 1R, 1Q, 1P, 1O, 1N,1M, 1L, 1K, 1J, 1I, 1ER, 1DR, 1CR, to Oakmont Lane, thence east along Oakmont Lane to the northwest corner of lot 23, Block 20, Havenwood Golf Villas Addition, thence south along the western property line of lots 23 through 20, Havenwood Villas Addition, to the northwest corner of lot 28 Lot 1, Havenwood Golf Villas Addition, thence south along the western property line of lots 28 through 18 and 16R to the southwest corner of lot 16R, thence east along the southern property line of lots 16R and 15 through 4, 3R, 2R of Block 1, thence continuing north along the eastern property line of lots 7, 6, 5, 1, Block 20 Woodhaven Country Club Estates to Oakmont Lane, thence south along Oakmont Lane to lot 16, thence west along the northern property line of lot 16 Block 9 to the northwest corner of lot 16, thence south along the western property line of lots 16 through 1 Block 9, Woodhaven Country Club Estates to the southeast corner of lot 1 Block 30, thence north along the eastern boundary of lot 1, Block 30 to the eastern side of lot Block ZR of Woodhaven Heights Addition, thence north along the eastern boundary line of the block ZR to the northeast corner of Block ZR, thence west along the northern property line of Block ZR to the northwest corner of Block ZR, thence south along the boundary of Block ZR to the southwest corner of Block 1R, thence south along the western boundary of lot 1R to the northwest corner of lot 39 Block 6, Woodhaven Country Club Estates, thence south along the property western property line of lots 39 through 30 to the southwest corner of lot 30, thence east to Country Club Lane, thence to the northeast corner of lot 28 Block 6, thence west along the northern property line of lots 28 through 22, thence north along eastern property line of lots 20B, 20A, 12, thence west along the northern property line of lots 12, 11, 10 to the northwest corner of lot 10, thence south along the western property line of lots 10, 9, 8, 7, 5, 4 to the southwest corner of lot 4 Block 6, thence west along the northern property line of Block 1R to the southeast corner of lot 1B, Block 36 Woodhaven Country Club Estates, thence north along the eastern property line of lots 1B and 1AR to the northeast corner of Block 36, thence west along the northern boundary of Block 36 to Woodhaven Blvd, thence north on Woodhaven Blvd to Randol Mill, thence west along Randol Mill to the northwest corner of Lakewood Village Condos Addition.

**On the West:** Beginning from the northwest corner of Lakewood Villas Condos Addition, thence south along the western boundary of Lakewood Village Condos Addition, to the southwest corner of Lakewood Village Condos Addition, thence east along the southern boundary of Lakewood Village Condos Addition to the southeast boundary of Lakewood Village Condos Addition, thence south along western boundary of Lots 1, Block 35, Lots 4, 4B, 4A, and 5 of Block 34 to Bridge Street.
On the South: Beginning at the southwest corner of lot 5 Block 34, Woodhaven Country Club Estates and Bridge St., thence east along Bridge Street to the intersection of Bridge St. and Oncor Electric Delivery Co. easement, thence south along the said electric easement to the frontage of Interstate Highway 30, thence east along the frontage of Interstate Highway 30 to the frontage of Interstate Highway 820 East.

On the East: Beginning at the intersection of Interstate Highway 30 and Interstate Highway 820, thence north to Randol Mill Rd to the point of beginning.

NEIGHBORHOOD EMPOWERMENT ZONE AREA SIX AND
FORT WORTH NEIGHBORHOOD EMPOWERMENT REINVESTMENT
ZONE NO. 6R

GENERAL DESCRIPTION
The area to be designated as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 6R for tax abatement purposes, containing approximately 34.78 square miles of land and is within the area described below:

BEGINNING at the intersection of the centerline of Lipscomb Street and West Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of Jennings Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of the eastbound service road of Interstate 30 West;

THENCE easterly and southeasterly with said centerline, to its intersection with the centerline of East Vickery Boulevard;

THENCE easterly with said centerline, to its intersection with the centerline of the northbound service road of South Freeway/Interstate Highway 35W;

THENCE northerly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound/US Highway 287 southbound;

THENCE easterly and southeasterly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound/Lancaster Avenue eastbound;

THENCE easterly with said centerline, to its intersection with the centerline of US Highway 287;

THENCE northerly with said centerline, to its intersection with the centerline of Riverside southbound US Highway 287 northbound;

THENCE northerly with said centerline, to its intersection with the centerline of Riverside northbound Interstate Highway 30 eastbound service road;

THENCE easterly with said centerline, to its intersection with the centerline of Interstate Highway 30 eastbound Beach exit right-of-way;

THENCE easterly with said said right-of-way, the following courses and distances; North 84 degrees 27 minutes East, 104 feet; North 74 degrees 29 minutes East, 744 feet; and, North 78 degrees 47 minutes East, 129 feet, to its intersection with a line 35 foot east of the west line of Lot 1, Block 17, Sycamore Heights Addition, according to plat thereof recorded in Volume 309, Page 11, of the Plat Records of Tarrant County, Texas;

THENCE east northeasterly along the north end of the property line of Lots 2 through 15, Block 17, Sycamore Heights Addition to its intersection with the northeast corner of Lot 15, Block 17, Sycamore Heights Addition; as recorded in Volume 13859, Page 549, of the Deed Records of Tarrant County, Texas;
THENCE southerly from said corner along the east line of Lot 15, Block 17, Sycamore Heights Addition to its intersection with the centerline of Scott Avenue;

THENCE easterly with said centerline, to its intersection with the northeast corner of Lot 20, Block 17, Sycamore Heights Addition; According to the Plat thereof recorded in Volume 309, Page 11, Plat Records of Tarrant County, Texas;

THENCE southerly from said corner along the east line of Lot 20, Block 17, Sycamore Heights Addition, to its intersection with the centerline of Young Street;

THENCE easterly with said centerline, to its intersection with the centerline of Barron Street;

THENCE southerly with said centerline, to its intersection with the centerline of View Street;

THENCE easterly with said centerline, to its intersection with the centerline of Ayers Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of Meadowbrook Drive;

THENCE easterly, northeasterly and easterly with said centerline, to its intersection with the centerline of East Loop 820 south right-of-way southbound;

THENCE southerly with said centerline, to its intersection with the centerline of Craig Street;

THENCE easterly with said centerline, to its intersection with the centerline of Sandy Lane;

THENCE southerly with said centerline, to its intersection with the centerline of Buttercup Lane;

THENCE easterly with said centerline, to its intersection with the centerline of Boswell Drive;

THENCE southerly with said centerline, to its intersection with the centerline of East Lancaster Avenue;

THENCE westerly with said centerline, to its intersection with Rosehill Street, thence south across East Lancaster Avenue to the Union Pacific Railroad right-of-way, thence continuing directly south across the Union Pacific Railroad right-of-way to the city limits of Arlington, also being a point on the southern boundary of the Union Pacific Railroad right-of-way, thence west along said southern boundary of the Union Pacific Railroad right-of-way, to a point that is the boundary line of the city limits of Fort Worth and the city limits of Arlington, thence south along the boundary line of the city limits of Fort Worth and Arlington to its intersection with East Rosedale Street;

THENCE westerly with said centerline, to its intersection with the centerline of East Loop 820 South, SR northbound;

THENCE southerly with said centerline of the northbound frontage road, to its intersection with the northwest corner of Lot 1, Block 26, Carver Heights subdivision, as recorded in Volume 388-6, Page 96, of the Plat Records, Tarrant County, Texas;

THENCE eastwardly along the northern property lines of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly along the northeastern property lines of Lots 11, 12, 13, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly along the northeastern property line of Tract A, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-15, Page 626;
THENCE southeasterly along the northeastern property line of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-6, Page 96;

THENCE southeasterly to Lot 41R1, Block 26, Carver Heights subdivision, as recorded in the Tarrant Plat Records in Volume 388-15, Page 598;

THENCE southeasterly to Tract B, Lot 26, as recorded in the Tarrant Plat Records in Volume 388-15, Page 598 to the northeast corner of Tract B, Block 26, Carver Heights subdivision;

THENCE east across Lake Arlington to Abstract 269, Tract 1D, J A Creary Survey, as recorded in the Tarrant Deed Records in Volume 15635, Page 383;

THENCE continuing eastward crossing Abstract 269, Tract 1D, J A Creary Survey to the Fort Worth City limit;

THENCE south along the Fort Worth City limit line to the northern right-of-way of Interstate 20 westbound frontage road;

THENCE westerly along the westbound frontage road of Interstate 20 to the east Interstate Highway 20 eastbound crossover to the centerline of east loop Interstate Highway 20;

THENCE southwesterly with said centerline, to its intersection with the centerline of Mansfield Highway;

THENCE west northwesterly with said centerline, to its intersection with the centerline of Horton Road;

THENCE southeasterly with said centerline, to its intersection with the centerline of East Seminary Drive;

THENCE westerly with said centerline, to its intersection with the centerline of Campus Drive;

THENCE southerly with said centerline, to its intersection with the centerline of the main track of the Union Pacific Railroad;

THENCE southeasterly with said centerline, to its intersection with the northerly projection of the most east line of Block 13, Shelby County School Land Survey, Abstract 1375, Tract 13A01A, according to the plat thereof recorded at County Clerks Instrument number D198102510;

THENCE southeasterly with said projection, to and along said east line, to its intersection with the northerly projection of the most north east line of Block 13, Shelby County School Land Addition, Abstract 1375, Tract 13A02, according to the plat thereof recorded at County Clerks Instrument number D198102510;

THENCE southeasterly with said projection, to and along said east line, to its intersection with the northerly projection of the most north east line of Block 13, Shelby County School Land Addition, Abstract 1375, Tract 13J, according to the plat thereof recorded at County Clerks Instrument number D206079862;

THENCE southeasterly with said centerline, to and along said east line, and its projection southerly to its intersection with the centerline of Joel East Road;

THENCE westerly with said centerline, to its intersection with the centerline of Oak Grove Road;

THENCE northerly with said centerline, to its intersection with the centerline of Altamesa Boulevard;

THENCE westerly with said centerline, to its intersection with the southerly projection of the most south west line of Tract 1, Hudson, James Survey, Abstract 739 according to the plat thereof recorded at County Clerks Instrument number D201238868;
THENCE northerly with said projection, to and along said west line, to its intersection with the southerly projection of the most south west line of Tract 3, Garrison, Mitchell Survey Abstract 598, according to the plat thereof recorded at County Clerks Instrument number D201238868;

THENCE northerly with said projection, to and along said west line, to and along most north west line, to its intersection with the southerly projection of the most east south line of Tract 1j, Oldham, Leigh Survey Abstract 1198, School Boundary Split, according to the plat thereof recorded at County Clerks Instrument number D195009946;

THENCE westerly with said projection, to and along said south line, and its projection westerly to its intersection with the centerline of Interstate Highway 35W / South Freeway Service Road North Bound;

THENCE northerly with said centerline, to its intersection with the centerline of Interstate Highway 20 / Southeast Loop 820 East Bound Service Road;

THENCE northeasterly with said centerline, to its intersection with the centerline of Interstate Highway 20 eastbound service road to Oak Grove Road;

THENCE northwesterly with said centerline, to its intersection with the centerline of East Felix Street;

THENCE westerly and southwesterly with said centerline, to its intersection with the centerline of College Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Seminary Drive;

THENCE westerly with said centerline, to its intersection with the centerline of South Henderson Street;

THENCE northerly with said centerline, to its intersection with the centerline of Flint Street;

THENCE easterly with said centerline, to its intersection with the centerline of College Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of Flint Street;

THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Bolt Street;

THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Biddison Street;

THENCE westerly with said centerline, to its intersection with the centerline of McCart Avenue;

THENCE southerly with said centerline, to its intersection with the centerline of West Dickson Street;

THENCE westerly with said centerline, to its intersection with the centerline of Merida Avenue;

THENCE northerly with said centerline, to its intersection with the centerline of West Pafford Street;

THENCE westerly with said centerline, to its intersection with the centerline of Granbury Road;

THENCE northeasterly with said centerline, to its intersection with the centerline of Benbrook Drive;

THENCE northeasterly with said centerline, to its intersection with the centerline of West Devitt Street;

THENCE westerly with said centerline, to its intersection with the centerline of Forest Park Boulevard;
THENCE northerly with said centerline, to its intersection with the centerline of West Lowden Street;
THENCE easterly with said centerline, to its intersection with the centerline of Stanley Avenue;
THENCE southerly with said centerline, to its intersection with the centerline of West Bowie Street;
THENCE easterly with said centerline, to its intersection with the northwest corner of Lot 14R, Block 32 Ryan Place Addition as recorded in Volume 16559, Page 103, Deed Records, Tarrant County Texas;
THENCE southeasterly along the northeast property line, to its intersection with the centerline of the Atchison Topeka & Santa Fe Railroad, Abstract 1562, Tract 4, WB Tucker Survey, Tarrant County Texas;
THENCE northeasterly along the Atchison Topeka & Santa Fe Railroad, Abstract 1562, Tract 4, WB Tucker Survey, Tarrant County Texas, to its intersection with the centerline of Hemphill Street;
THENCE northerly with said centerline, to its intersection with the centerline of West Jessamine Street;
THENCE westerly with said centerline, to its intersection with the centerline of Lipscomb Street;
THENCE northerly with said centerline, to its intersection with the centerline of West Rosedale Street;
THENCE easterly with said centerline, to its intersection with the centerline of Travis Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of West Terrell Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Travis Avenue;
THENCE northerly with said centerline, to its intersection with the centerline of Pennsylvania Avenue;
THENCE westerly with said centerline, to its intersection with the centerline of Lipscomb Street;
THENCE northerly with said centerline to the PLACE OF BEGINNING.

"This document does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights or interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."
ORDINANCE NO. 23552-01-2019

AN ORDINANCE DESIGNATING CERTAIN AREAS IN THE CITY OF FORT WORTH AS "NEIGHBORHOOD EMPOWERMENT REINVESTMENT ZONES NO. 1R THROUGH 6R, CITY OF FORT WORTH, TEXAS; PROVIDING THE EFFECTIVE AND EXPIRATION DATES FOR THE ZONES AND A MECHANISM FOR RENEWAL OF THE ZONES; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, pursuant to the City Council’s adoption on May 16, 2017, by Resolution No. 4782-05-2017 (M&C G-19010), as it may be amended from time to time, the City of Fort Worth, Texas (the “City”) has elected to be eligible to participate in tax abatement and has established the Basic Incentives and Tax Abatement Policy to provide guidelines and criteria governing tax abatement agreements entered into between the City and various third parties, as authorized by and in accordance with the Property Redevelopment and Tax Abatement Act, codified in Chapter 312 of the Texas Tax Code (the “Code”); and

WHEREAS, on January 29, 2019, the City Council approved an amendment to the Basic Incentives and Tax Abatement Policy applicable to Neighborhood Empowerment Reinvestment Zones to amend project eligibility requirements for commercial, industrial, multi-family, mixed-use and community facility projects, clarification of design requirements for eligible projects, clarification of ineligible projects and clarification of fees not waived; and

WHEREAS, on January 29, 2019, the City Council adopted Resolution No. 5042-01-2019 designating Neighborhood Empowerment Zone Areas One through Six as neighborhood empowerment zones in accordance with Sections 378.002 and 378.003 of the Texas Local Government Code; and

WHEREAS, the City Council desires to promote the development of the areas in the City more specifically described in Exhibit “A” of this Ordinance through the creation of neighborhood empowerment reinvestment zones (the “Zones”) for purposes of granting residential and commercial-industrial tax abatements, as authorized by and in accordance with Chapter 312 of the Texas Tax Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 1R is located within NEZ Area One and meets the criteria set forth in Section 312.202(a)(1),(2) and (6) of the Code; and
WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 2R is located within NEZ Area Two and meets the criteria set forth in Section 312.202(a)(1) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 3R is located within NEZ Area Three and meets the criteria set forth in Section 312.202(a)(1), (2) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 4R is located within NEZ Area Four and meets the criteria set forth in Section 312.202(a)(1), (2) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 5R is located within NEZ Area Five and meets the criteria set forth in Section 312.202(a)(1) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zone No. 6R is located within NEZ Area Six and meets the criteria set forth in Section 312.202(a)(1), (2) and (6) of the Code; and

WHEREAS, the Neighborhood Empowerment Reinvestment Zones No. 1R through 6R will promote the creation of affordable housing in the zones and an increase in economic development in the zones; and

WHEREAS, on January 29, 2019, the City Council held a public hearing regarding the creation of the Zones which afforded a reasonable opportunity for all interested persons to speak and present evidence for or against the creation of the Zones ("Public Hearing"), as required by Section 312.201(d) of the Code; and

WHEREAS, notice of the Public Hearing was published in a newspaper of general circulation in the City on January 17, 2019, which satisfies the requirement of Section 312.201(d)(1) of the Code that publication of the notice occur not later than the seventh day before the date of the public hearing; and

WHEREAS, in accordance with Sections 312.201(d)(2) and (e), notice of the Public Hearing was delivered in writing not later than the seventh day before the date of the public hearing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed Zones;
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF FORT WORTH, TEXAS:

Section 1.
FINDINGS.

That after reviewing all information before it regarding the establishment of the Zones
and after conducting the Public Hearing and affording a reasonable opportunity for all interested
persons to speak and present evidence for or against the creation of the Zones, the City Council
hereby makes the following findings of fact:

1.1. The statements and facts set forth in the recitals of this Ordinance are true and correct.
Therefore, the City has met the notice and procedural requirements established by the
Code for creation of reinvestment zones under Section 312.202 of Chapter 312 of the
Code; and

1.2. That the boundaries of the Zones shall be the areas as described in Exhibit “A” which
is attached hereto and made a part hereof;

1.3. The Zones, as defined in Exhibit “A” meet the criteria for the designation of reinvestment
zones as set forth below:

1.3.1. TEX. TAX CODE, Section 312.202 (1) “substantially arrest or impair the
sound growth of the municipality creating the zone, retard the provision of housing
accommodations, or constitute an economic or social liability and be a menace to the
public health, safety, morals, or welfare in its present condition and use because of the
presence of: a. “the deterioration of the site or other improvements;” and/or b. “defective
or unusual conditions of title;” and c. “any combination of these factors;”

1.3.2. TEX. TAX CODE, Section 312.202 (2) “be predominantly open and, because
of obsolete platting, deterioration of structures or site improvements, or other factors,
substantially impair or arrest the sound growth of the municipality; and/or

1.3.3. TEX. TAX CODE, Section 312.202 (6) “be reasonably likely as a result of the
designation to contribute to the retention or expansion of primary employment or to
attract major investment in the zone that would be a benefit to the property and that
would contribute to the economic development of the municipality.
1.4. That the Zones as defined in Exhibit “A” meet the criteria for the creation of a reinvestment zone as set forth in the Basic Incentives and Tax Abatement Policy; and

1.5. Future improvements in the Zones will benefit the land included in the Zones as well as the City for a period in excess of ten (10) years, which is the statutory maximum term of any tax abatement agreement entered into under the Chapter 312 of the Code.

Section 2.
DESIGNATION OF ZONES.

That the City Council hereby designates the Zones described in the boundary description attached hereto as Exhibit “A” and made a part of this Ordinance for all purposes as reinvestment zones for purposes of granting residential and commercial-industrial tax abatement, as authorized by and in accordance with Chapter 312 of the Code. The Zones shall be known as “Neighborhood Empowerment Reinvestment Zones Nos. 1R through 6R, City of Fort Worth, Texas.” The area within the Zones are eligible for residential and commercial-industrial tax abatement pursuant to Resolution No. 4782-05-2017.

Section 3.
TERM OF ZONES.

That the Zones shall take effect upon the effective date of this Ordinance and expire five (5) years thereafter. The Zones may be renewed by the City Council for one or more subsequent terms of five (5) years or less.

Section 4.
SEVERABILITY.

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.
Section 5.
EFFECT.

That this Ordinance shall take effect upon its adoption.

AND IT IS SO ORDAINED.

ADOPTED AND EFFECTIVE: January 29, 2019

APPROVED AS TO FORM AND LEGALITY:

By: \[Signature\]
Melinda Ramos
Sr. Assistant City Attorney

ATTEST:

\[Signature\]
Mary J. Kayser
City Secretary

M&C: G-19469
Proposed NEZ Areas

City Limits

Proposed NEZ Areas

Gatewy Park

Palladium Fain Street Development Site
RECOMMENDATION:
It is recommended that the City Council:

1. Adopt amendments to the Neighborhood Empowerment Zone Program (NEZ) Basic Incentives and Tax Abatement Policy;
2. Adopt amendments to the NEZ Program Administrative Procedures;
3. Adopt amendments to the NEZ Program Policy Statement; and
4. Authorize the City Manager to implement NEZ Program policy amendments.

DISCUSSION:

In November 2017, an M&C was brought forward to terminate the Berry/University, Magnolia Village and Trinity Park areas as Neighborhood Empowerment Zones (NEZ). After discussions with community stakeholders, the terminations were put on hold for further study of the NEZ program. The City of Fort Worth hired Ricker Cunningham to evaluate the NEZ program and held several meetings throughout 2018 with various community stakeholders to receive input on the program. Reports on the study and stakeholder input were presented to the City Council in May and September 2018. After final input from City Council and community stakeholders, decisions were reached on recommended changes to the NEZ program. The changes to the NEZ program include termination and revision of some NEZ areas, and identification of new areas for inclusion in the NEZ. Additional changes are being made to the NEZ program policy to address project certification processes and provide for the implementation of LEAN study recommendations to address the application process. Based on the eligibility criteria discussed with City Council and community stakeholders, the current NEZ areas will be dissolved and new NEZ areas will be put in place.

Staff is recommending adoption of the following amendments to the NEZ Program.

Amendments to NEZ Program Basic Incentives and Tax Abatement Policy, the NEZ Program Administrative Procedures, and the NEZ Program Policy Statement:

A. Basic Incentives and Tax Abatement Policy Amendments
1. Design Requirements for Certification
Amend policy to address issues of design consistency and compatibility and remove Councilmember approval for project certification. All applications for NEZ incentives must meet the following design requirements for certification:

- No metal buildings except for industrial projects.
- All new construction projects must contain 70% masonry product.
- Exceptions will be made at the City's discretion for design district overlays (where applicable) and approved planned development projects.
- Compliance with design guidelines for adopted NEZ Strategic Plans is required for certification.
- Attached garages for new single family homes may not extend more than 10 feet.

2. Ineligible Projects
- Sexually Oriented Businesses
- Non-residential mobile structures
- Standalone bars (Bars as part of a mixed use project may apply for NEZ incentives)
- Single family investor owned projects
- Package stores or liquor stores
- Projects to be constructed on property purchased or to be purchased under a contract for deed

3. Tax Abatement Changes Eligibility requirements for Commercial, Industrial, Multi-Family, Mixed-Use and Community Facilities project tax abatements must meet the following:

- Possess an economic gap (but-for)
- Furthers community revitalization

Residential owner occupied tax abatements
- Will be capped at the annual median home value as reported by the National Association of Realtors for Tarrant County. This value will be updated annually.

4. Housekeeping Items
- NEZ policy reformatted for easier flow and understanding
- Clarification that Fire inspection and permit fees are not waived with NEZ certification

Clarification of Public Notice requirements to provide dual track notification to Councilmember and registered neighborhood organizations

B. NEZ Program Administrative Procedures Amendments

1. Eligibility Criteria for New NEZ Areas/Terminations/Boundary Revisions: Creation of a NEZ area shall meet the following guidelines:
   - Be 100% Community Development Block Grant (CDBG) eligible;
   - Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
   - May encompass an existing neighborhood or several neighborhoods;
   - Have a concentration of population at or below poverty level;
   - Have a low median household income and per capita income;
   - Contain a predominance of substandard homes/aged housing stock;
   - Have a higher than average vacancy rate;
   - Have a higher than average rate of crimes against persons or property;
   - Have low commercial permit values; May contain areas targeted for revitalization

Termination and Boundary Revision of a NEZ Area
- NEZ areas will be reviewed every 5 years to coincide with the renewal of the Reinvestment Zones;
- Areas no longer meeting the creation guidelines will be terminated;
- Any area added to an existing NEZ must meet the creation guidelines.

2. Designation Process
Replacing Neighborhood Application with staff identification for NEZ designation

City staff will identify areas eligible for NEZ designation. The City Council may select one or more NEZ areas from staff recommendations; the City Council shall specify the incentives available in the NEZ area based on staff’s recommendation and the adoption of the NEZ Basic Incentives and Tax Abatement Policy; the City may seek input from stakeholders composed of representatives from neighborhood groups in the NEZ areas, non-profit organizations, foundations, private businesses, education and faith institutions to provide input on the NEZ program.

C. NEZ Program Policy Statement Amendments

1. Housekeeping Items

Clarify language on Urban Villages within a NEZ area;

Remove language for incentives provided through other programs.

In accordance with Section 312.002(c) of the Texas Tax Code, the attached amendments to the Basic Incentives and Tax Abatement Policy may be amended by seven members of the City Council voting in favor of adoption.

This M&C does not request approval of a contract with a business entity.

**FISCAL INFORMATION/CERTIFICATION:**

The Director of Finance certifies that approval of the above recommendations will have no material effect on the Fiscal Year 2019 budget. Any tax abatement approved under the future policy shall be incorporated into the City’s long-term financial forecast.

**TO**

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**Submitted for City Manager’s Office by:** Fernando Costa (6122)

**Originating Department Head:** Aubrey Thagard (8187)

**Additional Information Contact:** Sarah Odle (7316)

**ATTACHMENTS**

- Adopted Administrative Procedures 1-29-19 Draft.pdf
- Adopted Policy Statement 1-29-2019.pdf
- NEZ Basic Incentives Adopted 1-29-19 Draft.pdf
CITY OF FORT WORTH

POLICY STATEMENT ON THE CREATION AND ELIMINATION OF LOCAL NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM (NEZ) AREAS

I. GENERAL PURPOSE AND OBJECTIVES

A. A Neighborhood Empowerment Zone area (NEZ) must be established for the public purpose of increasing public health, safety, and welfare of the citizens of Fort Worth in accordance with Chapter 378 of the Texas Local Government Code (“Statute”).

B. NEZ areas must promote:
   1. The creation of affordable housing in the zone;
   2. An increase in economic development in the zone;
   3. An increase in the quality of social services, education, or public safety provided to residents in the zone; or
   4. The rehabilitation of affordable housing in the zone.

II. CREATION OF A NEIGHBORHOOD EMPOWERMENT ZONE AREA (NEZ)

A. Adoption by the City Council. The City Council shall create a NEZ area by adopting a Resolution that will contain:
   1. The determination that the proposed NEZ area meets the requirements in I.B. above;
   2. A description of the NEZ area boundaries;
   3. A finding that the creation of the NEZ area benefits and is for the public purpose of increasing the public health, safety and welfare of the people of Fort Worth; and
   4. A finding that the creation of the NEZ area satisfies the requirements of Sec. 312.202 of the Tax Code – Criteria for Reinvestment Zone (Attachment A).

B. Local Selection Criteria
In order for a Neighborhood Empowerment Zone area to be designated by the City Council, the proposed Neighborhood Empowerment Zone area must meet the following criteria:

1. In accordance with Chapter 378 of the Texas Local Government Code, the proposed Neighborhood Empowerment Zone area must promote:
   a. The creation of affordable housing in the zone;
   b. An increase in economic development in the zone;
   c. An increase in the quality of social services, education, or public safety provided to residents in the zone; or
   d. The rehabilitation of affordable housing in the zone.

2. Creation of a NEZ area shall meet the following guidelines:
   a. Be 100% Community Development Block Grant (CDBG) eligible;
   b. Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
   c. May encompass an existing neighborhood or several neighborhoods;
d. Have a concentration of population at or below poverty level;
e. Have a low median household income and per capita income;
f. Contain a predominance of substandard homes/aged housing stock;
g. Have a higher than average vacancy rate;
h. Have a higher than average rate of crimes against persons or property;
i. Have low commercial permit values;
j. May contain areas targeted for revitalization.

3. If a proposed NEZ boundary includes an urban village as defined in the Comprehensive Plan, a logical, defensible area of the urban village as determined by the City of Fort Worth must be zoned mixed-use or form-based code district as defined in the City of Fort Worth Zoning Ordinance.

4. Meet the criteria for a Reinvestment Zone as attached in Exhibit A.

C. Selection Process
1. Based on the requirements and criteria set forth above, City staff will identify areas eligible for NEZ designation. The City Council may select one or more NEZ areas from staff recommendation.
2. The City Council shall specify the incentives available in the NEZ areas based on City staff’s recommendation and the adoption of the NEZ Program Basic Incentives and Tax Abatement Policy.
3. The City Council may seek input from stakeholders composed of representatives from neighborhood groups in the NEZ areas, non-profit organizations, foundations, private businesses, educational and faith institutions to provide feedback on the NEZ Program.

III. INCENTIVES

The City Council shall specify the incentives for each NEZ area in the resolution creating such NEZ. The following are the incentives that may be provided in the NEZ areas:

A. Incentives to be Considered for NEZ Areas in Accordance with the Statute:
   1. Waive or adopt fees related to the construction or rehabilitation of buildings in the zone, including fees related to the inspection of buildings and impact fees.
   2. Waive of City of Fort Worth liens.
   3. Enter into agreements abating municipal property tax on property in the zone for a period not more than 5 years.

B. Existing Incentives and Funding
   If the NEZ area or a section thereof overlays with areas designated as state or federal enterprise zone, Model Blocks, or other special districts, all incentives and funding available under these districts remain applicable.
IV. TERMINATION AND BOUNDARY REVISION OF A NEZ

A. NEZ areas will be reviewed every 5 years to coincide with the renewal of the Reinvestment Zones. Areas no longer meeting the creation guidelines will be terminated. Any area added to an existing NEZ must meet the creation guidelines.

V. ADMINISTRATION

The City Manager is authorized to develop the administrative and procedural guidelines in the implementation of this policy.

VI. AMENDMENTS TO THE POLICY

The City Council may amend this policy from time to time to further the purposes and objectives of the Statute.

(a) To be designated as a reinvestment zone under this subchapter, an area must:

(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;
(B) the predominance of defective or inadequate sidewalks or streets;
(C) faulty size, adequacy, accessibility, or usefulness of lots;
(D) unsanitary or unsafe conditions;
(E) the deterioration of site or other improvements;
(F) tax or special assessment delinquency exceeding the fair value of the land;
(G) defective or unusual conditions of title;
(H) conditions that endanger life or property by fire or other cause; or
(I) any combination of these factors;

(2) be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality;

(3) be in a federally assisted new community located in a home-rule municipality or in an area immediately adjacent to a federally assisted new community located in a home-rule municipality;

(4) be located entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318);

(5) encompass signs, billboards, or other outdoor advertising structures designated by the governing body of the municipality for relocation, reconstruction, or removal for the purpose of enhancing the physical environment of the municipality, which the legislature declares to be a public purpose; or

(6) be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

(b) For purposes of this section, a federally assisted new community is a federally assisted area:

(1) that has received or will receive assistance in the form of loan guarantees under Title X of the National Housing Act (12 U.S.C. Section 1749aa et seq.); and

(2) a portion of which has received grants under Section 107 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5307) made pursuant to the authority created by that section for grants in behalf of new communities assisted under Title VII of the Housing and Urban Development Act of 1970 or Title IV of the Housing and Urban Development Act of 1968 or in behalf of new community projects assisted under Title X of the National Housing Act (12 U.S.C. Section 1749aa et seq.). Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 2, Sec. 14.09(a), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 1106, Sec. 29, eff. Aug. 28, 1989.
NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM
ADMINISTRATIVE PROCEDURES

I. Eligible Areas

Neighborhood areas shall meet the following criteria to be eligible for Neighborhood Empowerment Zone area (NEZ) designation:

A. The area is 100% Community Development Block Grant (CDBG)-eligible.
B. Meets the criteria for Reinvestment Zone – Section 312.202 of the Tax Code (Attachment A);
C. Distress factors as included in Section 312.202 (A)(1) of the Tax Code (Attachment A);
D. Housing or economic development opportunities;
E. Be bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries);
F. May encompass an existing neighborhood or several neighborhoods;
G. Have a concentration of population at or below poverty level;
H. Have a low median household income and per capita income;
I. Contain a predominance of substandard homes/aged housing stock;
J. Have a higher than average vacancy rate;
K. Have a higher than average rate of crimes against persons or property;
L. Have low commercial permit values;
M. May contain areas targeted for revitalization; and
N. If a proposed NEZ boundary includes an urban village as defined in the Comprehensive Plan, a logical, defensible area of the urban village as determined by the City of Fort Worth must be zoned mixed-use or form-based code district as defined in the City of Fort Worth Zoning Ordinance.

II. Designation Process

A. A NEZ area may be created through:
   1. City Council proposal and designation; or
   2. Approval by the City Council of staff identified areas, as defined below.

B. Staff Identification for NEZ area designation.
   1. City staff will identify areas eligible for NEZ designation. The City Council may select one or more NEZ areas from staff recommendations.
   2. The City Council shall specify the incentives available in the NEZ areas based on City staff’s recommendation and the adoption of the NEZ Basic Incentives and Tax Abatement Policy.
   3. The City may seek input from stakeholders composed of representatives from neighborhood groups in the NEZ areas, non-profit organizations, foundations, private businesses, educational and faith institutions to provide input on the NEZ Program.
   4. Adoption of a NEZ. The City Council shall by resolution, in accordance with Section 378.003, Chapter 378 of the Texas Local Government Code and Policy Statement on the Creation of Local Neighborhood Empowerment Zones (M&C G-________, January 29, 2019), designate the NEZ area, and by ordinance designate the NEZ as a Reinvestment Zone in accordance with Section 312.201 of the Property Redevelopment and Tax Abatement Act.

III. Termination or Boundary Change Process

A. NEZ areas will be reviewed every 5 years to coincide with the renewal of the Reinvestment Zones. Areas no longer meeting the creation guidelines will be terminated. Any area added to an existing NEZ must meet the creation guidelines.
IV. Administration of Neighborhood Empowerment Zone Program (NEZ)

A. The Neighborhood Services Department shall monitor NEZ implementation. Specifically, its responsibilities include the following:
   1. Certify homeowners, businesses, or developers qualified to receive tax abatement;
   2. Coordinate with federal, state, local agencies, or other City departments that administer NEZ tax abatement and other programs available to NEZ areas;
   3. Monitor homeowners, businesses or developers granted NEZ tax abatement to insure compliance with terms of agreement.

B. The Planning & Development Department shall coordinate the NEZ application process. Specifically, its responsibilities include the following:
   1. Receive and review NEZ Program applications for certification;
   2. Certify homeowners, businesses, or developers qualified to receive development and impact fee waivers, release of City liens and other incentives; and
   3. Provide an annual report on NEZ Program development activity.

C. The following basic incentives shall be administered by City departments:
   1. Municipal property tax abatement: Neighborhood Services Department.
   2. Development fee waiver: Planning & Development Department (all building permit related fees including plans review and inspections, plat application fee including concept plan, preliminary plat, final plat, short form replat, Board of Adjustment application fee, demolition fee, structure moving fee, zoning application fee, street and utility easement vacation application fee), Ordinance Inspection Fees, Urban Forestry Application Fees, Consent/Encroachment Agreement Application Fees, Transportation and Public Works Department (Community Facility Agreement application fee) Transportation Impact Fees, and Sign Fees.
   3. Impact fee waiver: Water Department.
   4. Release of City liens: Code Compliance Department, with the assistance of the Planning and Development Department, will request the release of eligible liens on property/projects certified for NEZ basic incentives after the project has been completed and passed final inspection or received a final certificate of occupancy. The Transportation and Public Works Department will (request the release of paving liens) and the Neighborhood Services Department will request the release of eligible liens on NEZ tax abatement projects after the project has been completed and passed final inspection or received a final certificate of occupancy.

V. Amendment of Administrative Procedures

The City Manager or his designee is authorized to amend the administrative procedures as needed to achieve the NEZ Program goals provided that the amendment is within the scope of the NEZ Program Policy Statement and in compliance with applicable laws and regulations.

(a) To be designated as a reinvestment zone under this subchapter, an area must:

1. substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:
   A. a substantial number of substandard, slum, deteriorated, or deteriorating structures;
   B. the predominance of defective or inadequate sidewalks or streets;
   C. faulty size, adequacy, accessibility, or usefulness of lots;
   D. unsanitary or unsafe conditions;
   E. the deterioration of site or other improvements;
   F. tax or special assessment delinquency exceeding the fair value of the land;
   G. defective or unusual conditions of title;
   H. conditions that endanger life or property by fire or other cause; or
   I. any combination of these factors;

2. be predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality;

3. be in a federally assisted new community located in a home-rule municipality or in an area immediately adjacent to a federally assisted new community located in a home-rule municipality;

4. be located entirely in an area that meets the requirements for federal assistance under Section 119 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5318);

5. encompass signs, billboards, or other outdoor advertising structures designated by the governing body of the municipality for relocation, reconstruction, or removal for the purpose of enhancing the physical environment of the municipality, which the legislature declares to be a public purpose; or

6. be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

(b) For purposes of this section, a federally assisted new community is a federally assisted area:

1. that has received or will receive assistance in the form of loan guarantees under Title X of the National Housing Act (12 U.S.C. Section 1749aa et seq.); and

2. a portion of which has received grants under Section 107 of the Housing and Community Development Act of 1974 (42 U.S.C. Section 5307) made pursuant to the authority created by that section for grants in behalf of new communities assisted under Title VII of the Housing and Urban Development Act of 1970 or Title IV of the Housing and Urban Development Act of 1968 or in behalf of new community projects assisted under Title X of the National Housing Act (12 U.S.C. Section 1749aa et seq.). Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 2, Sec. 14.09(a), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 1106, Sec. 29, eff. Aug. 28, 1989.
To further demonstrate the unique funding mechanism the City of Fort Worth put into place to incentivize the community revitalization of NEZ AREA 4, we have excluded City of Fort Worth impact fees of $638,794 and Permit Fees of $41,962 as project costs. While an application for the waiver of these fees is required for the City to certify Palladium Fain Street as a NEZ project, we anticipate Palladium Fain Street will be certified.

The City of Fort Worth Neighborhood Empowerment Zone (NEZ) Basic Incentives and Tax Abatement Policy follows this page.
NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM (NEZ)
BASIC INCENTIVES AND TAX ABATEMENT POLICY

I. GENERAL PURPOSE AND OBJECTIVES

Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone (NEZ) when a “...municipality determines that the creation of the zone would promote:

(1) the creation of affordable housing, including manufactured housing, in the zone;
(2) an increase in economic development in the zone;
(3) an increase in the quality of social services, education, or public safety provided to residents of the zone; or
(4) the rehabilitation of affordable housing in the zone.”

The City, by adopting the following NEZ Program Basic Incentives and Tax Abatement Policy, will promote affordable housing and economic development in Neighborhood Empowerment Zones. NEZ incentives will not be granted after the NEZ expires as defined in the resolution designating the NEZ. For each NEZ, the City Council may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Council resolution. However, any tax abatement awarded before the expiration of a NEZ shall carry its full term according to its tax abatement agreement approved by the City Council.

As mandated by state law, the property tax abatement under this policy applies to the owners of real property. Nothing in the policy shall be construed as an obligation by the City of Fort Worth to approve any tax abatement application.

II. DEFINITIONS

“Abatement or Tax Abatement” means a full or partial exemption from City of Fort Worth ad valorem taxes on eligible real property located in a NEZ for a specified period on the difference between (i) the amount of increase in the appraised value (as reflected on the certified tax roll of the appropriate county appraisal district) resulting from improvements begun after the execution of a written Tax Abatement Agreement and (ii) the appraised value of such real estate prior to execution of a written Tax Abatement Agreement (as reflected on the most recent certified tax roll of the appropriate county appraisal district for the year prior to the date on which the Tax Abatement Agreement was executed).

“Affordable Units” means affordable to persons earning less than 80% Area Median Family Income (AMFI) as defined by U.S. Department of Housing and Urban Development (HUD) for single family housing and under 60% AMFI as defined by HUD for rental and multi-family.

“Base Value” is the value of the Real Property Improvements, excluding land, as determined by the Tarrant County Appraisal District, during the year rehabilitation occurs.

"Building Standards Commission" is the commission created under Sec. 7-77, Article IV. Minimum Building Standards Code of the Fort Worth City Code.

“Capital Investment” includes only Real Property Improvements such as new facilities and structures, site improvements, facility expansion, and facility modernization. Capital Investment does NOT include land acquisition costs and/or any existing improvements on the property prior to the City Council’s authorization, or personal property (such as machinery, equipment, and/or supplies and inventory).

“City of Fort Worth Tax Abatement Policy Statement” means the policy adopted by City Council.
“Commercial/Development Project” is a development project which proposes to construct or rehabilitate commercial facilities on property that is (or meets the requirements to be) zoned commercial as defined by the City of Fort Worth Zoning Ordinance.

“Industrial Development Project” is a development project which proposes to construct or rehabilitate industrial facilities on property that is appropriately zoned for industrial use as defined by the City of Fort Worth Zoning Ordinance and meets the criteria for industrial use as put forth in the City’s Comprehensive Plan.

“Community Facility Development Project” is a development project which proposes to construct or rehabilitate community facilities on property that allows such use as defined by the City of Fort Worth Zoning Ordinance.

“Eligible Rehabilitation” includes only physical improvements to Real Property Improvements. Eligible Rehabilitation does NOT include personal property (such as furniture, appliances, equipment, and/or supplies). Eligible Rehabilitation costs must be 30% or more of the current Base Value Improvements as defined by Tarrant Appraisal District at the time of application in order for a rehabilitation project to apply for any NEZ incentives.

“Gross Floor Area” is measured by taking the outside dimensions of the building at each floor level, except that portion of the basement used only for utilities or storage, and any areas within the building used for off-street parking.

"Minimum Building Standards Code" is Article IV of the Fort Worth City Code adopted pursuant to Texas Local Government Code, Chapters 54 and 214.

“Minority Business Enterprise (MBE)” and “Women Business Enterprise (WBE)” is a minority or woman owned business that has received certification as either a certified MBE or certified WBE by either the North Texas Regional Certification Agency (NTRCA) or the Texas Department of Transportation (TxDot), Highway Division.

“Mixed-Use Development Project” is a development project which proposes to construct or rehabilitate mixed-use facilities in which residential uses constitute 20 percent or more of the total gross floor area, and office, eating and entertainment, and/or retail sales and service uses constitute 10 percent or more of the total gross floor area and is on property that is (or meets the requirements to be) zoned mixed-use as described by the City of Fort Worth Zoning Ordinance.

“Multi-family Development Project” is a development project which proposes to construct or rehabilitate 3 or more multi-family residential living units on a property that is (or meets the requirements to be) zoned multi-family or mixed use as defined by the City of Fort Worth Zoning Ordinance.

“New Construction” is a newly constructed habitable structure improvement requiring a permanent foundation. This excludes accessory structures such as sheds, incidental out buildings and detached garages.

“Primary Residence” is the residence that has a Homestead Exemption on file with Tarrant County Appraisal District.

“Project” means a “Residential Project”, “Commercial/Industrial Development Project”, “Community Facility Development Project”, “Mixed-Use Development Project”, or a “Multi-family Development Project.”

“Real Property Improvements” – means a habitable structure as defined by the Fort Worth Building Code.

“Reinvestment Zone” is an area designated as such by the City of Fort Worth in accordance with the Property Redevelopment and Tax Abatement Act codified in Chapter 312 of the Texas Tax Code, or an
area designated as an enterprise zone pursuant to the Texas Enterprise Zone Act, codified in Chapter 2303 of the Texas Government Code.

“Residential Project” – means less than 3 residential units.

III. PROCEDURAL STEPS

A. APPLICATION FEE

1. An application fee of $25.00 for all basic incentives, excluding tax abatements. The Application Fee shall not be credited or refunded to any party for any reason.

2. The application fee for residential tax abatements is $100.00 for each residential unit. The Application Fee shall not be credited or refunded to any party for any reason.

3. The application fee for tax abatements for multi-family, commercial, industrial, community facilities and mixed-use development projects is one-half of one percent (0.5%) of the proposed Project’s Capital Investment, with a $200 minimum not to exceed $2,000. The Application Fee shall not be credited or refunded to any party for any reason.

B. APPLICATION SUBMISSION

1. The applicant applying for any NEZ incentives must complete and submit a City of Fort Worth "Application for NEZ Incentives" and pay the appropriate application fee for certification of basic incentives to the Planning and Development Department. Incomplete applications will not be accepted or processed.

2. The applicant applying for Tax Abatement will pay the appropriate abatement application fee to the Neighborhood Services Department after Project certification for basic incentives by the Planning and Development Department. The application fee, review, evaluation and approval will be governed by City of Fort Worth Neighborhood Empowerment Zone Basic Incentives and Tax Abatement Policy for qualifying Development Projects.

3. All NEZ certifications for incentives will expire after five years and are project specific. Minor modifications to an existing certification may be made with correct documentation. Minor modifications will not change or extend the original certification date. New or additional projects at the same address or in the same development will require a new application for project certification.

4. City Council may change NEZ boundaries or terminate NEZ areas. Projects that have been certified eligible for basic incentives will maintain eligibility for the original five years from the date of certification. The certification date will not be modified or extended.

C. CERTIFICATIONS FOR APPLICATIONS

1. In order for a property owner/developer to be eligible to apply for any NEZ incentives for a Project, the property owner/developer:
   a. Must submit a complete application to the City with all required documentation;
   b. Must not be delinquent in paying property taxes for any property owned by the owner/developer or applicant;
   c. Must not be responsible for City of Fort Worth liens on the project property;
   d. Must not have any City liens filed against any property owned by the applicant or property owner/developer, including the project property. “Liens” includes but is not limited to, weed liens, demolition liens, board-up/open structure liens and paving liens; and
2. The Planning and Development Department will review all NEZ applications for accuracy and completeness. A complete application must include:
   a. Proof that the Project is located in a NEZ;
   b. A completed NEZ application;
   c. Attachment of all items on the NEZ Application Submittal Requirement Checklist; and
   d. Compliance with the design guidelines under Section III D.

Once the Planning and Development Department determines that the application is complete, the Planning and Development Department will certify the property owner/developer’s eligibility to receive basic incentives and/or tax abatement based on the criteria set forth in this policy. Ineligible applications will be denied. Once an applicant’s project is certified, the Planning and Development Department will inform appropriate departments administering the incentives.

Approval of the application and Project certification shall not be deemed to be approval of any aspect of the Project. Before construction, the applicant must ensure that the project is located in the correct zoning district.

D. PUBLIC NOTIFICATION

In order for an owner/developer to apply to receive any incentives provided for under the NEZ Program Basic Incentives and Tax Abatement Policy, Planning and Development staff will send a complete Project application packet dually for notification purposes to the following persons and organizations:

1. The neighborhood associations or community based organizations registered with the city located within 300 feet of the proposed Project. The measurement of the distance between the proposed project and Neighborhood Associations or Community Based Organizations shall be along the property lines of the street fronts and from front door to front door, and in direct line across the intersections. If recipients wish to comment on the Project, all comments must be received within 14 days/two weeks of notification; and

2. The Council Member for the District in which the Project is located. Any comments received within 14 days of notification from the registered neighborhood associations or community based organizations within 300 feet of the proposed Project will be sent to the Council Member for informational purposes.

E. DESIGN GUIDELINES

1. All applications for NEZ incentives must meet the following design requirements for certification.
   a. No metal buildings except for industrial projects.
   b. All new construction projects must contain 70% masonry product
   c. Exceptions to the masonry product will be made at the City’s discretion for design district overlays (where applicable) and approved planned development projects.
   d. Compliance with design guidelines for Council adopted NEZ Strategic Plans is required for certification.
   e. Attached garages for new single family homes may not extend more than 4 feet past the front building wall.
F. **REFUND POLICY**

In order for an owner/developer of a Project in a NEZ to receive a refund of development fees or impact fees, the conditions set forth in the *Refund of Development and Impact Fee Policy*, attached as Attachment “A”, must be satisfied.

IV. **FEE WAIVERS**

A. **ELIGIBLE RECIPIENTS/PROPERTIES**

1. In order for a property owner/developer to be eligible to apply for any fee waivers for a Project, the property owner/developer:
   a. Must submit an application to the City and receive NEZ certification for the project;
   b. Must be in compliance with Section III, A, B, C, D and E.

B. **DEVELOPMENT FEES**

1. The following fees for services are waived for eligible, certified NEZ Projects:
   a. All Building Permit related Fees (including Plans Review and Inspections) except as stated in IV B. 2. below
   b. Plat Application Fee (including Concept Plan, Preliminary Plat, Final Plat, Short Form Replat)
   c. Board of Adjustment Application Fee
   d. Demolition fee
   e. Structure Moving Fee
   f. Community Facilities Agreement (CFA) Application Fee
   g. Zoning Application Fee
   h. Street and Utility Easement Vacation Application Fee
   i. Ordinance Inspection Fees
   j. Consent/Encroachment Agreement Application Fees
   k. Transportation Impact Fees
   l. Urban Forestry Application Fees
   m. Sign Permit Fees

2. If a permit or application listed in B (1) is expired, the fee to reactivate, renew or reapply shall not be waived. In addition, penalties and extension fees or re-permitting fees will not be waived.

3. Fire inspection and permit fees will not be waived.

4. Fees for special services, such as simultaneous plan and plat review or expedited plan review will not be waived.

5. Infrastructure Plan Review Center fees will not be waived.

6. Development Fees not specifically listed in the policy and the project certification letter will not be waived or reduced.

7. Other development related fees not specified in this policy may be brought forward to City Council on a case-by-case basis as determined by staff analysis.
C. IMPACT FEES

1. Single family and multi-family residential development projects in the NEZ. Automatic 100% waiver of water and wastewater impact fees will be applied.

2. Commercial, industrial, mixed-use, or community facility development projects in the NEZ.
   a. Automatic 100% waiver of water and wastewater impact fees up to $55,000 or equivalent to two 6-inch meters for each commercial, industrial, mixed-use or community facility development project; whichever is less.
   b. If the project requests an impact fee waiver exceeding $55,000 or requesting a waiver for larger and/or more than two 6-inch meter exceeding $55,000, then City Council approval is required. Applicant may request the additional amount of impact fee waiver through the Planning and Development Department.

V. RELEASE OF CITY LIENS

A. ELIGIBLE RECIPIENTS/PROPERTIES

1. In order for a property owner/developer to be eligible to apply for release of any City liens for a Project, the property owner/developer:
   a. Must submit an application to the City and receive NEZ certification for the project;
   b. Must be in compliance with Section III, A, B, C, D and E.
   c. Liens listed in this Policy shall be released once the Project Improvements have been made to the property. Applicants must contact City after project completion for lien releases.
   d. Any liens filed after the initial certification of the property shall not be released.

For certified applicants of Projects requesting release of City liens, the Neighborhood Services Department will request the release of the appropriate liens on NEZ tax abatement Projects. The Planning & Development Department will request the release of the appropriate liens on NEZ basic incentives Projects.

B. WEED LIENS

The following are eligible to apply for release of weed liens:
1. Single unit owners performing rehabilitation on their properties.
2. Builders or developers constructing new homes on vacant lots.
3. Owners performing rehabilitation on multi-family, commercial, industrial, mixed-use, or community facility properties.
4. Developers constructing new multi-family, commercial, industrial, mixed-use or community facility development projects.

C. DEMOLITION LIENS

Builders or developers developing or rehabilitating a property for a Project are eligible to apply for release of demolition liens for up to $30,000. Releases of demolition liens in excess of $30,000 are subject to City Council approval.

D. BOARD-UP/OPEN STRUCTURE LIENS

The following are eligible to apply for release of board-up/open structure liens:
1. Single unit owners performing rehabilitation on their properties.
2. Builders or developers constructing new single family homes on vacant lots.
3. Owners performing rehabilitation on multi-family, commercial, industrial, mixed-use, or community facility properties.
4. Developers constructing multi-family, commercial, industrial, mixed-use, or community facility projects.

E. PAVING LIENS

The following are eligible to apply for release of paving liens:
1. Single unit owners performing rehabilitation on their properties.
2. Builders or developers constructing new homes on vacant lots.
3. Owners performing rehabilitation on multi-family, commercial, industrial, mixed-use, or community facility properties.
4. Developers constructing multi-family, commercial, industrial, mixed-use, or community facility projects.

ALL OTHER CITY LIENS WILL NOT BE WAIVED

VI. MUNICIPAL PROPERTY TAX ABATEMENTS

A. ABATEMENT GUIDELINES

1. Staff will review and evaluate each Residential, Multi-Family, Commercial, Industrial, Community Facilities and Mixed-Use tax abatement application prior to submission to the City Council. The City Council has designated certain areas of the City as Tax Increment Reinvestment Zones (TIFs). If a NEZ is located in a TIF, a person or entity seeking Tax Abatement on property owned or leased in a TIF shall not be granted a NEZ Tax Abatement.

2. A tax abatement shall not be granted for any development project in which a building permit application, excluding grading and/or demolition, has been filed with the City’s Planning and Development Department. In addition, the City will not abate taxes on the value of real property improvements for any period of time prior to the year of execution of a Tax Abatement Agreement with the City.

3. Tax Abatements for a new construction project will automatically terminate two years after Council approval of the tax abatement if a building permit has not been pulled and a foundation has not been poured (unless otherwise specified in the tax abatement agreement).

4. Tax Abatements for a rehabilitation project will automatically terminate two years after Council approval of the tax abatement if the project is not complete (unless otherwise specified in the tax abatement agreement).

   a. Abatements for Residential, Commercial, Industrial, Mixed-Use, Multi-Family and Community Facilities Projects for up to 5 years are subject to City Council approval. The applicant may apply with the Neighborhood Services Department for such abatement after project certification. In order to be eligible to apply for a tax abatement, the property owner/developer must:

   b. Submit an application to the City and receive NEZ certification for the project;

   c. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable.

   d. Real Property Improvements are newly constructed or rehabilitated after NEZ designation and City Council approval of the tax abatement is granted before improvements are made;

   e. Property is not in a tax-delinquent status when the abatement application is submitted;

   f. Property is in conformance with the City of Fort Worth Zoning Ordinance however, a property use that is legal non-conforming shall not be eligible to receive a tax abatement.
5. Once a NEZ property owner of a residential property (including multi-family) in the NEZ satisfies the criteria set forth in Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable, and applies for an abatement, a property owner may enter into a tax abatement agreement with the City of Fort Worth. The tax abatement agreement shall automatically terminate if the property subject to the tax abatement agreement is in violation of the City of Fort Worth's Minimum Building Standards Code and the owner is convicted of such violation.

6. A tax abatement granted under the criteria set forth in Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable, can only be granted once for a property in a NEZ for a maximum term as specified in the agreement. If a property on which tax is being abated is sold, the City may assign the tax abatement agreement for the remaining term as allowed by the tax abatement agreement, once the new owner submits an application so long as the new owner complies with all of the terms of the tax abatement agreement.

7. A property owner/developer of a multifamily development, commercial, industrial, community facilities and mixed-use development project in the NEZ who desires a tax abatement must:
   a. Satisfy the criteria set forth in Section III, A, B, C, D and E and Section VI, A, B, C and D, as applicable, and
   b. Submit an application to the City and receive NEZ certification for the project;
   c. The property owner must enter into a tax abatement agreement with the City of Fort Worth. In addition to the other terms of agreement, the tax abatement agreement shall provide that the agreement shall automatically terminate if the owner receives one conviction of a violation of the City of Fort Worth's Minimum Building Standards Code regarding the property subject to the abatement agreement during the term of the tax abatement agreement; and
   d. If a property in the NEZ on which tax is being abated is sold, the new owner may enter into a tax abatement agreement on the property for the remaining term as allowed by the tax abatement agreement.

8. If the terms of the tax abatement agreement are not met, the City Council has the right to cancel or amend the abatement agreement. In the event of cancellation, the recapture of abated taxes shall be limited to the year(s) in which the default occurred or continued.

9. The terms of the agreement shall include the City of Fort Worth’s right to: (1) review and verify the applicant’s financial statements in each year during the life of the agreement prior to granting a tax abatement in any given year, (2) conduct an on-site inspection of the project in each year during the life of the abatement to verify compliance with the terms of the tax abatement agreement, (3) terminate the agreement if the Project contains or will contain an ineligible Project as defined in Section VII 1 through 6.

10. Upon completion of construction of the Project, the City shall no less than annually evaluate each project receiving abatement to insure compliance with the terms of the agreement. Any incidents of non-compliance will be reported to the City Council.

11. On or before February 1st of every year during the life of the agreement, any individual or entity receiving a tax abatement from the City of Fort Worth shall provide information and documentation which details the property owner’s compliance with the terms of the respective agreement and shall certify that the owner is in compliance with each applicable term of the agreement. Failure to report this information and to provide the required certification by the above deadline shall result in cancellation of agreement and any taxes abated in the prior year being due and payable.

12. If a property in the NEZ on which tax is being abated is sold, the new owner may enter into a tax abatement agreement on the property for the remaining term as allowed by the tax abatement agreement. Any sale, assignment or lease of the property which is not permitted in
the tax abatement agreement results in automatic cancellation of the agreement and recapture of any taxes abated after the date on which an unspecified assignment occurred.

13. All Multi-Family, commercial, industrial, community facilities and mixed use tax abatements will be capped at 150 percent of the Capital Investment.

14. Residential owner occupied tax abatements will be capped at the annual median home value as reported by the National Association of Realtors for Tarrant County. This value will be updated annually.

B. APPLICATION REVIEW AND EVALUATION FOR APPLICATIONS

1. Property Tax Abatement for Residential Properties, Commercial, Industrial, Mixed Use, Community Facilities and Multi-family Development Projects
   
a. For a completed and certified application for no more than five years of tax abatement, with Council approval, the City Manager shall execute a tax abatement agreement with the applicant.
   
b. Tax abatement applications will be reviewed by staff prior to submission to the City Council.
      Commercial, Industrial, Mixed Use, Community Facilities and Multi-family Development Projects must provide evidence of:
      i. Production of development with no net additional cost to the City while producing a positive economic impact to the tax paying citizens of Fort Worth;
      ii. Promotion of quality, affordable housing and/or mixed income development;
      iii. Advancement of high quality development or redevelopment opportunities on nearby or adjacent properties in a manner that supports the establishment of a cohesive, distinctive and walkable district or neighborhood;
      iv. Effectively leverage private investment;
      v. Possesses economic gap “but-for”;
      vi. Furthers community revitalization.

2. Consideration by the City Council
   
a. The City Council retains sole authority to approve or deny any tax abatement agreement and is under no obligation to approve any tax abatement application or tax abatement agreement. The City of Fort Worth is under no obligation to provide tax abatement in any amount or value to any applicant.
   
b. Effective Date for Approved Agreements
      i. All tax abatements approved by the City Council will become effective on January 1 of the year following the year in which a Certificate of Occupancy (CO) is issued for the qualifying development project (unless otherwise specified in the tax abatement agreement). Unless otherwise specified in the agreement, taxes levied during the construction of the project shall be due and payable.
      ii. Owners/developers are responsible for informing the City when a certified Project is complete.

C. RESIDENTIAL PROPERTIES LOCATED IN A NEZ- FULL ABATEMENT FOR 5 YEARS

1. A homeowner or developer of residential single family property developed for a homeowner, shall be eligible to apply for a tax abatement by meeting the following after certification of the project:

   a. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable;
b. For rehabilitated Real Property Improvements, Eligible Rehabilitation costs on the Real Property Improvements shall be equal to or in excess of 30% of the Base Value of the Real Property Improvements and City Council approval of the tax abatement is granted before improvements are made.

D. MULTI-FAMILY AND MIXED-USE DEVELOPMENT PROJECTS LOCATED IN A NEZ – 100% ABATEMENT FOR 5 YEARS

1. A developer of a Multi-Family or Mixed-Use Development Project shall be eligible to apply for a tax abatement by meeting the following after project certification:
   
a. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable.

b. For a multi-family development project newly constructed, the project must provide at least five (5) residential living units OR have a minimum Capital Investment of $200,000;

c. For a multi-family rehabilitation project, the Eligible Rehabilitation costs on the Real Property Improvements shall be at least 30% of the Base Value of the Real Property Improvements. Such Eligible Rehabilitation costs must come from the rehabilitation of at least five (5) residential living units or a minimum Capital Investment of $200,000;

d. Residential uses in a mixed-use project must constitute 20 percent or more of the total Gross Floor Area of the project;

e. Office, eating and entertainment, and/or retail sales and service uses in a mixed-use project must constitute 10 percent or more of the total Gross Floor Area of the project; and

   i. A mixed-use development project newly constructed must have a minimum Capital Investment of $200,000; or

   ii. For a rehabilitation project, Eligible Rehabilitation costs on the Real Property Improvements shall be at least 30% of the Base Value of the Real Property Improvements, or $200,000, whichever is greater.

2. Multi-family and mixed-use projects must satisfy one of the following:

   a. At least ten percent (10%) of the total residential units constructed or rehabilitated shall be affordable (as defined by the U. S. Department of Housing and Urban Development) and set aside to persons with incomes at or below eighty percent (80%) of area median income based on family size and at least another ten percent (10%) of the total units constructed or rehabilitated shall be affordable (as defined by the U. S. Department of Housing and Urban Development) and set aside to persons with incomes at or below sixty percent (60%) of area median income based on family size; or

   b. If specifically permitted by the City Council, in its sole discretion, and as specified in the tax abatement agreement, pay the Fort Worth Housing Finance Corporation an annual sum equal to $200.00 for each rental residential unit located on the property which is subject to the tax abatement. The Fort Worth Housing Finance Corporation is a housing finance corporation created pursuant to authorization by the City Council of the City of Fort Worth in accordance with Chapter 394, Texas Local Government Code, to assist in the financing of the costs of residential development and ownership for citizens of decent, safe and sanitary housing at affordable prices. An applicant’s choice as to whether to commit to an affordable housing set-aside or to an annual payment to the Fort Worth Housing Finance Corporation must be made prior to execution of the tax abatement agreement and may not be changed during the term of the agreement. This annual payment will be due on or before February 1 of each year in which a tax abatement is granted (or such other date that may be agreed to in the tax abatement agreement). Failure to pay the annual payment to the Housing Finance Corporation when due will result in the forfeiture of the entire tax abatement for the tax year in which payment was due. Additional terms and conditions
governing this annual payment requirement will be set forth in the tax abatement agreement.

3. In addition at least 5% of the total residential units constructed or rehabilitated shall be compliant with the Americans with Disability Act (ADA) in accordance with Section 504 of the Rehabilitation Act, and must be fully accessible and 2% of the total units constructed must be fully accessible to persons with sensory impairments.

E. COMMERCIAL, INDUSTRIAL AND COMMUNITY FACILITIES DEVELOPMENT PROJECTS LOCATED IN A NEZ – 100% ABATEMENT FOR 5 YEARS

1. A developer of a Commercial, Industrial or Community Facilities Development Projects shall be eligible to apply for a tax abatement by meeting the following after project certification:

   a. Be in compliance with Section III, A, B, C, D and E and Section VI, A, B, C and D as applicable;
   b. have a minimum capital investment of $75,000 for a proposed new construction project; or
   c. for a rehabilitation project, Eligible Rehabilitation costs on Real Property Improvements shall be at least 30% of the Base Value of the Real Property Improvements, or $75,000, whichever is greater.

VII. INELIGIBLE PROJECTS

The following Projects or Businesses shall not be eligible for any incentives under the City’ of Fort Worth's Neighborhood Empowerment Zone (NEZ) Basic Incentives and Tax Abatement Policy:
1. Sexually Oriented Businesses
2. Non-residential mobile structures
3. Stand-alone bars (Bars as part of a mixed use project may apply for NEZ incentives)
4. Single family investor owned projects
5. Package stores or liquor stores
6. Projects to be constructed on property purchased or to be purchased under a contract for deed

VIII. DENIED APPLICATIONS

1. NEZ applications will be denied 30 days after submission if all required or additionally requested documentation is not received by the City.
2. The applicant will have 90 days after the date of denial to resubmit the NEZ application without paying a new application fee.
REFUND OF DEVELOPMENT AND IMPACT FEES POLICY

PURPOSE

This refund policy is for the purpose of establishing the conditions under which the City may refund development and impact fees, normally waived through the Neighborhood Empowerment Zone (NEZ).

APPLICABILITY

Unless expressly accepted, this policy applies to all development and impact fees waived by the City through the NEZ.

CONDITIONS FOR REFUNDS

The City will consider refunds only when circumstances beyond the developers/owners control prevent them from obtaining the certification letter from the Planning and Development Department.

A property owner and/or developer may qualify for a refund if the proposed development project meets all criteria to receive a fee waiver under the NEZ Program Basic Incentives and Tax Abatement Policy and:

1. The owner and/or developer was not made aware of the NEZ incentives at the time the fees were paid; or
2. The owner and/or developer was mistakenly told that his/her property was not in a designated NEZ; or
3. The owner and/or developer has put funds in an escrow account with a City Department while awaiting certification of his/her project; or
4. City Council authorizes a City Department to issue a refund to the owner/developer.

REFUND CHARGE

A refund charge will be assessed to help defray administration cost associated with the processing of refund check. The charge shall be 20% of the amount of the refund. This charge will be automatically deducted from the total refund amount.

STATUTE OF LIMITATIONS

Any request, action or proceeding concerning the refund of fees normally waived through the NEZ must be filed within ninety days following the date that the fees were paid. An applicant who does not submit a refund request within 90 days of the transaction shall not qualify for a refund.

To obtain a refund the applicant needs to:

• submit a NEZ application to the Planning and Development Department for determination of the eligibility for NEZ fee waivers, and
• submit a written request to the Department in which the fees were paid. Upon receiving a confirmation from the Planning and Development Department that the project meets all NEZ fee waiver criteria, that Department shall process the request based on the qualifications discussed in this policy.

EXEMPTIONS

The provisions of this policy do not apply to:

1. Fees that are not waived through the NEZ program; and
2. Taxes and special assessments; and
3. City liens such as mowing, board-up, trash, demolition and paving liens.
An applicant shall not qualify for any refund if:
1. The applicant was made aware of the NEZ incentives before he/she pays the fees; or
2. The applicant does not meet the requirements for NEZ incentives at the time he/she paid the fees; or
3. The applicant paid the fees before the refund policy was put in place; or
4. The applicant paid the fees before the designation date of the NEZ.

DISCLAIMER

In the event of any conflict between the City’s ordinances or regulations and this policy, such ordinances or regulations shall control. In the event of any conflict between this policy and other policies or regulations adopted by the City Department issuing the refund, such department policies or regulations shall control. The City reserves the right to deny any or all request for refunds.
Riverside Community Center is located in the heart of Sylvania Park, near the west fork of the Trinity River. The center offers after-school programs, a boxing club, and a diverse selection of classes, but there is also ample opportunity to explore the great outdoors.
Outdoor Recreation - Sylvania Park – 3700 E. Belknap, Fort Worth – approximately 1065 Feet from 19008 Palladium Fain Street
Outdoor Recreation - Sandy Oaks Park – 5000 Bernice Street, Haltom City – approximately 4191 Feet from 19008 Palladium Fain Street

HALTOM CITY PARKS

Haltom City has 11 parks located throughout the city that are maintained by the Parks & Recreation Department. Rent a pavilion at one of our parks for $10/hour, with a minimum of two hours and a maximum of four hours.

Reservations must be done in person at the Haltom City Recreation Center, located at 4839 Broadway Ave. Some park reservations require a $30 cash deposit for a restroom key.

Birdville Trails Park
Broadway Park
Buffalo Ridge Park
Haltom Road Park
Little Fossil Park
North Park
Parrish Road Park
Pecan Park
Revere Park
Sandy Oaks Park

Located next to the Haltom City Senior Center at 5000 Bernice St., Sandy Oaks Park is a 4.11 acre neighborhood park with a playground, picnic area, unlit practice fields, outdoor covered work-out equipment and a walking trail that circles the park.

See a photo gallery of Sandy Oaks Park.
Grocery and Pharmacy – Walmart Supercenter – 3851 Airport Freeway – approximately 1385 Feet from 19008 Palladium Fain Street

Fort Worth Supercenter

5851 Airport Pkwy, TX 76111
Open 24 hours
Mon - Sun | Open 24 Hours

Services at This Store

- Auto Care Center
  Open until 6 pm
  817-780-1684

- Pharmacy
  Open until 6 pm
  817-733-9326

- Photo Center
  Open until 8 pm
  817-762-2552

- Pickup
  Open until 8 pm

- Vision Center
  Closed until 12 pm
  817-755-2710

- Alcohol
  Closed until 12 pm

- Bakery
  Open until 9 pm
  817-780-2481

- CoinStar

- Deli
  Open until 9 pm

- Food ATM

- FedEx Office
  Closed until 12 pm

- GameStop

- Garden Center

- Grocery
  Grocery Pickup
  Grocery Pickup and Delivery
Pharmacy - CVS – 1201 N Beach Street, Fort Worth – approximately 780 feet from 19008 Palladium Fain Street

Drugstore chain selling a variety of beauty & health products, plus some grocery & household items.

1201 N Beach St, Fort Worth, TX 76111

OFA5+PG Fort Worth, Texas
cvs.com
(817) 834-6369

Open now: 8AM–10PM
CVS Pharmacy at 1201 North Beach Street Fort Worth, TX 76111
817-834-6369  Store #6786

Store & Photo Hours
Monday through Friday  OPEN  8:00 AM to 10:30 PM
Saturday  8:00 AM to 10:30 PM
Sunday  8:00 AM to 10:30 PM

Pharmacy Hours
Monday through Friday  OPEN  9:00 AM to 9:30 PM
Saturday  10:00 AM to 5:30 PM
Sunday  10:00 AM to 5:30 PM

What services does this CVS offer?
Drive-Thru Pharmacy
Photo
Accepts SNAP
Pharmacy
Immunizations
Licensed Child Care - Children's Early Development Center – 3328 E Belknap Street, Fort Worth — approximately 3393 Feet from Palladium Fain Street

Children's Early Development Center

3.4 ★★★★★ • 5 reviews
Child care agency

3328 E Belknap St, Fort Worth, TX 76111

QPF2+V9 Fort Worth, Texas

(817) 834-0851

Closed today
Child Care Search Result Details

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

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**Three Year Inspection Summary**
https://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?type=DC&fid=121232
Tarrant County College – Trinity River Campus – 300 Trinity Commons, Fort Worth – Community College – approximately 3.22 miles from 19008 Palladium Fain Street

300 Trinity Campus Cir, Fort Worth, TX 76102

QM46+PM Fort Worth, Texas
tccd.edu
(817) 515-8223
# Public Community Colleges

**Download the Excel Version**

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<th>Institution</th>
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<tr>
<td>Alamo Community College - Northeast Lakeview College</td>
<td>Veronica Garcia</td>
<td>(210) 486-0000</td>
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<tr>
<td>Alamo Community College - Northwest Vista College</td>
<td>Ric Basar</td>
<td>(210) 486-4900</td>
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<tr>
<td>Alamo Community College - Palo Alto College</td>
<td>Robert Garza</td>
<td>(210) 486-3880</td>
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<tr>
<td>Alamo Community College - San Antonio College</td>
<td>Robert Vela</td>
<td>(210) 486-0959</td>
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<tr>
<td>Alamo Community College - St. Philo's College</td>
<td>Adena Loston</td>
<td>(210) 486-2900</td>
</tr>
<tr>
<td>Alamo Community College District</td>
<td>Bruce Leslie</td>
<td>(210) 485-0020</td>
</tr>
<tr>
<td>Alvin Community College</td>
<td>Christal Albrecht</td>
<td>(281) 756-3500</td>
</tr>
<tr>
<td>Amarillo College</td>
<td>Russell Lowery-Hart</td>
<td>(806) 371-5000</td>
</tr>
<tr>
<td>Angeloine College</td>
<td>Michael Simon</td>
<td>(936) 639-1301</td>
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<tr>
<td>Austin Community College</td>
<td>Richard Rhodes</td>
<td>(512) 223-7000</td>
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<td>Mary Hensley</td>
<td>(979) 830-4000</td>
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<td>Brazosport College</td>
<td>Millicent Valek</td>
<td>(979) 230-3000</td>
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<tr>
<td>Central Texas College</td>
<td>Jim Yeonoupolos</td>
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<td>Cisco College</td>
<td>Tradd Anglin</td>
<td>(254) 442-5000</td>
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<td>Robert Keith Riza</td>
<td>(806) 874-3571</td>
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<td>Beahriz T. Espinoza</td>
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<td>Collin County Community College District</td>
<td>H. Neil Matkin</td>
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<td>Dallas Community College - Brookhaven College</td>
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<td>Dallas County Community College - Cedar Valley College</td>
<td>Joe Seabrooks</td>
<td>(972) 860-8200</td>
</tr>
<tr>
<td>Dallas County Community College - Eastfield College</td>
<td>Eddie Tealer</td>
<td>(972) 860-7001</td>
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<tr>
<td>Dallas County Community College - El Centro College</td>
<td>Jose Adams</td>
<td>(214) 860-2000</td>
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<tr>
<td>Institution Name</td>
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<td>President Name</td>
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<tr>
<td>Dallas County Community College - Mountain View College</td>
<td>4849 West Illinois Avenue, Dallas, TX 75211-6599</td>
<td>Sharon Davis, Interim President</td>
</tr>
<tr>
<td>Dallas County Community College - North Lake College</td>
<td>5001 North MacArthur Boulevard, Irving, TX 75038-3899</td>
<td>Christa Stejko, President</td>
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<tr>
<td>Dallas County Community College - Richland College</td>
<td>12600 Abrams Road, Dallas, TX 75233-2199</td>
<td>Gay Eggleston, President</td>
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<tr>
<td>Dallas County Community College District</td>
<td>1601 South Lamar St., Dallas, TX 75215-1816</td>
<td>Joe May, Chancellor</td>
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<tr>
<td>Del Mar College</td>
<td>101 Baldwin Boulevard, Corpus Christi, TX 78404</td>
<td>Mark Escamilla, President</td>
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<tr>
<td>El Paso Community College District</td>
<td>P.O. Box 20500, El Paso, TX 79998</td>
<td>William Serrata, President</td>
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<tr>
<td>Frank Phillips College</td>
<td>P.O. Box 5118, Borger, TX 79008-5118</td>
<td>Jud Hicks, President</td>
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<tr>
<td>Galveston College</td>
<td>4015 Avenue Q, Galveston, TX 77550</td>
<td>Myles Shelton, President</td>
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<tr>
<td>Grayson College</td>
<td>6101 Highway 691, Denison, TX 75020</td>
<td>Jeremy McMillen, President</td>
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<tr>
<td>Hill College</td>
<td>112 Lamar Drive, Hildreth, TX 79645</td>
<td>Pamela Boehm, President</td>
</tr>
<tr>
<td>Houston Community College - Central Campus</td>
<td>1300 Holman, Houston, TX 77004</td>
<td>Muddassir Siddiqi, President</td>
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<tr>
<td>Houston Community College - Northeast Campus</td>
<td>401 Northline Mall, Houston, TX 77022</td>
<td>Margaret Ford Fisher, President</td>
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<tr>
<td>Houston Community College - Northwest College</td>
<td>1550 Fosdike Drive, Suite 101, Houston, TX 77084</td>
<td>Zachary R. Hodges, President</td>
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<tr>
<td>Houston Community College - Southwest College</td>
<td>6815 Rustic, Houston, TX 77087</td>
<td>Madeline Burtillo, President</td>
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<tr>
<td>Houston Community College System</td>
<td>3100 Main Street, Houston, TX 77002</td>
<td>Cesar Maldonado, Chancellor</td>
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<tr>
<td>Howard College</td>
<td>1001 Birdwell Lane, Big Spring, TX 79720</td>
<td>Cheryl T. Sparks, President</td>
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<td>Kilgore College</td>
<td>1100 Broadway, Kilgore, TX 75662</td>
<td>Brenda Kays, President</td>
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<tr>
<td>Laredo College</td>
<td>West End Washington Street, Laredo, TX 78040-4395</td>
<td>Ricardo J. Solls, President</td>
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<tr>
<td>Lee College</td>
<td>200 Lee Drive, Baytown, TX 77520-4703</td>
<td>Dennis Brown, President</td>
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<tr>
<td>Lone Star College - Cy-Fair</td>
<td>9191 Barker Cypress Road, Houston, TX 77433</td>
<td>Seelipa Kershwala, President</td>
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<tr>
<td>Lone Star College - Kingwood</td>
<td>20000 Kingwood Drive, Kingwood, TX 77339</td>
<td>Katherine Persson, President</td>
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<td>Lone Star College - Montgomery</td>
<td>3200 College Park Drive, Conroe, TX 77304</td>
<td>Rebecca L. Riley, President</td>
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<tr>
<td>Lone Star College - North Harris</td>
<td>2700 West West Thorne Drive, Houston, TX 77073</td>
<td>Gerald F. Napolos, President</td>
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<tr>
<td>Lone Star College - Tomball</td>
<td>30555 Tomball Parkway, Tomball, TX 77375</td>
<td>Lee Ann Nufft, President</td>
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<td>Lone Star College - University Park</td>
<td>20515 SH 249 (SH 249 and Louetta Road), Houston, TX 77070</td>
<td>Shah Ardalan, President</td>
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<tr>
<td>Lone Star College System District</td>
<td>5000 Research Forest Drive, The Woodlands, TX 77381-4399</td>
<td>Stephen C. Head, Chancellor</td>
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<td>McLennan Community College</td>
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<td>Johnnette McKown</td>
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<tr>
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<tr>
<td>Midland College</td>
<td>Steve Thomas</td>
<td>(432) 685-4500</td>
</tr>
<tr>
<td>Navarro College</td>
<td>Kevin Fegan</td>
<td>(903) 874-6501</td>
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<tr>
<td>North Central Texas College</td>
<td>Brent Wallace</td>
<td>(940) 668-7731</td>
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<tr>
<td>Northeast Texas Community College</td>
<td>Bradley W. Johnson</td>
<td>(903) 672-1911</td>
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<tr>
<td>Odessa College</td>
<td>Gregory Williams</td>
<td>(432) 335-6400</td>
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<tr>
<td>Paris Junior College</td>
<td>Pamala Anglin</td>
<td>(903) 785-7681</td>
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<tr>
<td>Ranger College</td>
<td>William Campion</td>
<td>(254) 647-3234</td>
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<tr>
<td>San Jacinto College Central Campus</td>
<td>Van Wigginton</td>
<td>(281) 476-1501</td>
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<td>San Jacinto College North Campus</td>
<td>William Raffetto</td>
<td>(281) 458-4059</td>
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<td>Brenda Jones</td>
<td>(713) 484-1900</td>
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<td>San Jacinto Community College</td>
<td>Brenda Hefley</td>
<td>(281) 998-6100</td>
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<tr>
<td>South Plains College</td>
<td>Robin Satterwhite</td>
<td>(806) 694-9611</td>
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<tr>
<td>South Texas College</td>
<td>Shirley Reed</td>
<td>(956) 872-8311</td>
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<tr>
<td>Southwest Collegiate Institute for the Deaf</td>
<td>Cheryl T. Sparks</td>
<td>(915) 264-3700</td>
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<tr>
<td>Southwest Texas Junior College</td>
<td>Hector Gonzales</td>
<td>(830) 278-4401</td>
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<tr>
<td>Tarrant County College - Connct Campus</td>
<td>Carlos Morales</td>
<td>(817) 515-1650</td>
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<tr>
<td>Tarrant County College - Northeast Campus</td>
<td>Allen Gober</td>
<td>(817) 515-8223</td>
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<tr>
<td>Tarrant County College - Northwest Campus</td>
<td>Zorina Blankenbaker</td>
<td>(817) 515-8223</td>
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<tr>
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<td>Peter Jordan</td>
<td>(817) 515-8223</td>
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<td>Bill Coppola</td>
<td>(817) 515-8223</td>
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<td>Tarrant County College - Trinity River Campus</td>
<td>S. Sean Madison</td>
<td>(817) 515-8223</td>
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<td>Tarrant County College District</td>
<td>Eugene Giovannini</td>
<td>(817) 815-8223</td>
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<td>Temple College</td>
<td>Christine Pence</td>
<td>(254) 298-8282</td>
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<tr>
<td>Texarkana College</td>
<td>Jason Smith</td>
<td>(903) 638-4541</td>
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<tr>
<td>Texas Southmost College</td>
<td>Jesus R. Rodriguez</td>
<td>(956) 544-8200</td>
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<tr>
<td><strong>Trinity Valley Community College</strong>&lt;br&gt;100 Cardinal Drive&lt;br&gt;Athens, TX 75751</td>
<td>Jerry King&lt;br&gt;President&lt;br&gt;(903) 677-8822</td>
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<tr>
<td><strong>Tyler Junior College</strong>&lt;br&gt;P.O. Box 9020&lt;br&gt;Tyler, TX 75711</td>
<td>Mike Metke&lt;br&gt;President&lt;br&gt;(903) 510-2200</td>
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<tr>
<td><strong>Vernon College</strong>&lt;br&gt;4400 College Drive&lt;br&gt;Vernon, TX 76384</td>
<td>Dusty Johnston&lt;br&gt;President&lt;br&gt;(940) 552-6291</td>
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<tr>
<td><strong>Victoria College</strong>&lt;br&gt;2200 East Red River&lt;br&gt;Victoria, TX 77901</td>
<td>David Hinds&lt;br&gt;President&lt;br&gt;(361) 573-3291</td>
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<tr>
<td><strong>Weatherford College</strong>&lt;br&gt;225 College Park Drive&lt;br&gt;Weatherford, TX 76086</td>
<td>Tod A. Farmer&lt;br&gt;President&lt;br&gt;(817) 594-5471</td>
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<tr>
<td><strong>Western Texas College</strong>&lt;br&gt;6200 College Avenue&lt;br&gt;Snyder, TX 79549</td>
<td>Barbara Beebe&lt;br&gt;President&lt;br&gt;(325) 573-8511</td>
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<tr>
<td><strong>Wharton County Junior College</strong>&lt;br&gt;911 Boling Highway&lt;br&gt;Wharton, TX 77488</td>
<td>Betty A. McCrohan&lt;br&gt;President&lt;br&gt;(979) 532-4560</td>
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