NEW HOPE HOUSING
AVENUE J
19146

2019
9% Low Income Housing Tax Credits
& Multifamily Direct Loan (TCAP)
Application
Texas Department of Housing and Community Affairs
Submitted March 1, 2019
2019 Multifamily Uniform Application
2019 Multifamily Uniform Application Certification

Development Name: New Hope Housing Avenue J

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 §11.1(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.

NHH Avenue J, Ltd.

Applicant Entity Name

By:

Signature of Authorized Representative
Joy Horak-Brown

Printed Name
President & CEO of sole member of GP

Title
28-Feb-19

Date

Sworn to and subscribed before me on the 28th day of February, 2019.

by Joy Horak-Brown

(Personalized Seal)

Notary Public Signature
Texas

Notary Public, State of
Harris

County of
Harris

5/28/2020

My Commission Expires:
2/28/2019

Date
Board Meeting Date: 75 Day Deadline:

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>January 17, 2019</td>
<td>November 2, 2018</td>
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<tr>
<td>February 21, 2019</td>
<td>December 7, 2018</td>
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<td>March 21, 2019</td>
<td>January 4, 2019</td>
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<td>April 25, 2019</td>
<td>February 8, 1999</td>
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<tr>
<td>May 23, 2019</td>
<td>March 8, 2019</td>
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<td>June 27, 2019</td>
<td>April 12, 2019</td>
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<td>July 11, 2019</td>
<td>April 26, 2019</td>
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<td>July 25, 2019</td>
<td>May 10, 2019</td>
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<td>September 5, 2019</td>
<td>June 21, 2019</td>
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<td>October 10, 2019</td>
<td>July 26, 2019</td>
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<td>November 7, 2019</td>
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</table>

[An Inducement Resolution has been approved by the Bond Issuer and a copy is provided behind Tab 8.]

2/28/2019
The Certification, Acknowledgement, and Consent of Development Owner is included behind this tab.

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

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

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

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 TAC §11.101(a)(2) - Undesirable Site Features</td>
<td>Request for staff determination was submitted at pre-application.</td>
</tr>
<tr>
<td>10 TAC §11.101(a)(3) - Neighborhood Risk Factors</td>
<td></td>
</tr>
<tr>
<td>10 TAC §11.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction</td>
<td></td>
</tr>
<tr>
<td>10 TAC §11.202(1)(N) - Voluntary Compliance Agreement</td>
<td>(or any similar agreement resulting from negotiations regarding noncompliance)</td>
</tr>
<tr>
<td>10 TAC §11.901(16) - Unused Credit or Penalty Fee</td>
<td></td>
</tr>
</tbody>
</table>

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
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)

___ 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. Staff determined site is eligible per 2019 QAP

___ 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): Request for staff determination submitted at preapplication

_____ 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.
By: 

___________________________ 
Signature

Joy Horak-Brown
Printed Name
President & CEO
New Hope Housing, Inc. & Houston Area Community Development Corporation (HACDC)
Title
February 28, 2019
Date

THE STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, a notary public, on this day personally appeared Joy Horak-Brown, 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 28 day of February, 2019

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.

The form must be executed by all individuals included on the organizational chart who are identified under 10 TAC §11.1(d)(30) of the Qualified Allocation Plan, the definition of Control.

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

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

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

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

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

Sanford W. Criner, Jr.

Printed Name

Executive Chairman

New Hope Housing, Inc. & HACDC

Title

February 19, 2019

Date

THE STATE OF Texas

COUNTY OF Harris

§

§

Before me, a notary public, on this day personally appeared Sanford Criner Jr., 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires
June 19, 2021

Notary Public Signature

Page 6 of 6

February 13, 2019
2019 REVISED Applicant Eligibility Certification

By: [Signature]

Signature of Authorized Representative

Kenneth J. Valach

Printed Name

Vice Chair

New Hope Housing, Inc. & HACDC

Title

February 19, 2019

Date

THE STATE OF Texas §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Kenneth Valach, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #12529294
My Commission Expires June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature of Authorized Representative]

Michael M. Fowler
Printed Name
Chairman Emeritus
New Hope Housing, Inc. & HACDC
Title

February 19, 2019
Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared [Michael M. Fowler], 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #6228994
My Commission Expires
June 10, 2021

Notary Public Signature
By: [Signature]

Signature of Authorized Representative

Preston Roe

Printed Name

Secretary of the Board

HACDC

Title

February 19, 2019

Date

THE STATE OF Texas §

§

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Preston Roe, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires
June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By
Signature of Authorized Representative

Irma G. Galvan

Printed Name
Director
HACDC

Title

February 19, 2019

Date

THE STATE OF Texas  §
COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Irma G. Galvan, 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 19th day of February, 2019

(Seal)

CYNTILIA MILHEIM
Notary ID #4229294
My Commission Expires June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature of Authorized Representative]

J. Renea Burns

Printed Name

Director

New Hope Housing, Inc.

Title

February 19, 2019

Date

THE STATE OF Texas §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Renea Burns, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #42299294
My Commission Expires
June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: ____________________________
Signature of Authorized Representative

Philip A. Croker
Printed Name
Director
New Hope Housing, Inc.
Title

February 19, 2019
Date

THE STATE OF Texas §
COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Philip Croker, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires
June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: Carolyn W. Dorros
Signature of Authorized Representative

Caroline W. Dorros
Printed Name
Director
New Hope Housing, Inc.
Title

February 19, 2019
Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared Carolyn W. Dorros, 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 19th day of February 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires
June 10, 2021

Notary Public Signature
By: [Signature]

Signature of Authorized Representative

James E. Furr

Printed Name

Director

New Hope Housing, Inc.

Title

February 19, 2019

Date

THE STATE OF TEXAS $ §

COUNTY OF HARRIS $ §

Before me, a notary public, on this day personally appeared James E. Furr, 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 19th day of February, 2019

(Seal)

[Notary Public Signature]
2019 REVISED Applicant Eligibility Certification

By: __________________________

Signature of Authorized Representative

Catherine B. James

Printed Name

Director

New Hope Housing, Inc.

Title

February 19, 2019

Date

THE STATE OF Texas §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Catherine James, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229394
My Commission Expires June 10, 2021

Notary Public Signature

Page 6 of 6

February 13, 2019
By: Teshia N. Judkins
Signature of Authorized Representative

Teshia N. Judkins
Printed Name
Director
New Hope Housing, Inc.
Title

February 19, 2019
Date

THE STATE OF Texas
COUNTY OF Harris

Before me, a notary public, on this day personally appeared Teshia Judkins, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires June 10, 2021

Notary Public Signature
By: [Signature]

Signature of Authorized Representative

Andrea M. Link

Printed Name

Director

New Hope Housing, Inc.

Title

February 19, 2019

Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared Andrea Link, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires
June 10, 2021

Notary Public Signature
By: [Signature of Authorized Representative]

Melissa M. Noriega
Printed Name
Director
New Hope Housing, Inc.
Title

February 19, 2019
Date

THE STATE OF Texas §
COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Melissa Noriega, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #42299294
My Commission Expires June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: _______________________

Signature of Authorized Representative

______________________
Carleton Riser

Printed Name

______________________
Director - New Hope Housing

Title

2/15/15

Date

THE STATE OF Texas §

COUNTY OF Harris §

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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #41229294
My Commission Expires
June 10, 2021

______________________
Notary Public Signature

Page 6 of 6

February 13, 2019
2019 REVISED Applicant Eligibility Certification

By: ______________________________

Signature of Authorized Representative

Matthew M. J. Stahlbaum

Printed Name

Director

New Hope Housing, Inc.

Title

February 23, 2019

Date

THE STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of February, 2019.

(Seal)

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature]

Signature of Authorized Representative

Garrett W. Thompson

Printed Name

Director

New Hope Housing, Inc.

Title

February 19, 2019

Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared Garrett Thompson, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHELM
Notary ID #4229294
My Commission Expires June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: __________________________

Signature of Authorized Representative

Joy Horak-Brown

Printed Name

President & CEO

New Hope Housing, Inc. & HACDC

Title

February 19, 2019

Date

THE STATE OF Texas

COUNTY OF Harris

Before me, a notary public, on this day personally appeared
Joy Horak-Brown, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires June 16, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature]

Signature of Authorized Representative

Karen Briggs Gwin
Printed Name
Treasurer & CFO
New Hope Housing, Inc. & HACDC
Title

February 19, 2019
Date

THE STATE OF Texas §
COUNTY OF Harris §

Before me, a notary public, on this day personally appeared [Karen Briggs Gwin], 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #A122994
My Commission Expires
June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: ______________________________

Nicole Cassier-Mason

Printed Name

VP, Fund Development/Communications
New Hope Housing, Inc. & HACDC

Title

February 19, 2019

Date

THE STATE OF Texas  §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Nicole Cassier-Mason, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID 84229294
My Commission Expires
June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: 

Signature of Authorized Representative

Tamara Foster

Printed Name

VP, Onsite Operations

New Hope Housing, Inc. & HACDC

Title

February 19, 2019

Date

THE STATE OF Texas §

COUNTY OF Harris §

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

Tamara Foster, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4225294
My Commission Expires
June 10, 2021

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature of Authorized Representative]

Emily Abeln
Printed Name
VP, Real Estate Development & Secretary
New Hope Housing, Inc. & HACDC
Title
February 19, 2019
Date

THE STATE OF Texas §
COUNTY OF Harris §

Before me, a notary public, on this day personally appeared
EMILY ABELN, 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 19th day of February, 2019

(Seal)

CYNTHIA MILHEIM
Notary ID #4229394
My Commission Expires
June 10, 2021

Notary Public Signature
**Multifamily Direct Loan Certification (10 TAC Chapter 13)**

**X** *Multifamily Direct Loan Certification* is included behind this tab.

**n/a** *Multifamily Direct Loan Certification* is not applicable to this Application.

**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)
Multifamily Direct Loan Certification

I (We) hereby make application to the Texas Department of Housing and Community Affairs (the “Department”) for an award of Multifamily Direct Loan funds, which may be composed of HOME Investment Partnerships Program (“HOME”), Tax Credit Assistance Program Repayment Funds “TCAP RF,” Neighborhood Stabilization Program Round 1 Program Income (“NSP1 PI”), and/or National Housing Trust Fund (“NHTF”). The undersigned hereby acknowledges that an award by the Department does not warrant that the Development is deemed qualified to receive such award. I (We) agree that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Multifamily Direct Loan; therefore, I (We) assume the risk of all damages, losses, costs, and expenses related thereto and agree to indemnify and save 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 decision concerning this application for Multifamily Direct Loan funds or the use of information concerning the Multifamily Direct Loan.

On behalf of the Applicant and all affiliates of the Applicant (hereinafter “Applicant”), I (We) hereby certify that the Applicant is familiar with the state Rules, as published in 10 TAC Chapters 1, 2, 11, and 13, as well as Chapter 12 as applicable. 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) hereby assert that the information contained in this Application as required or deemed necessary by the materials governing the Multifamily Direct Loan are true and correct and that I (We) have undergone sufficient investigation to affirm the validity of the statements made and the Department may rely on any such statements.

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 Department will disqualify the Applicant and may hold the Applicant ineligible to apply for Multifamily Direct Loan funds or until any issue of restitution is resolved. If false information is discovered after the award of
Multifamily Direct Loan funds, the Department may terminate the Applicant's written agreement and recapture all Multifamily Direct Loan funds expended.

I (We) shall not, in the provision of services, or in any other manner discriminate against any person on the basis of age, race, color, religion, sex, national origin, familial status, or disability. Verification of any of the information contained in this application may be obtained from any source named herein.

I (We) have written below the name of the individual authorized to execute the Multifamily Direct Loan agreement and any and all future Multifamily Direct Loan commitments and contracts related to this application. If this individual is replaced by the organization, I (We) must inform the Department within 30 days of the person authorized to execute agreements, commitment and/or contracts on behalf of the Applicant.

I (We) certify that no person or entity that would benefit from the award of Multifamily Direct Loan funds has committed to providing a source of match.

I (We) certify that I (We) will meet, Texas Minimum Construction Standards, 2010 ADA Standards for Accessible Design, as well as the Fair Housing Accessibility Standards and Section 504 of the Rehabilitation Act of 1973 as further detailed in 10 TAC Chapter 1, Subchapter B. I (We) certify that the Development will meet all local building codes or standards that may apply as well as the Uniform Physical Conditions Standards in 24 CFR §5.705

I (We) certify that if Department funds have a first lien position in the project for which assistance is being requested, assurance of completion of the development will be provided in the form of payment and performance bonds in the full amount of the construction contract, running to the Department as obligee, or equivalent guarantee in the sole determination of the Department.

I (We) certify that if refinancing is a component of the proposed development the Applicant must confirm that Multifamily Direct Loan funds will not be used to replace loans, grants or other financing by any other Federal program, or in violation of the provisions of 10 TAC §13.3(e).

I (We) certify that if other federal or governmental assistance is used in the financing of this development I (We) will notify the Texas Department of Housing and Community Affairs.

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, I (We), am 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 Texas Government Code Section 2264.053, not later than the 120th day after the date TDHCA notifies Name of Applicant of the violation.

On behalf of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions of the federal HOME Final Rule, as published in 24 CFR Part 92, and other related administrative rules and regulations and court rulings issued by the Federal government or State of Texas with respect to the HOME Investment Partnerships Program and all Developments eligible to receive HOME funds will comply with such rules during the application process and, in the event of award of HOME funds, for the duration of the proposed Development.

If applying under the Supportive Housing/Soft Repayment set-aside, on behalf of the Applicant, I (We) hereby certify that the Applicant is familiar with the provisions of the interim Housing Trust Fund rule, as published in 24 CFR Part 93, and other related administrative rules and regulations and court rulings issued by the Federal government or State of Texas with respect to the NHTF and all Developments eligible to receive NHTF funds will comply with such rules during the application process and, in the event of award of NHTF funds, for the duration of the proposed Development.

**Lead Based Paint**

I (We) certify that documentation of compliance with the Texas Environmental Lead Reduction Rules in 25 TAC Chapter 295, Subchapter C or 24 CFR Part 35 (Lead Safe Housing Rule), as applicable, will be maintained in project files. I (We) understand that for Developments subject to 24 CFR Part 25, standard forms are available in the Federal Register, as indicated by the sources noted below.

1) **Applicability** 24 CFR §35.115 — A copy of a statement indicating that the property is covered by or exempt from 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 covered by 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.

Threshold Certification

On behalf of the Applicant and all affiliates of the Applicant (hereinafter “Applicant”), I (We) hereby certify that the Applicant is familiar with the provisions and requirements of the Multifamily Direct Loan Notice of Funding Availability (NOFA) approved by the Department’s Governing Board on December 6, 2018, for which I (We) am applying.

I (We) understand that housing units subsidized by Multifamily Direct Loan funds must be affordable to low, very low or extremely low-income persons. I (We) understand that mixed income rental developments may only receive funds for units that meet the Multifamily Direct Loan affordability standards. I (We) understand that all Applications intended to serve persons with disabilities must adhere to the Department’s Integrated Housing Rule at 10 TAC §1.15.

I (We) understand that, pursuant to 10 TAC §13.11(p), all contractors, consulting firms, Borrowers, Development Owners and Contract Administrators must sign and submit the appropriate documentation with each draw to attest that each request for payment of Multifamily Direct Loan funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions in 24 CFR Part 92.

I (We) certify that I (We) am eligible to apply for funds or any other assistance from the Department. 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 Department in a satisfactory format on or before the application deadline for funds or other assistance pursuant to 10 TAC §1.3(b). I (We) certify that, the Development will meet the broadband infrastructure requirements of 81 FR 92626, and that these costs are included in the Application.

All applicants applying under the 2019-1 Multifamily Direct Loan Notice of Funding Availability (NOFA) must read and initial after each of the following sections regarding federal cross cutting requirements in the boxes below.
HUD Section 3

I (We) hereby agree that the work to be performed in connection with any award of HOME or NHTF funds is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("Section 3"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low-and very low-income persons, particularly persons who are recipients of HUD assistance for housing. I (We) agree to comply with HUD’s regulations in 24 CFR Part 135, which implement Section 3. For more information about HUD Section 3, please reference the TDHCA website dedicated to Section 3 at: http://www.tdhca.state.tx.us/program-services/hud-section-3/index.htm

Environmental

I (We) understand that the environmental effects of each activity carried out with an award of HOME funds must be assessed in accordance with the provisions of National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. §4321 et seq.) and the related activities listed in HUD’s implementing regulations at 24 C.F.R. parts 50, 51, 55 and 58 (NEPA regulations). Each such activity must have an environmental review completed and support documentation prepared complying with the NEPA and NEPA regulations. **No loan may close or funds be committed to an activity before the completion of the environmental review process, including the requirements of 24 CFR Part 58, and the Department has provided written clearance.**

The Department as the Responsible Entity must ensure that environmental effects of the property are assessed in accordance with the provisions of the National Environmental Policy Act of 1969 and the related authorities listed in HUD’s implementing regulations at 24 CFR Parts 50 and 58.

I (We) certify that all parties involved in any aspect of the development process began the project with no intention of using Federal assistance.

I (We) certify that as of the date of the Multifamily Direct Loan application all project work, other than as allowed in 24 CFR. Part 58, has ceased.

I (We) understand that the environmental effects of each activity carried out with an award of NHTF funds must be assessed in accordance with the provisions of CPD Notice 16-14.

I (We) certify that I (we) have read and understand the requirements in 24 CFR §58.22 or CPD Notice 16-14, and I (we) understand that acquisition of the site, even with non-HUD funds, prior to completion of the environmental review process will jeopardize any federal funding.
I (We) certify that we will not engage in any choice limiting actions until the site has achieved Environmental Clearance as required in CPD Notice 16-14 or 24 CFR. Part 58, as applicable. **Choice-limiting activities include but are not limited to these examples:**

- Acquisition of land, except through the use of an option agreement, regardless of funding source;
- Closing on loans including loans for interim financing;
- Signing a construction contract.

**Relocation and Anti-Displacement**

The property proposed for this Application is _____ is not _____ occupied. (check one)

If occupied, the occupant(s) are owners _____ tenants _____

**Displacement of Existing Tenants**

I (We) certify that that the work to be performed in connection with any award of federal funds is subject to Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, and implementing regulations at 49 CFR Part 24. Consistent with the goals and objectives of activities assisted under the Act and HUD Handbook 1378, if the Development is eligible for federal funds the Applicant must prepare and submit the following to TDHCA with the Multifamily Uniform Application:

1) A detailed explanation of the reasons for displacement relocation;
2) A detailed plan of the relocation, including evidence of comparable replacement housing;
3) A copy of the General Information Notice (signed by the tenant or sent Certified Mail, return recipient requested) sent to all tenants on the Rent Roll listed with the Multifamily Direct Loan Application, and
4) Estimated costs and funding sources available to complete the permanent relocation.

**Demolition and Conversion**

I (We) certify that the work to be performed in connection with any award of federal funds is subject to 24 CFR Part 42 and Development Owner will replace all occupied and vacant occupiable low-income housing that is demolished or converted to a use other than low-income housing as a direct result of the project. All replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before receiving a
commitment of federal funds for a project that will directly result in demolition or conversion, the project owner will make the information public in accordance with 24 CFR Part 42 and submit the information to TDHCA along with the following information in writing at application:

1) The location map, address, and number of dwelling units by bedroom size of lower income housing that will be demolished or converted to use other than as lower income housing as a direct result of the project;
2) A time schedule for the commencement and completion of the demolition and conversion;
3) To the extent known, the location, map, address, and number of dwelling units by bedroom size of the replacement housing that has been or will be provided;
4) The amount and source of funding and a time schedule for the provision of the replacement housing;
5) The basis for concluding that the replacement housing will remain lower income housing beyond the date of initial occupancy;
6) Information demonstrating that any proposed replacement of housing units with similar dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) or any proposed replacement of efficiency or SRO units with units of a different size is appropriate and consistent with the housing needs of the community; and
7) The name and title of the person or persons responsible for tracking the replacement of lower income housing and the name and title of the person responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any housing or the conversion of lower-income housing to another use.

Applications for Developments Previously Awarded Department Funds

This Application has ______ has not ______ previously received Department funds. (check one)

If this Application has previously received Department funds and construction has already started or been completed, and acquisition and rehabilitation is not being proposed, a letter from the Applicant that seeks to explain why this Application should be found eligible in accordance with 10 TAC §13.5(h)(2) is provided behind this tab.
By: ____________________________
Signature of Authorized Representative

Joy Horak-Brown
Printed Name
President & CEO,
HACDC & New Hope Housing Inc.
Title

February 28, 2019
Date

THE STATE OF TEXAS  §

COUNTY OF Harris §

Before me, a notary public, on this day personally appeared Joy Horak-Brown, 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 28th day of February, 2019

CYNTHIA MILHEIM
Notary ID #4229294
My Commission Expires
June 10, 2021

(Seal)

Notary Public Signature
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> Joy Horak-Brown</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:joy@newhopehousing.com">joy@newhopehousing.com</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 3315 Harrisburg Blvd., Suite 400</td>
</tr>
<tr>
<td>Street:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Emily Abeln</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:emily@newhopehousing.com">emily@newhopehousing.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Consultant Contact <em>(if applicable)</em></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> not applicable</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong></td>
</tr>
<tr>
<td>Street:</td>
</tr>
</tbody>
</table>
## Competitive Housing Tax Credit Selection Self-Score-10 TAC §11.9

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>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
<td>2</td>
</tr>
</tbody>
</table>

**High Quality Housing Total** 17

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
</tr>
<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>13</td>
</tr>
<tr>
<td>Resident Services</td>
<td>§11.9(c)(3)</td>
<td>11</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>3</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
<td>2</td>
</tr>
<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
<td>5</td>
</tr>
<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
<td></td>
</tr>
</tbody>
</table>

**Serve and Support Texans Most in Need Total** 50

### Criteria Promoting Community Support and Engagement

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

**Community Support and Engagement Total** 11

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>18</td>
</tr>
<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
<td>3</td>
</tr>
<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
<td>2</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
<td>0</td>
</tr>
<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
</tr>
</tbody>
</table>

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

### Point Deductions

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

**Total Application Self Score** 121

2/28/2019
# Site Information Form Part I

## Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>Region</th>
<th>Zip</th>
<th>County</th>
<th>Rural/Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>SWC Avenue J and Engel Street</td>
<td>Houston</td>
<td>6</td>
<td>77011</td>
<td>Harris</td>
<td>Urban</td>
</tr>
</tbody>
</table>

## Census Tract Information (All Programs)

<table>
<thead>
<tr>
<th>Census Tract Number</th>
<th>Yes/No</th>
<th>QCT?</th>
<th>Median Household Income</th>
<th>Quartile</th>
<th>Poverty Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>48201310500</td>
<td>Yes</td>
<td>No</td>
<td>30486.00</td>
<td>4q</td>
<td>31.8</td>
</tr>
</tbody>
</table>

The poverty rate for the Census Tract is above 40% (55% for Regions 11 or 13), and the Neighborhood Risk Factors Report and required documentation has been submitted.

## 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))

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

<table>
<thead>
<tr>
<th>The site is not located in a county with a population that exceeds one million.</th>
<th>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.</th>
<th>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: 19001, 19040, 19097, 19131, 19308, 19309</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>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: No other developments are located within 1,000ft of the site, or are contiguous to the site.</th>
</tr>
</thead>
</table>

## 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: No Zoning in City of Houston | Entire Development Site is outside the 100 year floodplain. | Yes |
|---|---|---|---|
| Flood Zone Designation: | | Not Prime Farmland |
| Farmland Designation (New Construction (including adaptive re-use) seeking Section 811 and/or Direct Loan funds): |

## 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

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>
</tr>
</thead>
<tbody>
<tr>
<td>Burnet Elementary</td>
<td>K through 5</td>
<td>Yes Yes Yes</td>
</tr>
<tr>
<td>Navarro Middle School</td>
<td>6 through 8</td>
<td>Yes Yes Yes</td>
</tr>
<tr>
<td>Austin High School</td>
<td>9 through 12</td>
<td>Yes Yes Yes</td>
</tr>
</tbody>
</table>

Account for each year for each school.

- n/a School district has no attendance zones and the closest schools are listed.
- n/a 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)]
- n/a 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]**

- n/a Applicant requests waiver of rules.
- n/a Documentation to support waiver was previously provided or is attached behind Tab 8 and includes:
  - n/a 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
  - n/a 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.

2/28/2019
Supporting Documentation for the Site Information Form Part I

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

Resolutions:
- n/a Twice the State Average of Units Per Capita Resolution
- n/a One Mile Three Year Resolution or evidence of other exception
- n/a Housing Tax Credit Units per Total Household Resolution
- n/a For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included
- n/a 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
- X Evidence of Zoning and/or Evidence of Re-Zoning Process
- X Evidence of Flood Zone Designation

Farmland Designation
- n/a Information is included in the ESA.
- X Information is included behind this tab.

Go to [https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx](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)
- X 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.
- X DP-1 Profile of General Demographic Characteristics (2010) for census tract and city (and county if applicable)

2/28/2019
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

n/a 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

n/a The waiver request must establish how the need for the waiver was both not reasonably foreseeable and was not preventable by the Applicant.

n/a 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.
The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published October 22, 2018.

Map Options:
- Clear
- Reset
- Full Screen

Select a State | Select a County
Go

Map Options:
- Current Zoom Level
- Show Difficult Development Areas (Zoom 7+)
- Show QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

Select Year
- 2019
- 2018

Click here for full screen map

QCT for 2019
Tract 3105.00
County Harris County
State TX
Status (2019) Qualified
Poverty Rate 31.86%
Ratio of Tract Median Income to Tract Income Limit 1.153
Full Tract Number 48201310500

19146 - New Hope Housing Avenue J
Effective Date: January 1, 2019

OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV. Regulations and maps for each airport are also available at https://www.fly2houston.com under the Resources/Regulatory tab.

- Tax Increment Reinvestment Zone (TIRZ) #1, St. George Place - Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/download/tirz/documents/TIRZ_1_Zoning_Regulations.pdf

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the code's site is https://library.municode.com/tx/houston/codes/code_of_ordinances.

This letter does not address any separately filed restrictions that may be applicable to a property.

Margaret Wallace Brown, Interim Director
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/10/2019 at 9:05:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Harris County, Texas
Survey Area Data: Version 19, Sep 14, 2018

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

Date(s) aerial images were photographed: Feb 12, 2014—Apr 9, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
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>Lu</td>
<td>Lake Charles-Urban land complex</td>
<td>Not prime farmland</td>
<td>0.0</td>
<td>1.0%</td>
</tr>
<tr>
<td>URLX</td>
<td>Urban land</td>
<td>Not prime farmland</td>
<td>1.8</td>
<td>99.0%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>1.8</strong></td>
<td><strong>100.0%</strong></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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole. A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower
The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.
New Hope Housing at Avenue J

Site & Neighborhood Standards

1. Utility Availability Letters
   - Electricity – provided
   - Natural Gas - provided
   - Garbage Disposal – provided
   - Water/Wastewater/Storm – pending issuance

2. Promotion of Greater Housing Choice – Preserving Affordability
   The Avenue J site is located in the vibrant Second Ward, a near-downtown residential neighborhood where job opportunities are readily available and social services abound. Preserving direly needed affordable housing stock in the near-Downtown vicinity, New Hope Housing at Avenue J is located in the rapidly gentrifying East End neighborhood. It will include 100 apartment homes for families at risk of displacement. The census tract for the development site has a poverty rate below the 40% threshold.

3. Census Demographics Statistics – See attached

4. Transportation Cost
   Avenue J is a transit-centric development. Designed for a livable and sustainable future, this vibrant site is within walking distance of a place-making urban farm, Finca Tres Robles, and a couple blocks from Buffalo Bayou Partnership’s planned waterfront park and activities dock. The project site is also a short distance to a pharmacy, full service grocery store, health clinic, convenience store, restaurants, businesses, and public services, and is conveniently located along Metro bus line 20 on Canal Street. The project site is also located a little over half a mile from the nearest METRO light rail stop along Harrisburg Blvd.

   Local Houston METRO bus and light rail fares range from $0.60-$1.25 per ride. The newest Houston METRO Light Rail runs along Harrisburg. Even with approximately 20 trips per week, the total fare cost would be around $25, quite reasonable for those on limited incomes.
Hello Emily,
We can certainly provide electricity service at this location.

Regards,
Moid
VP, Sales
Our Energy
17154 Butte Creek Rd
Houston, TX 77090
Ph: 1.888.545.4687
https://ourenergyllc.com/

Dear Moid,

If you would be so kind, I would like to get confirmation that OurEnergy is able to offer electricity service to the following address:
5220 Avenue J
Houston, TX 77011

The property is located at the SWC of Avenue J and Engel Street in the 77011 zip code.

EA

We’ve moved. Please note our new address.

Emily Abeln
VP, Real Estate Development
Corporate Secretary
New Hope Housing, Inc.
Houston Area CDC
3315 Harrisburg Boulevard, Suite 400
Houston, Texas 77003
713.220.9708 direct
February 18, 2019

New Hope Housing, Inc.                          Multi-Family Development
1117 Texas Ave                                   5220 Avenue J
Houston TX 77002                                 Houston, TX 77011

Re: Natural Gas Availability for proposed multifamily development located at Key Map 494-Q (located at the Southwest corner of Avenue J and Engel Street, Houston, TX).

CenterPoint Energy has natural gas available in the vicinity of the above referenced location adequate to supply natural gas to your proposed development.

We are very interested in working with you to introduce the many advantages of natural gas in multi-family properties here in the Houston Metro area. The affordability of natural gas appliances and amenities help a development stand out in the crowded and highly competitive multi-family market.

To help promote the use of natural gas in multi-family properties, CenterPoint Energy is providing incentives for the installation of year round gas appliances in the residences and individual meters for each condo unit. Incentives are determined on a case by case basis dependent upon such factors as our cost to serve the development, gas load and number of metered residences. The incentives are based upon current availability of promotional funds. Please give me a call at 713-207-5470 or email eisen.scherwitz@centerpointenergy.com to discuss the possibilities at your development.

Cost to serve (if applicable) and location of service line(s) will be determined after the following is received:

✓ Copy of “recorded” site plan
✓ Site plan showing meter location
✓ List of gas equipment and BTU input rating of each gas appliance
✓ Required delivery pressure

CenterPoint Energy appreciates your interest in natural gas and looks forward to working with you on this and future projects.

Sincerely,

Eisen Scherwitz
Sales Rep. Texas Region, Natural Gas
February 15, 2019

New Hope Housing
3315 Harriburg Blvd.
Houston, Tx 77003
Att: Amos Byington

RE: Waste Collection and Recycling Availability

To Whom it May Concern:
As evidenced by this letter, I hereby affirm that Jet Waste is available to provide Waste Collection and Recycling services for the property located SWC of Avenue J and Engel Street in Houston, TX 77011.

Should you have any questions or require any further information, please do not hesitate to call.

Sincerely,

Katie Wolcott, Sales Manager
Jet Waste Services
1041 Conrad Sauer | Houston, TX 77043
office 832.470.8780 | cell 713.703.5017
email: kwolcott@jetwaste.com
**WATER/WASTEWATER/STORMWATER CAPACITY RESERVATION**
Department of Public Works and Engineering
City of Houston

PLEASE SUBMIT PROOF OF PROPERTY OWNERSHIP: Recorded Deed, Title Report, or Title Insurance

To: Public Works and Engineering, Impact Fee Administration
1002 Washington Ave, P.O. Box 131927, Houston, Texas 77219-1927

II MS Project No: 19020576
Application No: 00027409
Date: February 14, 2019

Title Owner: Vandermeer LP
Agents Name: Salvador Grimaldo
Mailing Address: 1809 DUNSTAN RD
Address: 13430 NW FREEWAY, SUITE 350
City: Houston, TX 77005
City: Houston, TX 77040
Company: 
Company: BREWERESCALANTE
Phone: 7135694833
Phone: 8326150332
E-Mail: emily@newhopehousing.com
E-Mail: sgrimaldo@brewer-eng.com
Signature: 
Signature: 
Print Name: 
Print Name: 

*Application submitted by anyone other than the property owner must be accompanied by a notarized letter of Authorization from the property owner that designates the applicant as an "authorized representative".*

**PLEASE NOTE: SUBMITTAL OF FALSE INFORMATION WILL RESULT IN INVALIDATION OF THIS RESERVATION**

---

**LEGAL DESCRIPTION**

PLEASE SUBMIT A PROPER LEGAL DESCRIPTION OF THE PROPERTY IN QUESTION:

<table>
<thead>
<tr>
<th>Lot(s)</th>
<th>1-12</th>
<th>Block(s)</th>
<th>12</th>
<th>Reserve(s)</th>
<th>Key Map</th>
<th>GIMS Map</th>
<th>Zip Code</th>
</tr>
</thead>
</table>

Subdivision: Engel

Survey: 
Tract(s): 
Abstract#: 
Tract Size: **60,000 Square Feet**

<table>
<thead>
<tr>
<th>Tax Account</th>
<th>Property Address / Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>0130960120001</td>
<td>323 AVENUE J Commercial</td>
</tr>
</tbody>
</table>

---

**A SURVEY MUST BE SUBMITTED FOR ALL PROPERTY NOT LOCATED IN SUBDIVISION OR FOR PROPERTY LISTED AS A TRACT OR PORTION OF A LOT WITHIN A SUBDIVISION**
## Existing Development*

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Type of Development</th>
<th>Additional information**</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

*Please attach a tenant list or additional sheets if more space is needed*

---

### Additional Information

If this project includes any removal please describe below

Demo Permit or Water Account No. __________ Existing Development Project No. __________

Is the existing development served by: City sewers [✓] City Water [✓] Private Septic [ ] Private Water [ ] Other [ ] MUD or CCN (specify)? ____________________________
Please Indicate the Proposed Development by selecting all that apply

New Construction: ☑️  Interior Only Remodel: ❑  Exterior Addition: ❑
Additional Building: ❑  Replacement: ❑  Conversion: ❑
Tenant Build-Out: ❑  Other (specify): ____________________

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Type of Development</th>
<th>Additional Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>323 Avenue J</td>
<td>Residence, Apartment with washer/dryer</td>
<td>100 units (50 one bedroom, 50 two bedroom)</td>
</tr>
<tr>
<td></td>
<td>Building Square Footage 89,871</td>
<td>124,497 total square feet</td>
</tr>
<tr>
<td></td>
<td>Number of Units 100</td>
<td>84,226 rentable square feet</td>
</tr>
</tbody>
</table>

**Prior Correspondence**

Water tap will be a combined 6" Fire/Domestic line

(Please attach copies of any prior letters of availability or correspondence concerning this request)
WATER/WASTEWATER/STORMWATER CAPACITY RESERVATION APPLICATION
ADDITIONAL INFORMATION

ILMS Project No: 19020576
Demo Permit or Water Account No. __________
TRACT ADDRESS: 323 AVENUE J

☐ Property is part of a larger development
☐ Property is located within the 100-Year flood plain
☑ Property is served by public storm system in:

Avenue J and
(Street Name)

TRACT SIZE __________ 60,000 Square Feet

PREFERRED UTILITY SERVICE CONNECTION POINTS
Water 8" Water Line on Engel St
Wastewater 8" Sanitary Line on Engel St
Storm water 78" Storm Line on Avenue J and Edgewood St

DESCRIPTION OF DEVELOPMENT

<table>
<thead>
<tr>
<th>Improvement Type</th>
<th>Area of Existing Impervious Cover (Square Feet)</th>
<th>Area of Final Impervious Cover (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>2,740</td>
<td>51,575</td>
</tr>
<tr>
<td>Parking Lot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walkways/Patios</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Det-Ponds/Pool</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Areas</td>
<td>2,740</td>
<td>51,575</td>
</tr>
</tbody>
</table>
*** PLEASE DO NOT RESPOND TO THIS EMAIL ***

Thank you for submitting your payment for Code Enforcement Permits. This email is to confirm that on Feb-19-2019, you authorized City of Houston Code Enforcement to charge the credit card listed below on the scheduled payment date.

<table>
<thead>
<tr>
<th>Confirmation Number</th>
<th>CHCPMT000529779</th>
</tr>
</thead>
<tbody>
<tr>
<td>Confirmation Date</td>
<td>Feb-19-2019 08:44:41 AM</td>
</tr>
<tr>
<td>Payer Name</td>
<td>FESSEHA MEHARI</td>
</tr>
<tr>
<td>Amount Due</td>
<td>$85.08</td>
</tr>
<tr>
<td>Payment Amount Debited</td>
<td>$85.08</td>
</tr>
<tr>
<td>Scheduled Payment Date</td>
<td>Feb-19-2019</td>
</tr>
<tr>
<td>Account Nickname</td>
<td>SGH AMEX</td>
</tr>
<tr>
<td>Cardholder Name</td>
<td>Salvador Grimaldo</td>
</tr>
<tr>
<td>Card Number</td>
<td>XXXXXXXXXXXXXXXX1168</td>
</tr>
<tr>
<td>Card Type</td>
<td>American Express Credit</td>
</tr>
</tbody>
</table>

If you have questions about this payment or need assistance, please view the payment online at [http://www.houstontx.gov/contactus/permits.html](http://www.houstontx.gov/contactus/permits.html), or call Customer Service at (832) 394-8899.

Thank you for using the City of Houston Code Enforcement electronic payment system.
# Profile of General Population and Housing Characteristics: 2010

## 2010 Demographic Profile Data


### Geography: Census Tract 3105, Harris County, Texas

<table>
<thead>
<tr>
<th>Subject</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SEX AND AGE</strong></td>
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<td></td>
</tr>
<tr>
<td>Total population</td>
<td>4,856</td>
<td>100.0</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>433</td>
<td>8.9</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>377</td>
<td>7.8</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>378</td>
<td>7.8</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>358</td>
<td>7.4</td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>316</td>
<td>6.5</td>
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<tr>
<td>25 to 29 years</td>
<td>386</td>
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<td>35 to 39 years</td>
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<td>7.2</td>
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<tr>
<td>40 to 44 years</td>
<td>295</td>
<td>6.1</td>
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<tr>
<td>45 to 49 years</td>
<td>336</td>
<td>6.9</td>
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<tr>
<td>50 to 54 years</td>
<td>345</td>
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<td>281</td>
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<td>60 to 64 years</td>
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<tr>
<td>65 to 69 years</td>
<td>152</td>
<td>3.1</td>
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<tr>
<td>70 to 74 years</td>
<td>94</td>
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<td>80 to 84 years</td>
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<tr>
<td>85 years and over</td>
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<tr>
<td>Median age (years)</td>
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<td>(X)</td>
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<tr>
<td>16 years and over</td>
<td>3,606</td>
<td>74.3</td>
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<tr>
<td>18 years and over</td>
<td>3,449</td>
<td>71.0</td>
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<td>21 years and over</td>
<td>3,248</td>
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<td>530</td>
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<td>65 years and over</td>
<td>411</td>
<td>8.5</td>
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<tr>
<td><strong>Male population</strong></td>
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<tr>
<td>Under 5 years</td>
<td>235</td>
<td>4.8</td>
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<tr>
<td>5 to 9 years</td>
<td>175</td>
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<tr>
<td>10 to 14 years</td>
<td>214</td>
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<tr>
<td>Subject</td>
<td>Number</td>
<td>Percent</td>
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<tr>
<td>-------------------------</td>
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<tr>
<td>65 to 69 years</td>
<td>80</td>
<td>1.6</td>
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<tr>
<td>70 to 74 years</td>
<td>29</td>
<td>0.6</td>
</tr>
<tr>
<td>75 to 79 years</td>
<td>34</td>
<td>0.7</td>
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<tr>
<td>80 to 84 years</td>
<td>18</td>
<td>0.4</td>
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<tr>
<td>85 years and over</td>
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<td>0.4</td>
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<tr>
<td>Median age (years)</td>
<td>32.6</td>
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<tr>
<td>16 years and over</td>
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<td>18 years and over</td>
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<tr>
<td>65 years and over</td>
<td>181</td>
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<tr>
<td>Female population</td>
<td>2,217</td>
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<tr>
<td>Under 5 years</td>
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<td>4.1</td>
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<td>5 to 9 years</td>
<td>202</td>
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<td>85 years and over</td>
<td>20</td>
<td>0.4</td>
</tr>
<tr>
<td>Median age (years)</td>
<td>31.8</td>
<td>(X)</td>
</tr>
<tr>
<td>16 years and over</td>
<td>1,630</td>
<td>33.6</td>
</tr>
<tr>
<td>18 years and over</td>
<td>1,552</td>
<td>32.0</td>
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<tr>
<td>21 years and over</td>
<td>1,458</td>
<td>30.0</td>
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<tr>
<td>62 years and over</td>
<td>283</td>
<td>5.8</td>
</tr>
<tr>
<td>65 years and over</td>
<td>230</td>
<td>4.7</td>
</tr>
</tbody>
</table>

**RACE**

<p>| Total population        | 4,856  | 100.0   |
| One Race                | 4,694  | 96.7    |
| White                   | 3,252  | 67.0    |
| Black or African American| 206    | 4.2     |
| American Indian and Alaska Native | 58 | 1.2 |
| Asian                   | 14     | 0.3     |
| Asian Indian            | 6      | 0.1     |
| Chinese                 | 0      | 0.0     |
| Filipino                | 1      | 0.0     |
| Japanese                | 0      | 0.0     |
| Korean                  | 0      | 0.0     |
| Vietnamese              | 6      | 0.1     |
| Other Asian [1]         | 1      | 0.0     |
| Native Hawaiian and Other Pacific Islander | 6 | 0.1 |
| Native Hawaiian         | 6      | 0.1     |
| Guamanian or Chamorro   | 0      | 0.0     |
| Samoan                  | 0      | 0.0     |</p>
<table>
<thead>
<tr>
<th>Subject</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Pacific Islander [2]</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Some Other Race</td>
<td>1,158</td>
<td>23.8</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>162</td>
<td>3.3</td>
</tr>
<tr>
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**HOUSEHOLDS BY TYPE**

| Total households                             | 1,439  | 100.0  |
| Family households (families) [7]             | 1,031  | 71.6   |
| With own children under 18 years             | 512    | 35.6   |
| Husband-wife family                          | 622    | 43.2   |
| With own children under 18 years             | 319    | 22.2   |
| Male household, no wife present              | 140    | 9.7    |
| With own children under 18 years             | 51     | 3.5    |
| Female household, no husband present         | 269    | 18.7   |
| With own children under 18 years             | 142    | 9.9    |
| Nonfamily households [7]                     | 408    | 28.4   |
| Householder living alone                     | 331    | 23.0   |
| Male                                        | 229    | 15.9   |
| 65 years and over                            | 36     | 2.5    |
| Female                                      | 102    | 7.1    |
| 65 years and over                            | 38     | 2.6    |
| Households with individuals under 18 years   | 626    | 43.5   |
| Households with individuals 65 years and over| 312    | 21.7   |

| Average household size                       | 3.21   | ( X )  |
| Average family size [7]                      | 3.83   | ( X )  |

**HOUSING OCCUPANCY**

| Total housing units                          | 1,677  | 100.0  |
| Occupied housing units                       | 1,439  | 85.8   |
| Vacant housing units                         | 238    | 14.2   |
| For rent                                     | 134    | 8.0    |
| Rented, not occupied                         | 2      | 0.1    |
| For sale only                                | 6      | 0.4    |
| Sold, not occupied                           | 3      | 0.2    |
| For seasonal, recreational, or occasional use| 2      | 0.1    |
| All other vacants                            | 91     | 5.4    |

| Homeowner vacancy rate (percent) [8]         | 1.0    | ( X )  |
| Rental vacancy rate (percent) [9]            | 13.3   | ( X )  |

**HOUSING TENURE**

| Occupied housing units                       | 1,439  | 100.0  |
| Owner-occupied housing units                 | 567    | 39.4   |
| Population in owner-occupied housing units   | 1,975  | ( X )  |
| Average household size of owner-occupied units| 3.48   | ( X )  |
| Renter-occupied housing units                | 872    | 60.6   |
| Population in renter-occupied housing units  | 2,651  | ( X )  |
| Average household size of renter-occupied units| 3.04   | ( X )  |

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six
percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as “Latino” or “Hispanic.”

[6] “Spouse” represents spouse of the householder. It does not reflect all spouses in a household. Responses of “same-sex spouse” were edited during processing to “unmarried partner.”

[7] “Family households” consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. “Nonfamily households” consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant “for sale.” It is computed by dividing the total number of vacant units “for sale only” by the sum of owner-occupied units, vacant units that are “for sale only,” and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant “for rent.” It is computed by dividing the total number of vacant units “for rent” by the sum of the renter-occupied units, vacant units that are “for rent,” and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.
# Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/dpsf.pdf.

**Geography: Houston-Sugar Land-Baytown, TX Metro Area**

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<th>Percent</th>
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Female population

| Under 5 years            | 231,376  | 3.9     |
| 5 to 9 years             | 227,323  | 3.8     |
| 10 to 14 years           | 220,978  | 3.7     |
| 15 to 19 years           | 212,068  | 3.6     |
| 20 to 24 years           | 196,264  | 3.3     |
| 25 to 29 years           | 226,000  | 3.8     |
| 30 to 34 years           | 221,682  | 3.7     |
| 35 to 39 years           | 223,099  | 3.8     |
| 40 to 44 years           | 209,401  | 3.5     |
| 45 to 49 years           | 213,605  | 3.6     |
| 50 to 54 years           | 207,517  | 3.5     |
| 55 to 59 years           | 175,102  | 2.9     |
| 60 to 64 years           | 137,227  | 2.3     |
| 65 to 69 years           | 95,139   | 1.6     |
| 70 to 74 years           | 65,845   | 1.1     |
| 75 to 79 years           | 50,798   | 0.9     |
| 80 to 84 years           | 39,225   | 0.7     |
| 85 years and over        | 36,709   | 0.6     |
| Median age (years)       | 34.1     | (X)     |
| 16 years and over        | 2,265,736| 38.1    |
| 18 years and over        | 2,176,925| 36.6    |
| 21 years and over        | 2,060,311| 34.6    |
| 62 years and over        | 365,251  | 6.1     |
| 65 years and over        | 287,716  | 4.8     |

RACE

<p>| Total population         | 5,946,800 | 100.0   |
| One Race                 | 5,767,291 | 97.0    |
| White                    | 3,580,934 | 60.2    |
| Black or African American| 1,025,775 | 17.2    |
| American Indian and Alaska Native | 38,236 | 0.6 |
| Asian                    | 389,007   | 6.5     |
| Asian Indian             | 91,637    | 1.5     |
| Chinese                  | 72,320    | 1.2     |
| Filipino                 | 39,452    | 0.7     |
| Japanese                 | 4,800     | 0.1     |
| Korean                   | 14,730    | 0.2     |
| Vietnamese               | 103,525   | 1.7     |
| Other Asian [1]          | 62,543    | 1.1     |
| Native Hawaiian and Other Pacific Islander| 3,860 | 0.1 |
| Native Hawaiian          | 859       | 0.0     |
| Guamanian or Chamorro    | 1,417     | 0.0     |
| Samoan                   | 364       | 0.0     |</p>
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</tr>
<tr>
<td>Hispanic or Latino</td>
<td>2,099,412</td>
<td>35.3</td>
</tr>
<tr>
<td>White alone</td>
<td>1,220,462</td>
<td>20.5</td>
</tr>
<tr>
<td>Black or African American alone</td>
<td>26,892</td>
<td>0.5</td>
</tr>
<tr>
<td>American Indian and Alaska Native alone</td>
<td>24,292</td>
<td>0.4</td>
</tr>
<tr>
<td>Asian alone</td>
<td>4,411</td>
<td>0.1</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander alone</td>
<td>944</td>
<td>0.0</td>
</tr>
<tr>
<td>Some Other Race alone</td>
<td>718,444</td>
<td>12.1</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>103,967</td>
<td>1.7</td>
</tr>
<tr>
<td>Not Hispanic or Latino</td>
<td>3,847,388</td>
<td>64.7</td>
</tr>
<tr>
<td>White alone</td>
<td>2,360,472</td>
<td>39.7</td>
</tr>
<tr>
<td>Black or African American alone</td>
<td>998,883</td>
<td>16.8</td>
</tr>
<tr>
<td>American Indian and Alaska Native alone</td>
<td>13,944</td>
<td>0.2</td>
</tr>
<tr>
<td>Asian alone</td>
<td>384,596</td>
<td>6.5</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander alone</td>
<td>2,916</td>
<td>0.0</td>
</tr>
<tr>
<td>Some Other Race alone</td>
<td>11,035</td>
<td>0.2</td>
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<tr>
<td>Two or More Races</td>
<td>75,542</td>
<td>1.3</td>
</tr>
<tr>
<td><strong>RELATIONSHIP</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total population</td>
<td>5,946,800</td>
<td>100.0</td>
</tr>
<tr>
<td>In households</td>
<td>5,868,844</td>
<td>98.7</td>
</tr>
<tr>
<td>Householder</td>
<td>2,072,625</td>
<td>34.9</td>
</tr>
<tr>
<td>Spouse [6]</td>
<td>1,056,705</td>
<td>17.8</td>
</tr>
<tr>
<td>Child</td>
<td>1,931,886</td>
<td>32.5</td>
</tr>
<tr>
<td>Own child under 18 years</td>
<td>1,438,360</td>
<td>24.2</td>
</tr>
<tr>
<td>Other relatives</td>
<td>515,687</td>
<td>8.7</td>
</tr>
<tr>
<td>Under 18 years</td>
<td>198,015</td>
<td>3.3</td>
</tr>
<tr>
<td>65 years and over</td>
<td>63,436</td>
<td>1.1</td>
</tr>
<tr>
<td>Nonrelatives</td>
<td>291,941</td>
<td>4.9</td>
</tr>
<tr>
<td>Under 18 years</td>
<td>22,162</td>
<td>0.4</td>
</tr>
<tr>
<td>65 years and over</td>
<td>9,570</td>
<td>0.2</td>
</tr>
<tr>
<td>Unmarried partner</td>
<td>126,370</td>
<td>2.1</td>
</tr>
<tr>
<td>In group quarters</td>
<td>77,956</td>
<td>1.3</td>
</tr>
</tbody>
</table>
### Institutionalized population

<table>
<thead>
<tr>
<th>Subject</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>37,754</td>
<td>0.6</td>
</tr>
<tr>
<td>Female</td>
<td>14,405</td>
<td>0.2</td>
</tr>
</tbody>
</table>

### Noninstitutionalized population

<table>
<thead>
<tr>
<th>Subject</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>14,730</td>
<td>0.2</td>
</tr>
<tr>
<td>Female</td>
<td>11,067</td>
<td>0.2</td>
</tr>
</tbody>
</table>

### HOUSEHOLDS BY TYPE

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>2,072,625</td>
<td>100.0</td>
</tr>
<tr>
<td>Family households (families)</td>
<td>1,470,523</td>
<td>70.9</td>
</tr>
<tr>
<td>With own children under 18 years</td>
<td>751,255</td>
<td>36.2</td>
</tr>
<tr>
<td>Husband-wife family</td>
<td>1,056,705</td>
<td>51.0</td>
</tr>
<tr>
<td>With own children under 18 years</td>
<td>527,728</td>
<td>25.5</td>
</tr>
<tr>
<td>Male householder, no wife present</td>
<td>117,205</td>
<td>5.7</td>
</tr>
<tr>
<td>With own children under 18 years</td>
<td>54,919</td>
<td>2.6</td>
</tr>
<tr>
<td>Female householder, no husband present</td>
<td>296,613</td>
<td>14.3</td>
</tr>
<tr>
<td>With own children under 18 years</td>
<td>168,608</td>
<td>8.1</td>
</tr>
<tr>
<td>Nonfamily households</td>
<td>602,102</td>
<td>29.1</td>
</tr>
<tr>
<td>Householder living alone</td>
<td>486,826</td>
<td>23.5</td>
</tr>
<tr>
<td>Male</td>
<td>235,687</td>
<td>11.4</td>
</tr>
<tr>
<td>65 years and over</td>
<td>36,671</td>
<td>1.8</td>
</tr>
<tr>
<td>Female</td>
<td>251,139</td>
<td>12.1</td>
</tr>
<tr>
<td>65 years and over</td>
<td>84,346</td>
<td>4.1</td>
</tr>
<tr>
<td>Households with individuals under 18 years</td>
<td>845,902</td>
<td>40.8</td>
</tr>
<tr>
<td>Households with individuals 65 years and over</td>
<td>381,603</td>
<td>18.4</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.83</td>
<td>(X)</td>
</tr>
<tr>
<td>Average family size</td>
<td>3.38</td>
<td>(X)</td>
</tr>
</tbody>
</table>

### HOUSING OCCUPANCY

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total housing units</td>
<td>2,308,205</td>
<td>100.0</td>
</tr>
<tr>
<td>Occupied housing units</td>
<td>2,072,625</td>
<td>89.8</td>
</tr>
<tr>
<td>Vacant housing units</td>
<td>235,580</td>
<td>10.2</td>
</tr>
<tr>
<td>For rent</td>
<td>119,834</td>
<td>5.2</td>
</tr>
<tr>
<td>Rented, not occupied</td>
<td>4,331</td>
<td>0.2</td>
</tr>
<tr>
<td>For sale only</td>
<td>29,385</td>
<td>1.3</td>
</tr>
<tr>
<td>Sold, not occupied</td>
<td>6,377</td>
<td>0.3</td>
</tr>
<tr>
<td>For seasonal, recreational, or occasional use</td>
<td>25,067</td>
<td>1.1</td>
</tr>
<tr>
<td>All other vacant</td>
<td>50,586</td>
<td>2.2</td>
</tr>
<tr>
<td>Homeowner vacancy rate (percent) [8]</td>
<td>2.2</td>
<td>(X)</td>
</tr>
<tr>
<td>Rental vacancy rate (percent) [9]</td>
<td>13.3</td>
<td>(X)</td>
</tr>
</tbody>
</table>

### HOUSING TENURE

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied housing units</td>
<td>2,072,625</td>
<td>100.0</td>
</tr>
<tr>
<td>Owner-occupied housing units</td>
<td>1,294,913</td>
<td>62.5</td>
</tr>
<tr>
<td>Population in owner-occupied housing units</td>
<td>3,848,603</td>
<td>(X)</td>
</tr>
<tr>
<td>Average household size of owner-occupied units</td>
<td>2.97</td>
<td>(X)</td>
</tr>
<tr>
<td>Renter-occupied housing units</td>
<td>777,712</td>
<td>37.5</td>
</tr>
<tr>
<td>Population in renter-occupied housing units</td>
<td>2,020,241</td>
<td>(X)</td>
</tr>
<tr>
<td>Average household size of renter-occupied units</td>
<td>2.60</td>
<td>(X)</td>
</tr>
</tbody>
</table>

---

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six
percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.
Austin High School Attendance Zone

19146 - New Hope Housing Avenue J

Prepared by Houston ISD Demographics
Texas Education Agency  
2016 Accountability Summary  
Burnet EL (101912124) - Houston ISD

Accountability Rating

- Met Standard

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

Did Not Meet Standards on
- NONE

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

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>460</td>
<td>638</td>
<td>72</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>432</td>
<td>800</td>
<td>54</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>322</td>
<td>800</td>
<td>40</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>22.0</td>
<td>N/A</td>
<td>22</td>
</tr>
</tbody>
</table>

Distinction Designation

- Academic Achievement in ELA/Reading: NO DISTINCTION EARNED
- Academic Achievement in Mathematics: DISTINCTION EARNED
- Academic Achievement in Science: NO DISTINCTION EARNED
- Academic Achievement in Social Studies: NOT ELIGIBLE
- Top 25 Percent Student Progress: DISTINCTION EARNED
- Top 25 Percent Closing Performance Gaps: NO DISTINCTION EARNED
- Postsecondary Readiness: NO DISTINCTION EARNED

Campus Demographics

- Campus Type: Elementary
- Campus Size: 500 Students
- Grade Span: KG - 05
- Percent Economically Disadvantaged: 95.2
- Percent English Language Learners: 58.8
- Mobility Rate: 11.8

System Safeguards

- Performance Rates: 14 out of 16 = 88%
- Participation Rates: 8 out of 8 = 100%
- Graduation Rates: N/A

Total: 22 out of 24 = 92%

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

TEA Division of Performance Reporting  
Page 1  
September 2016
**Accountability Rating**

**Met Standard**

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

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

### Performance Index Report

- **Index 1**
  - Student Achievement (Target Score=60)
  - Points Earned: 1,215
  - Maximum Points: 2,314
  - Index Score: 53

- **Index 2**
  - Student Progress (Target Score=30)
  - Points Earned: 362
  - Maximum Points: 1,000
  - Index Score: 36

- **Index 3**
  - Closing Performance Gaps (Target Score=26)
  - Points Earned: 526
  - Maximum Points: 2,000
  - Index Score: 26

- **Index 4**
  - Postsecondary Readiness (Target Score=13)
  - Points Earned: 15.3
  - Maximum Points: N/A
  - Index Score: 15

### Distinction Designation

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

### Campus Demographics

- **Campus Type**: Middle School
- **Campus Size**: 830 Students
- **Grade Span**: 06 - 08
- **Percent Economically Disadvantaged**: 96.9
- **Percent English Language Learners**: 27.0
- **Mobility Rate**: 23.8

### System Safeguards

<table>
<thead>
<tr>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates: 1 out of 30 = 3%</td>
</tr>
<tr>
<td>Participation Rates: 12 out of 12 = 100%</td>
</tr>
<tr>
<td>Graduation Rates: N/A</td>
</tr>
<tr>
<td><strong>Total</strong>: 13 out of 42 = 31%</td>
</tr>
</tbody>
</table>

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

TEA Division of Performance Reporting: Page 1

September 2016
**Accountability Rating**

**Met Standard**

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

**Did Not Meet Standards on**
- NONE

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

**Performance Index Report**

![Performance Index Report Graph]

**Performance Index Summary**

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>2,055</td>
<td>3,305</td>
<td>62</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>235</td>
<td>1,000</td>
<td>24</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>314</td>
<td>800</td>
<td>39</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>9.0</td>
<td>21.6</td>
<td>22.6</td>
</tr>
<tr>
<td>STAAR Score</td>
<td>23.3</td>
<td>23.3</td>
<td>77</td>
</tr>
</tbody>
</table>

**Distinction Designation**

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

**Campus Demographics**

- **Campus Type**: High School
- **Campus Size**: 1,885 Students
- **Grade Span**: 09 - 12
- **Percent Economically Disadvantaged**: 88.6
- **Percent English Language Learners**: 18.6
- **Mobility Rate**: 20.0

**System Safeguards**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number and Percentage of Indicators Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>14 out of 23 = 61%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>12 out of 12 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>3 out of 5 = 60%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>29 out of 40 = 73%</td>
</tr>
</tbody>
</table>

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

Met Standard

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

Did Not Meet Standards on
- NONE

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

Performance Index Report

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>413</td>
<td>629</td>
<td>66</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>325</td>
<td>800</td>
<td>41</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>317</td>
<td>800</td>
<td>40</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td>29.0</td>
<td>N/A</td>
<td>29</td>
</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Met or Not Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>8 out of 16 = 50%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>8 out of 8 = 100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>16 out of 24 = 67%</td>
</tr>
</tbody>
</table>

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

Met Standard

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

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

Performance Index Report

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,228</td>
<td>2,226</td>
<td>55</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>315</td>
<td>1,000</td>
<td>32</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>399</td>
<td>1,400</td>
<td>29</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>16.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Distinction Designation

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

Campus Demographics

<table>
<thead>
<tr>
<th>Campus Type</th>
<th>Middle School</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade Span</td>
<td>06 - 08</td>
</tr>
<tr>
<td>Campus Size</td>
<td>819 Students</td>
</tr>
<tr>
<td>Percent Economically Disadvantaged</td>
<td>86.4</td>
</tr>
<tr>
<td>Percent English Language Learners</td>
<td>34.1</td>
</tr>
<tr>
<td>Mobility Rate</td>
<td>25.4</td>
</tr>
<tr>
<td>Percent Served by Special Education</td>
<td>14.2</td>
</tr>
<tr>
<td>Percent Enrolled in an Early College High School Program</td>
<td>0.0</td>
</tr>
</tbody>
</table>

System Safeguards

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

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

Met Standard

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

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

Performance Index Report

Performance Index Summary

<table>
<thead>
<tr>
<th>Index</th>
<th>Points Earned</th>
<th>Maximum Points</th>
<th>Index Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Student Achievement</td>
<td>1,904</td>
<td>3,183</td>
<td>60</td>
</tr>
<tr>
<td>2 - Student Progress</td>
<td>227</td>
<td>1,000</td>
<td>23</td>
</tr>
<tr>
<td>3 - Closing Performance Gaps</td>
<td>645</td>
<td>1,600</td>
<td>40</td>
</tr>
<tr>
<td>4 - Postsecondary Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Score</td>
<td>9.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate Score</td>
<td>21.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Plan Score</td>
<td>23.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postsecondary Component Score</td>
<td>19.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

System Safeguards

Number and Percentage of Indicators Met

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Percentage Met</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performance Rates</td>
<td>63%</td>
</tr>
<tr>
<td>Participation Rates</td>
<td>100%</td>
</tr>
<tr>
<td>Graduation Rates</td>
<td>80%</td>
</tr>
<tr>
<td>Total</td>
<td>76%</td>
</tr>
</tbody>
</table>

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

### 2018 Accountability Ratings Overall Summary

**BURNET EL (101912124) - HOUSTON ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td>85</td>
<td>85</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>44</td>
<td>72</td>
<td>Met Standard</td>
</tr>
<tr>
<td><strong>College, Career and Military Readiness</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>79</td>
<td>86</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 96.3%)</td>
<td>44</td>
<td>81</td>
<td>Met Standard</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>88</td>
<td>83</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

### Distinction Designations

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

### 2018 Accountability Ratings Overall Summary

**NAVARRO MIDDLE (101912054) - HOUSTON ISD**

**FORMERLY JACKSON**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>70</td>
<td>70</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>56</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>28</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>69</td>
<td>69</td>
<td>Met Standard</td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>69</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>65</td>
<td>69</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 95.5%)</td>
<td>28</td>
<td>63</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>34</td>
<td>71</td>
<td>Met Standard</td>
</tr>
</tbody>
</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
AUSTIN H S (101912001) - HOUSTON 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>77</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>70</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>33</td>
<td>58</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>53</td>
<td>84</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>90.6</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>78</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>61</td>
<td>68</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 93.0%)</td>
<td>43</td>
<td>78</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>48</td>
<td>75</td>
<td>Met Standard</td>
</tr>
</tbody>
</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: Earned
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.

- full service grocery store (1 point)(1 mile)
- pharmacy (1 point)(1 mile)
- health-related facility (1 point)(3 miles)
- licensed center serving children (1 point)(2 miles)
- university or community college (1 point)(5 miles)
- indoor recreation facility available to public (1 point)
- outdoor recreation facility available to public (1 point)

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

Application is seeking points for Opportunity Index

Total Points Claimed: 0

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

Not applicable - No Opportunity Index points selected.
2. **Under served 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:

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| No | Wholly or partially within a Colonia (2 points);  
(Note: Not eligible if application qualifies for Opportunity Index points) | |
| No | Entirely within the boundaries of an Economically Distressed Area (1 point) ;  
(Note: Not eligible if application qualifies for Opportunity Index points) | |
| Yes | 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); | |
| No | 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); | |
| No | 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); | |

- Contiguous Census Tract # [ ]
- Contiguous Census Tract # [ ]
- Contiguous Census Tract # [ ]

- 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).

<table>
<thead>
<tr>
<th><strong>Application is seeking points for Under served Area</strong></th>
<th><strong>Total Points Claimed:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
</tr>
</tbody>
</table>

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

- Development Site is located in a Place with a population over 200,000 and is *not* in the At-Risk Set-Aside.  
- Population of Place is 200,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building.  
- Population of Place is 750,000 or more and Development is located w/in 4 miles of the main municipal government administration building.

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

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

- Region: 6 Urban  
- Application is claiming points for a Concerted Revitalization Plan ("CRP").  
- No points were claimed for Opportunity Index.  
- Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.  
- 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>X</th>
<th>Application meets all of the following requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<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>X</td>
<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>X</td>
<td>Application includes acknowledgement from all lenders and the syndicator of the required closing date.</td>
</tr>
<tr>
<td>X</td>
<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>X</td>
<td>Application includes evidence that appropriate zoning will be in place at award.</td>
</tr>
<tr>
<td>X</td>
<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>X</td>
<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>5</td>
</tr>
</tbody>
</table>
## Supporting Documentation for the Site Information Form Part II

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Opportunity Index (Competitive HTC and Direct Loan Only)</strong></td>
<td></td>
</tr>
<tr>
<td>n/a Map with Development Site boundaries indicated, relative to census tract boundaries</td>
<td></td>
</tr>
<tr>
<td>n/a Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts</td>
<td></td>
</tr>
<tr>
<td>X Map(s) of Community Assets with Development, radius, and each asset labeled</td>
<td></td>
</tr>
<tr>
<td>X 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</td>
<td></td>
</tr>
<tr>
<td>X 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.</td>
<td></td>
</tr>
<tr>
<td>X Print-out from DFPS website confirming daycare licensed to serve relevant age groups (<a href="http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp">http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp</a>)</td>
<td></td>
</tr>
<tr>
<td>n/a 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 (<a href="https://www.neighborhoodscout.com">https://www.neighborhoodscout.com</a>)</td>
<td></td>
</tr>
<tr>
<td>X Print-out from THECB website confirming accreditation of university or community college <a href="http://www.txhighereddata.org/Interactive/Institutions.cfm">http://www.txhighereddata.org/Interactive/Institutions.cfm</a></td>
<td></td>
</tr>
<tr>
<td>X Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable</td>
<td></td>
</tr>
<tr>
<td>X Evidence of Underserved Area (Competitive HTC and Direct Loan Only)</td>
<td></td>
</tr>
<tr>
<td>n/a For Colonia:</td>
<td></td>
</tr>
<tr>
<td>Evidence from Attorney General of Colonia boundaries; and <a href="https://www.texasattorneygeneral.gov/cpd/colonias">https://www.texasattorneygeneral.gov/cpd/colonias</a></td>
<td></td>
</tr>
<tr>
<td>Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and</td>
<td></td>
</tr>
<tr>
<td>Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.</td>
<td></td>
</tr>
<tr>
<td>n/a For Economically Distressed Areas:</td>
<td></td>
</tr>
<tr>
<td>A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and <a href="http://www.twdb.texas.gov/financial/programs/EDAP/index.asp">http://www.twdb.texas.gov/financial/programs/EDAP/index.asp</a></td>
<td></td>
</tr>
<tr>
<td>Map showing development site boundaries, relative to EDA boundaries.</td>
<td></td>
</tr>
<tr>
<td>X For other items:</td>
<td></td>
</tr>
<tr>
<td>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 <a href="http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm">http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm</a></td>
<td></td>
</tr>
<tr>
<td>X Map with Development Site boundaries indicated, relative to census tract boundaries</td>
<td></td>
</tr>
<tr>
<td>n/a Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.</td>
<td></td>
</tr>
<tr>
<td>n/a Map with all contiguous census tracts, if applicable</td>
<td></td>
</tr>
<tr>
<td>X Proximity to Urban Core (Competitive HTC Only)</td>
<td></td>
</tr>
<tr>
<td>X Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.</td>
<td></td>
</tr>
</tbody>
</table>
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 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.
New Hope Housing Avenue J  
Area Amenities as of 2/22/2019

1. Full-Service Grocery Store < 1 mile  
   Seller’s Brothers Food Mart  
   601 N. Cesar Chavez  
   Houston, Texas 77011

2. Pharmacy < 1 mile  
   CVS Pharmacy  
   4516 Harrisburg Boulevard  
   Houston, Texas 77011

3. Health-related facility < 1 mile  
   Clinica Hispana Eastwood  
   5302 Canal Street  
   Houston, Texas 77011

4. Licensed center by DFPS < 2 miles  
   Ninfa Laurenzo Early Childhood Center  
   205 N. Delmar Street  
   Houston, Texas 77011

5. Accredited University < 5 miles  
   University of Houston  
   4800 Calhoun Road  
   Houston, Texas 77004

6. Indoor recreation facility < 1 mile  
   Baby Bull Boxing Academy  
   5711 Harrisburg Boulevard  
   Houston, Texas 77011

7. Outdoor, dedicated, and permanent recreation facility < 1 mile  
   Eastwood Park  
   5000 Harrisburg Boulevard  
   Houston, Texas 77011

8. Community, civic or service organization < 1 mile  
   BakerRipley Ripley House  
   4410 Navigation Boulevard  
   Houston, Texas 77011

9. Meals on Wheels Program serving Development Site Area  
   YWCA Houston  
   6309 Martin Luther King Jr. Blvd  
   Houston, Texas 77021
Community is more than just where you live or shop. It's a place where networks of trust and support are built across generations, between local businesses, organizations, cultures, and the families they support and provide service to. Sellers Bros. grocery stores and convenience stores are proud to be a part of that trust network, and a part of your community.

Making a difference in our community is just one of the many ways we support those we serve, and in turn, those who serve us. Since 2006, we've been proud to support veterans returning home from Afghanistan and Iraq, through our charity fishing tournament.

This tournament provides resources and support in partnership with Operation Finally Home, building and donating homes to wounded soldiers. Giving back to these heroes and their families is just one of the many ways Sellers Bros. is working to be a part of your community, and provide for those who have made it their home.

Making a difference in our community is about supporting families in difficult times, and meeting the needs of community schools and church groups. That's what community is, and it's our promise of trust to you, from all of our Sellers Bros. grocery and convenience stores.
Departments

Fresh Produce

Sellers Bros. brings you the season’s best produce at competitive prices with an unbeatable variety of high-quality fruits and vegetables. At Sellers Bros. you will find everything you need, from local to national and international products. We bring in produce from all around the world so you can enjoy your favorite fruits and vegetables even when not in season locally. With deliveries arriving daily, our produce department has an abundance of fresh wholesome fruits and vegetables for you. You’ll love Sellers Bros.’ unbeatable mix of quality, quantity, and value.

Quality Meats

When you stop by our meat department, you’ll find a vast selection of fresh, high-quality meats, poultry and seafood at low prices every day. We ensure fresh products are delivered and cut daily. Whether for Latin American favorites or any dish you want to prepare, the quality products from Sellers Bros. meat department make it easy for you to serve up delicious meals.

Sellers Bros. is the name you should trust for quality, selection, service and value.

Grocery

Sellers Bros. brings the perfect balance of quality, value and selection to our grocery aisles. With deliveries arriving daily, our shelves are always stocked with the brands you know and trust at our everyday low prices. You’ll find an extensive selection of leading national brands and specialty imports, as well as private label products for additional savings. Stop by and you’ll see why Sellers Bros. is your one stop for high-quality products at low prices every day.
Sellers Bros. #20

Weekly Specials
Save on ar-ri-ruh with s.tlen Bros. and InStoNI Ad

Store Locations
Find the Sellers Bros. or convenience store closest to you

Departments
Buy food products quality fruits and vegetables

Coupons
Save money with a variety of coupons
CVS Pharmacy at 4516 Harrisburg Boulevard Houston, TX 77011
713-224-6504 Store #6241

Pick up scripts with a scan of our app
Check store deals before you come in
Shop with CVS

Store & Photo Hours
Monday through Friday OPEN 7:00 AM to 12:00 AM
Saturday 7:00 AM to 12:00 AM
Sunday 7:00 AM to 12:00 AM

Pharmacy Hours
Monday through Friday CLOSED 9:00 AM to 9:00 PM
Saturday 9:00 AM to 6:00 PM
Sunday 10:00 AM to 6:00 PM

What services does this CVS offer?
- Drive-Thru Pharmacy
- Photo
- Accepts SNAP
- Pharmacy
- Immunizations

Weekly ad
About

We are a pharmacy innovation company with a simple and clear purpose: Helping people on their path to better health.

Our Suite of Assets

CVS Health's extensive suite of assets positions us to play an important role in solving the cost, quality and access issues in the evolving health care landscape.

View our suite of assets

CVS Health Impact Dashboard

Explore the impact CVS Health is having across the U.S., delivering high quality, affordable health care.

Explore the dashboard

https://cvshealth.com/about
<table>
<thead>
<tr>
<th>Service</th>
<th>Price</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Examen de Inmigracion</td>
<td>$299.00</td>
<td>SI Necesita Examen de Inmigracion, nosotros le ayudamos.</td>
</tr>
<tr>
<td>Examen de Laboratorio</td>
<td>$99.00</td>
<td>CBC, Lipida, TSH, CMP</td>
</tr>
<tr>
<td>Consulta</td>
<td>$20.00</td>
<td>Consulta Medica/ Medical Consultation</td>
</tr>
<tr>
<td>Examen de Mama</td>
<td>$0.00</td>
<td>Exploración y educación acerca del Cáncer de Mama, Referirímos a la Mamografía.</td>
</tr>
<tr>
<td>Consulta + Papanicolaou</td>
<td>$75.00</td>
<td></td>
</tr>
</tbody>
</table>

**CONSULTA $20.00**

We Accept most major Insurance and Medicare!
Welcome to Ninfa Laurenzo Early Childhood Center. We are looking forward to an exciting and enriching school year for our students at Ninfa Laurenzo Early Childhood Center. It is our desire to work together to provide the best education possible for our students. This year we will have many opportunities for you to be involved at our school. Read more...

SCHOOL NEWS
Ana Hernandez Carter
Scriptural Literacy & Culture

Stop Bullying
Safe School Zone

HELPFUL LINKS
HISD News Blog
HISD TV
HISD Academic Calendar
Anti-Bullying
Attendance
Grading and Report Cards
Code of Student Conduct
Resolving Conflict
School Choice
Family and Community Engagement
Shared Decision Making Committee (SDMC)

UPCOMING EVENTS
View Full Calendar

JAN
21
Martin Luther King, Jr. Day

MAR
11
Spring Break

MAR
12
Spring Break

MAR
13
Spring Break

MAR
14
Spring Break

MAR
15
Spring Break

APR
19
Spring Holiday

SITE SHORTCUTS APP
Visit our Twitter page!
Visit our Pinterest page!
Visit our Instagram page!
Ninfa Laurenza Early Childhood Center is a Houston Independent School District facility located just south of downtown. We offer a full day Pre-Kindergarten program to qualifying children that live in the HISD school zone. Students attending Laurenza ECC enjoy a variety of educational experiences from specially trained Early Childhood teachers. Featuring proven strategies, the program at Laurenza is designed to ensure all students receive a high-quality, child-centered learning experience that positions them for a lifetime of success.

Our school is named after a well known Hispanic Houston Icon, Ninfa Rodriguez Laurenza, who was also known as Mama Ninfa. When you come to our school, you will feel at home, as Mama Ninfa would have wanted you to feel.
School Improvement Goals
90% of 4 year old students will meet performance standards on the CIRCLE Assessment / identify 20 uppercase and 20 lowercase letters
95% of students will demonstrate growth in oral language by increasing their story dictation by 50 words
95% of 4 year old students will meet the student attainment goal on the Math Set Counting 10 concrete objects as measured by the CIRCLE Assessment

Dual Language Program Goals

The primary goals of a Dual Language bilingual program model are the following:

- The development of fluency and literacy in English and in an additional language for all students with special attention given to ELLs participating in the program
- The integration of English speakers and ELLs for academic instruction in accordance with the selected program design and model. Whenever possible, 50% of the students in a program should be dominant English speakers and 50% of the students should be native speakers of Spanish at the beginning of the program.
- The promotion of bilingualism, biliteracy, cross-cultural awareness, and high academic achievement

Rice OWL Lab
The Rice OWL Lab Replica is a weeklong 45-minute learning cycle that occur eight times each school year, with each theme building upon skills introduced in the previous cycle. The teacher leader and the School Literacy and Culture associate director of early literacy bilingual programs from Rice University, work together to plan meaningful curriculum designed to promote children’s development in English and Spanish speaking, listening and writing skills.

In the Rice OWL Lab Replica, our goals are for you to see:
- Children actively engaged in the retelling of familiar stories
- Teachers augmenting speech through gesture, dramatization and repetition of vocabulary
- Children singing songs and chanting rhymes as rewarding, comfortable ways to develop language
- Teachers using quality children’s literature as a tool for comprehension, community-building and language development
- Children planning, playing and talking with each other as they complete learning-centered activities
- Teachers documenting the progress of individual children and asking questions necessary to clarify best teaching practices for Dual Language Learners
- Teachers learning and taking best practices into their own classrooms
- Children confidently taking risks as they experiment with language
Our curriculum begins with the child. We encourage children to learn in a fun and interactive environment. Preschool classrooms are set up with learning centers in which children make choices and work together, while developing social skills and building relationships. Small group instruction is used daily to individualize for the child.
MISSION AND VISION

Mission Statement:

To offer each child a strong educational foundation by providing a positive environment that involves a collaborative community.

Vision:

Ninfa Laurenza community believes in:
- Individualized instruction
- Nurturing environment
- Focus on learning
- Accepting challenges
Child Care Search Result Details

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

Operation Number: 1363389
Operation Type: Licensed Center
Program Provided: Before/After School Program
Operation/Caregiver Name: YMCAASP@ Ninfa Laurenza EC
Location Address:

Mailing Address:

Phone Number: 713-550-6196
County: HARRIS
Website Address:
Email Address: sandrell.jackson@ymcahouston.org
Administrator/Director Name:

Type of Issuance: Full Permit
Issuance Date: 3/19/2012
Permit Renewal Due By Date: 3/19/2020
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes

Hours of Operation: 02:45 PM-05:30 PM
Days of Operation: Monday - Friday
Total Capacity: 36
Licensed to Serve Ages: Pre-Kindergarten, School

Three Year Inspection Summary
https://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?ptype=DC&fid=926713
• Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed
and certified operations are inspected at least once a year; Registered Child Care Homes are inspected
at least once every two years, Listed Family Homes are inspected only if there is a report of
abuse/neglect or if we receive a report that the home is caring for too many children.

• When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or
fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health
and safety of children in care.

• **In the last three years, Licensing conducted the following:**

  - Inspections
  - Assessments
  - Self Reported Incidents
  - Reports

  *Click on the inspection type to see additional details related to each inspection.*

• There are many standards that an operation must comply with; the total number varies for each type of
operation. An operation or home is generally given an opportunity to correct deficiencies and has the right
to request a review of a deficiency. Deficiencies pending review are not included in the two year history.

**Three Year Compliance Summary**

• During the last three years, 1149 standards were evaluated for compliance at this operation.

• Of the standards evaluated deficiencies were cited.

  *Click on the number of deficiencies to see additional details.*

• Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the
same way, and represents the potential impact a deficiency might have on children. Review the inspection
reports to learn more about each citation. It's important to remember; weights are not assigned to an
individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or
score.

• **The weights of the standard deficiencies cited in the past three years are as follows:**

  0 were weighted as **High**
  0 were weighted as **Medium - High**
  0 were weighted as **Medium**
  0 were weighted as **Medium - Low**
  0 were weighted as **Low**

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelo State University</td>
<td>Brian J. May</td>
<td>(325) 942-2073</td>
</tr>
<tr>
<td>Lamar University</td>
<td>Kenneth Evans</td>
<td>(409) 880-7011</td>
</tr>
<tr>
<td>Midwestern State University</td>
<td>Suzanne Shipley</td>
<td>(940) 397-4000</td>
</tr>
<tr>
<td>Prairie View A&amp;M University</td>
<td>Ruth J. Simmons</td>
<td>(936) 857-3311</td>
</tr>
<tr>
<td>Sam Houston State University</td>
<td>Dana G. Hoy</td>
<td>(866) 294-1111</td>
</tr>
<tr>
<td>Stephen F. Austin State University</td>
<td>Baker Pattillo</td>
<td>(936) 468-2011</td>
</tr>
<tr>
<td>Sul Ross State University</td>
<td>William (Bill) Kibler</td>
<td>(432) 837-8011</td>
</tr>
<tr>
<td>Sul Ross State University Rio Grande College</td>
<td>William (Bill) Kibler</td>
<td>(830) 278-3339</td>
</tr>
<tr>
<td>Tarleton State University</td>
<td>F. Dominic Dottavio</td>
<td>(254) 968-9000</td>
</tr>
<tr>
<td>Texas A&amp;M International University</td>
<td>Pablo Arenaz</td>
<td>(956) 326-2001</td>
</tr>
<tr>
<td>Texas A&amp;M University</td>
<td>Michael K. Young</td>
<td>(979) 845-3211</td>
</tr>
<tr>
<td>Texas A&amp;M University at Galveston</td>
<td>Col. Michael E. Fossum</td>
<td>(877) 322-4443</td>
</tr>
<tr>
<td>Texas A&amp;M University System</td>
<td>John Sharp</td>
<td>(979) 458-6000</td>
</tr>
<tr>
<td>Texas A&amp;M University-Central Texas</td>
<td>Marc Nigliazzo</td>
<td>(254) 519-5400</td>
</tr>
<tr>
<td>Texas A&amp;M University-Commerce</td>
<td>Mark Rudin</td>
<td>(903) 886-5014</td>
</tr>
<tr>
<td>Texas A&amp;M University-Corpus Christi</td>
<td>Kelly M. Quintanilla</td>
<td>(361) 825-5700</td>
</tr>
<tr>
<td>Texas A&amp;M University-Kingsville</td>
<td>Steven H. Tallant</td>
<td>(361) 593-3207</td>
</tr>
<tr>
<td>Texas A&amp;M University-San Antonio</td>
<td>Cynthia Teniente-Matson</td>
<td>(210) 932-6299</td>
</tr>
<tr>
<td>Texas A&amp;M University-Texarkana</td>
<td>Emily F. Cutrer</td>
<td>(903) 223-3000</td>
</tr>
<tr>
<td>Texas Southern University</td>
<td>Austin A. Lane</td>
<td>(713) 313-7011</td>
</tr>
<tr>
<td>Texas State University</td>
<td>Denise Trauth</td>
<td>(512) 245-2111</td>
</tr>
<tr>
<td>Texas State University System</td>
<td>Brian McCall</td>
<td>(512) 245-2111</td>
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<tr>
<td>Texas Tech University</td>
<td>Lawrence Schovanec</td>
<td>(806) 742-2011</td>
</tr>
<tr>
<td>Institution</td>
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<td>Position</td>
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<tr>
<td>Texas Tech University System</td>
<td>Tedd L. Mitchell</td>
<td>Interim Chancellor</td>
</tr>
<tr>
<td>Texas Woman's University</td>
<td>Carine M. Feyten</td>
<td>Chancellor/President</td>
</tr>
<tr>
<td>The University of Texas at Arlington</td>
<td>Vistasp M. Karbhari</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas at Austin</td>
<td>Gregory L. Fenves</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas at Dallas</td>
<td>Richard C. Benson</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas at El Paso</td>
<td>Diana Natalicio</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas at San Antonio</td>
<td>Taylor Eighmy</td>
<td>President</td>
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<tr>
<td>The University of Texas at Tyler</td>
<td>Michael V. Tidwell</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas Permian Basin</td>
<td>Sandra K. Woodley</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas Rio Grande Valley</td>
<td>Guy Bailey</td>
<td>President</td>
</tr>
<tr>
<td>The University of Texas System</td>
<td>James Milliken</td>
<td>Chancellor</td>
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<tr>
<td>University of Houston</td>
<td>Renu Khator</td>
<td>President</td>
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<tr>
<td>University of Houston System</td>
<td>Renu Khator</td>
<td>Chancellor</td>
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<tr>
<td>University of Houston-Clear Lake</td>
<td>Ira K. Blake</td>
<td>President</td>
</tr>
<tr>
<td>University of Houston-Downtown</td>
<td>Juan Sánchez Muñoz</td>
<td>President</td>
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<td>University of Houston-Victoria</td>
<td>Robert Glenn</td>
<td>President</td>
</tr>
<tr>
<td>University of North Texas</td>
<td>Neal J. Smatresk</td>
<td>President</td>
</tr>
<tr>
<td>University of North Texas at Dallas</td>
<td>Robert Mong</td>
<td>President</td>
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<td>University of North Texas System</td>
<td>Lesa Roe</td>
<td>Chancellor</td>
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<td>UNT Dallas College of Law</td>
<td>Royal Ferguson</td>
<td>Dean</td>
</tr>
<tr>
<td>West Texas A&amp;M University</td>
<td>Walter Wendler</td>
<td>President</td>
</tr>
</tbody>
</table>
At the University of Houston, you’ll find degree programs that will pave the way to the future you envision—whether you want to build the physical foundations of the future as an engineer or architect, shape young minds as an educator, or study how far humanity has already come as an anthropologist. Here are the areas of study available at UH (University of Houston), taught by world-renowned professors.

DON'T KNOW WHERE TO START?

Take this 15-minute quiz to find what majors fit you best. (https://uh.mymajors.com/quiz/)

MAJORS & CONCENTRATIONS

A major is a degree you will earn at graduation. A concentration emphasizes a specific field related to a major. Not all majors have a concentration.

Major Categories

Arts  This is your cue. Do you hear the stage, art gallery, or studio calling your name? Get ready to transform the world around you through the arts.

Business
Money makes the world go round. Do you dream of helping it turn? Whether you plan to work for a small or large company—or decide to start your own—your options are endless.

**Civic Engagement** Picture yourself in ten years. Are you a teacher? Elected official? Social worker? Use your constant quest for knowledge to invest in something bigger than yourself.

**Health** Time to get cellular. Do you dream of helping people become their best selves in mind, body, and spirit? We’ll give you the tools you need to impact the health of others—from research to patient care to policy reform.

**Science & Energy** Charge ahead. Are you ready to shape the future? Whether you want to cure a disease or create the next big thing in sustainability, our hands-on research labs can get you there.

### Gerald D. Hines College of Architecture and Design
- Architecture  
- Environmental Design  
- Industrial Design  
- Interior Architecture

### Kathrine G. McGovern College of the Arts
- Applied Music  
- Art  
- Art, BFA  
  - Graphic Design  
  - Painting  
  - Photography/Digital Media  
  - Sculpture  
- Art History  
- Dance  
  - Teacher Certification in Dance - Secondary Education  
- Music  
- Music, BM  
  - Music Composition  
  - Music Marketing  
  - Music Theory  
  - Nonprofit Leadership  
  - Religion  
  - Teacher Certification  
- Theatre  
  - Acting  
  - Playwriting/Dramaturgy  
  - Production  
  - Stage Management  
  - Theatre Education

### C.T. Bauer College of Business
- Accounting (Business)
- Entrepreneurship (Business)
- Finance (Business)
  - Commercial Banking
  - Global Energy Management
  - Personal Financial Planning
  - Risk Management & Insurance
- Management (Business)
  - Human Resource Management
  - Leadership
- Management Information Systems (Business)
- Marketing (Arts Business)
- Supply Chain Management (Business)

All new students declare pre-business as their initial concentration. Once you complete the required University and business core classes, you can declare a specific major in business.

**College of Education**

- Health (Civic Engagement Health)
- Human Development and Family Studies (Civic Engagement Health)
- Teaching and Learning (Civic Engagement)

**Cullen College of Engineering**

- Biomedical Engineering (Health Science & Energy)
- Chemical Engineering (Health Science & Energy)
- Civil Engineering (Science & Energy)
- Computer Engineering (Business Science & Energy)
- Electrical Engineering (Science & Energy)
- Industrial Engineering (Science & Energy)
- Mechanical Engineering (Science & Energy)
- Petroleum Engineering (Science & Energy)

**Conrad N. Hilton College of Hotel and Restaurant Management**

- Hotel and Restaurant Management (Business)

**The Honors College** (Arts Business Civic Engagement Health Science & Energy)

Open to all undergraduate majors

**College of Liberal Arts and Social Sciences**

- Advertising (Arts Business)
- American Sign Language Interpreting (Civic Engagement)
- Anthropology (Civic Engagement)
• Chinese Studies
• Communication Sciences and Disorders
• Economics
• English
  ○ Creative Writing
  ○ Linguistics
  ○ Literature
• French
• Health Communication
• History
• Human Nutrition and Foods
• Integrated Communication
• Interpersonal Communication
• Italian Studies
• Journalism
• Kinesiology
  ○ Exercise Science
  ○ Fitness and Sports
  ○ Sport Administration
• Liberal Studies
• Media Policy/Media Studies
• Media Production
• Organizational/Corporate Communication
• Philosophy
• Political Science
• Psychology
• Public Relations
• Religious Studies
• Sociology
• Spanish
• Women’s, Gender, and Sexuality Studies
• World Cultures and Literatures
  ○ Ancient Studies
  ○ Francophone Cultures Studies
  ○ German Studies
  ○ Global Cinema Studies
  ○ Global Modernity Studies
  ○ Middle Eastern Studies

**College of Natural Sciences and Mathematics**

• Biochemical and Biophysical Sciences
• Biology
• Chemistry
• Computer Science  Business  Science & Energy
• Earth Science  Civic Engagement  Science & Energy
• Environmental Sciences  Civic Engagement  Science & Energy
• Geology  Civic Engagement  Science & Energy
• Geophysics  Science & Energy
• Mathematical Biology  Civic Engagement  Science & Energy
• Mathematics  Civic Engagement  Science & Energy
  • Mathematical Finance
• Physics  Civic Engagement  Science & Energy

### College of Nursing

• Nursing, BSN (RN-BSN)  Health
• Nursing, BSN (Second Degree)  Health

### College of Technology

• Biotechnology  Health  Science & Energy
• Computer Engineering Technology  Business  Science & Energy
• Computer Information Systems  Business  Science & Energy
• Construction Management  Business
• Digital Media  Arts  Business
• Electrical Power Engineering Technology  Science & Energy
• Human Resources Development  Business
• Mechanical Engineering Technology  Science & Energy
• Organizational Leadership and Supervision  Business
• Retailing and Consumer Science  Business
• Supply Chain and Logistics Technology  Business  Science & Energy

### Pre-Professional Tracks

• Pre-Dentistry  Health
• Pre-Law  Civic Engagement
• Pre-Medicine  Health
• Pre-Nursing  Health
• Pre-Optometry  Health
• Pre-Pharmacy  Health
• Pre-Physical Therapy  Health
• Pre-Veterinary Medicine  Health

### Exploratory Studies  Arts  Business  Civic Engagement  Health  Science & Energy

Exploratory Studies is a short-term preparatory major for students still considering their major options and for those admitted because they didn’t meet the specific admissions requirements for their chosen majors. Student Success Advocates will help you make informed career decisions and complete your prerequisite preparation so you can apply to change majors as soon as you are eligible.
With techniques and experience perfected over 20 years of training world class boxers, you’ll unlock your best in a fun, safe, and supportive environment no matter your experience or fitness level.

WHAT TO EXPECT FOR FIRST TIMERS

YOU WON‘T GH HIT (U1USS YOUWAIT TO)

You’ll be training like a fighter but you won’t be fighting. Our classes are structured around building discipline, form, and fitness using coaching techniques for competitive boxing. Although sparring and competitive training are offered for those that chose to progress further, the
HAM HARD WORK

Boxing presents one of the most enjoyable and intense full body workouts available.

- You’ll tone your body and improve your focus, skills, and coordination through a combination of exercise and technique training. As we believe that greatness is earned, expect to be challenged and encouraged to be your best.

IHf 1f CISSIIIIfS

We keep it real.

It’s hot in the summer, cold in the winter. Dress accordingly in sports minded clothing, bring water, hydrate and snack first. Boxing gloves and wraps are required for all boxing classes. Be ready, be fierce.

PRIVAH THAIIVIG AVAILABU

Tailored to bring out your best.

For those looking to improve technique, learn new skills, or take their fitness to the next level, Baby Bull Boxing offers private, one on one training. To learn more contact us through our online form or call the gym at 832.968.3343
EASTWOOD PARK

Contact Info
Address: 5000 Harrisburg
Houston, TX 77011
Phone: 713.928.4801
Email: eastwood@houstontx.gov

Houston Service Helpline:
To request park repairs please call 311 or 713.837.0311 or submit your request online by clicking this link.

PARK HISTORY

One of Houston’s first master-planned subdivisions took form as Eastwood, an area of neatly laid out streets lined with early-Twentieth Century bungalows and trees east of downtown. In 1916, the City of Houston acquired a 10.8-acre site on Harrisburg Boulevard and established Eastwood Park.

A well-loved recreation spot for decades, the park underwent extensive renovation in the 1970s, necessitated by a fire at the Eastwood Community Center. Repairs and additions to the building were planned by William T. Cannady Associates, Architects, along with a new renovation to the park ball field and a new concession stand, a second tennis court, and renovated play equipment, picnic tables, and barbeque grills. City Council appropriated $1,268,000 to cover the costs.

In June 1982, the Houston Chapter of the American Institute of Architects presented an Award of Distinguished Achievement to Eastwood Park. As the first public park on the east side, Eastwood has
made an outstanding contribution to the environment of the City, an ongoing process through outstanding enhancements to the park.

New playground equipment was installed in 1995, and further improvements took place through the efforts of neighborhood groups in 1998. Community Involvement Day brought local civic clubs and groups of children to the park on October 24, 1998, and a new patio and extensive landscaping were put in near the community center. A new walkway was also installed. Community Involvement Day was sponsored by Keep Houston Beautiful.

The Boundless Playground at Eastwood Park, a $408,000 project, has been built through a partnership between CVS Caremark All Kids Can, Boundless Playgrounds, the Houston Parks Board, and the Houston Parks and Recreation Department. Due to be opened to the public Saturday, February 20, the new playground has been designed to allow children of all abilities to play together, and will join playgrounds designed with a similar intent at Hermann, Memorial, Alief, and Tidwell Parks.

Other attractions at Eastwood Park include a ball field, an above-ground skate park, and picnic tables under beautiful old shade trees. The park has been a center for activity in the Harrisburg Drive community for decades, and new amenities will continue to add to its appeal.
Our Ripley House BakerRipley supports residents in Houston's East End and families with children attending local schools. Ripley House also includes a seasonal Tax Center as well as a year-round Senior Center.

Enroll in our After School Programs:
**The Little Leaders and Young Leaders Summer Camps**
[Click here for program details]
The Little Leaders After School Program (ages 3-13), your child will enjoy fun-filled days and participate in field trips, STEM activities, and homework assistance! Early Dismissal and after school pickup included.

[Click here for program details]
In the Young Leaders program (ages 14-18), your teen will interact positively with their peers and learn career skills. Conveniently located within your high school. Activities include 21st century skills curriculum, homework help, service learning & more!

Rent our spaces
Whether you are planning your dream wedding, or a formal business meeting, BakerRipley is the perfect place to host your event. [We have flexible spaces](#) and work to accommodate unique set ups and guest capacities. [Email us for more information](#) on space and availability or fill this [online form](#) to secure your spot.

**Hours**
- **M-F**
  - 8:00am - 8:00pm
- **SAT**
  - 8:00am - 2:00pm
- **SUN**
  - closed

**Notes**
Ripley House will be closed on major holidays including: New Years Day, Memorial Day, Independence Day, Labor day, Thanksgiving Day, The Day After Thanksgiving, Christmas Eve and Christmas Day. Promise Community Schools are open from 8 a.m. - 3 p.m. with the exception of early dismissal days.

**Services**
- Senior Services
- Tax Services
- Promise Community School
- Meeting and Event Space Rentals

**Notes**
- After School Young Leaders Programs
- English as a Second Language Classes (ESL)
- Citizenship Classes
- Community Garden

**Notes**
- Volunteer Opportunities Available
Meals on Wheels

The fact is 20% of all seniors in Texas are at risk of hunger, the sixth highest rate of senior hunger in the nation.

YWCA of Houston serves on average 300,000 meals to venerable home bounds seniors in Houston and surrounding areas, making us the second largest provider of Home Delivered Meals in the city of Houston and the largest provider of Congregate Meals.

Our Meals on Wheels program provides meals to seniors that are over the age of 60.

Through collaboration with the Houston/Harris County Area Agency on Aging (http://www.houstontx.gov/health/Aging/index.html) and Harris County Community Service Department (http://www.csd.hctx.net) we provide more than 2000 seniors with a hot nutritionally balanced meal, Monday through Friday (except approved holidays). The YWCA of Houston nutritional programs allow the seniors the opportunity to remain independent in their homes and interact with their peers.

QUALIFICATIONS:
To qualify for the YWCA of Houston Meals on Wheels Program, a person must be at least 60 years old and/or the spouse of a 60 or over participant, reside in the approved YWCA service area, has an impairment that would prevent you from attending a senior congregate center. All participants are required to complete an initial assessment to ensure eligibility and if approved an annual assessment thereafter. Assessments are completed by a YWCA of Houston Intake Specialist.

To enroll in the Meals on Wheels Program, please contact Monica Gonzalez, Lead Assessment Specialist, at 713-640-6822 or mgonzalez@ywcahouston.org (mailto: mgonzalez@ywcahouston.org).

JOIN US ON A MISSION
We're always looking for people to join us on a mission to help our seniors thrive!

DONATE OR SPONSOR
If you would like to partner with the YWCA of Houston to donate food and/or resources or to sponsor our Seniors Programs, please complete the donation form (https://secure2.convio.net/ywca/site/Donation2?df_id=2020&mfc_pref=T&2020_donation=form1).
The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the Federal Register notice published October 22, 2018.
Underserved Area Support – No Developments Awarded within 30 Years

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We couldn't find what you were looking for. Click Options for more ways to search.
CITY COUNCIL

The City Council is the City's legislative body, with the power to enact and enforce all ordinances and resolutions. Eleven Council Members are elected from districts and five are elected at-large, by all voters of the City.

- Meet your Council Members for January 2, 2016 to January 2, 2020

The sixteen members of Council, along with the Mayor, act only by ordinance, resolution or motion. They adopt and may alter the annual budget and confirm the Mayor's appointments. Council is responsible for the appropriation and issuance of bonds, the awarding of contracts and the approval of City expenditures over $50,000. Council may lease or dispose of the City's real estate and may levy assessments against property. Council determines its own rules of procedure, and its meetings are open to the public.

Sixteen Council Members, along with the Mayor and City Controller, are elected every four years. Council Members are limited to serving two terms of four years each, with each term beginning on January 2. Five Council Members are elected At-Large, or city-wide, while the other eleven are elected to geographic districts of roughly the same proportion of population.

Beginning January 2, 2016, City elected officials can serve a maximum of two four-year terms. Those who already served one two-year term are eligible to serve two more four-year terms, for a maximum of ten years, and those who already served two two-year terms are eligible to serve for one more four-year term, for a maximum of eight years.

You can write to your Council Member at: 900 Bagby / City Hall Annex / First Floor / Houston, TX 77002.

Guidelines for Attending, Speaking, and/or Viewing Houston City Council
The City of Houston City Council agenda is published on Friday afternoon and details the actions that Council will consider at its meeting the following week. Per Houston City's Charter, Council meets at 1:30 p.m. on Tuesday afternoons and 9 a.m. on Wednesday mornings in the Council Chamber on the second floor of City Hall, 901 Bagby, Houston 77002.

CITY COUNCIL MEMBERS

- District A - Brenda Stardig
- District B - Jerry Davis
- District C - Ellen Cohen
- District D - Dwight Boykins
- District E - Dave Martin
- District F - Steve Le
- District G - Greg Travis
- District H - Karla Cisneros
- District I - Robert Gallegos
- District J - Mike Laster
- District K - Martha Castex-Tatum
- At-Large 1 - Mike Knox
- At-Large 2 - David Robinson
- At-Large 3 - Michael Kubosh
- At-Large 4 - Amanda Edwards
- At-Large 5 - Jack Christie

CITY COUNCIL LINKS

City Council Home Page

http://www.houstontx.gov/council/
In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 901 Bagby.

The agenda may be accessed via the Internet at http://houston.novusagenda.com/agendapublic/. Copies of the agenda are available in the Office of the City Secretary in the City Hall Annex, Public Level at no charge. To receive the agenda by mail, send check or money order for $52.00 for a one year subscription, made payable to the City of Houston to the attention of the City Secretary, P.O. Box 1562, Houston, Texas 77251.

To reserve time to appear before Council call 832-393-1100 or come to the Office of the City Secretary, City Hall Annex, Public Level at least 30 minutes prior to the scheduled public session shown on the agenda.

NOTE: If a translator is required, please advise when reserving time to speak
AGENDA - COUNCIL MEETING Tuesday, February 12, 2019 - 1:30 PM  
City Hall Chamber

PRESENTATIONS

2:00 P.M. – INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Laster

ROLL CALL AND ADOPT MINUTES OF PREVIOUS MINUTES

PUBLIC SPEAKERS - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office.

NOTE: If a translator is required, please advise when reserving time to speak

SP021219

RECESS

RECONVENE

WEDNESDAY - February 13, 2019 - 9:00 A.M.

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY THE CITY SECRETARY PRIOR TO COMMENCEMENT

MAYOR’S REPORT

CONSENT AGENDA NUMBERS 1through 31

MISCELLANEOUS - NUMBERS 1 through 4

1. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the GENERAL APPEALS BOARD OF DIRECTORS:
   Position One - REGINALD LEE MACK, reappointment for a term to expire January 2, 2021
   Position Two - LESLIE BARRY DAVIDSON, reappointment for a term to expire January 2, 2020
   Position Three - DAVID BROWN, appointment for a term to expire January 2, 2021
   Position Four - SOLOMON B. SILVA, reappointment for a term to expire January 2, 2020
   Position Five - THEODORE “TED” SIMS, appointment for a term to expire January 2, 2021
   Position Six - JAMES F. THOMPSON, appointment for a term to expire
LIMITATIONS ON THE TYPE OF DISASTER DECLARATION

10 TAC §11.9(c)(8) related to Readiness to Proceed in Disaster Impacted Counties
To qualify for points under this scoring item, an Application for a proposed Development must be located in a county declared by the Federal Emergency Management Agency ("FEMA") to be eligible for individual assistance within the two years preceding December 1, 2018. Page two of this document includes a list of the counties that are eligible for ten points under 10 TAC §11.9(c)(8).

10 TAC §11.9(d)(3) related to Declared Disaster Area
To qualify for points under this scoring item, an Application for a proposed Development must be located in a county declared a disaster by the Governor under Tex. Gov't Code §418.014 related to Declaration of State of Disaster within the two years preceding the date of Application submission. Any other declarations, including presidential and FEMA declarations for areas that don't meet this requirement, will not qualify for points under this scoring item. Page three of this document includes a list of the counties that are eligible for ten points under 10 TAC §11.9(d)(3).

APPLICABLE TIME LIMITS
For Applicants wishing to score points for a Development to be located in one of these counties, a complete Application must be received prior to March 1, 2019 at 5:00 p.m., Austin local time.

If additional counties are declared prior to March 1, 2019, the lists will be updated.

WEB ADDRESSES FOR RESEARCHING DISASTER PROCLAMATIONS MADE BY THE TEXAS GOVERNOR
The most recent proclamations are best obtained at the following web address:
http://gov.texas.gov/news/proclamation

Older proclamations are best obtained at the following web address:
http://www.lrl.state.tx.us/legeLeaders/governors/searchDisaster.cfm

WEB ADDRESS FOR RESEARCHING TEXAS DISASTER PROCLAMATIONS MADE BY FEMA
https://www.fema.gov/disasters/state-tribal-government/0/TX

If you believe a county has been omitted from the list, please submit evidence to Sharon Gamble, Competitive Housing Tax Credit Administrator, at:
sharon.gamble@tdhca.state.tx.us
### 2019 Declared Disaster Areas

**Counties Eligible under §11.9(d)(3) of the 2019 QAP as of November 5, 2018**

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2019 FEMA Declared Disaster Areas
Counties Eligible under
§11.9(d)(8) of the 2019 QAP
Readiness to Proceed in Disaster Impacted Counties

Aransas  Fayette  Jefferson  Orange
Austin    Fort Bend  Jim Wells  Polk
Bastrop   Galveston  Karnes    Refugio
Bee       Goliad     Kleberg  Sabine
Brazoria  Gonzales  Lavaca    San Jacinto
Caldwell  Grimes    Lee      San Patricio
Calhoun   Hardin    Liberty   Tyler
Cameron   Harris    Matagorda  Victoria
Chambers  Hidalgo  Montgomery  Walker
Colorado  Jackson  Newton   Waller
DeWitt    Jasper    Nueces    Wharton
New Hope Housing Avenue J
Readiness to Proceed Narrative

NHH Avenue J, Ltd., Houston Area Community Development Corporation (HACDC), and New Hope Housing, Inc. certify and are fully committed to closing all financing and fully executing all applicable contracts, including the construction contract, on or before November 29, 2019. Since placing the project site under control on January 7, 2019, the development team has been rapidly mobilizing proven financing partners, the general contractor, architect, and all consultants and subcontractors to ensure all parties are fully committed and are working toward a November 2019 closing and December 2019 groundbreaking. All development team members have fully committed to this timeline. Below is a detailed summary of itemized documentation submitted with this application to illustrate the project’s readiness to proceed.

Critical path schedule
- See the attached detailed benchmarks for project design, financing, and closing.

Loan or equity commitments with evidence of completed due diligence – See Tab 35 Exhibits
- National Equity Fund letter of intent evidences completed due diligence and commits to November 2019 closing and financing.
- BBVA Compass letter of intent commits to the November 2019 closing and financing.
- City of Houston letter regarding the award of $18,352,710 commits to closing on or before November 29, 2019.

Description of timing for property acquisition
- NHH Avenue J, Ltd. fully expects to complete site due diligence and close on the land simultaneously with the finance closing, as is customary. The site re-plat has been submitted to the City of Houston, as has the stormwater/wastewater application, which will allow the owner to proceed with assessing and paying impact fees and have a prepared and approved plat prior to closing.

Description of timing for construction permits
- See the attached project schedule

Evidence of selection of construction contractor
- See attached agreement between Houston Area Community Development Corporation and Camden Builders agreeing to close on financing on or before November 29, 2019. New Hope Housing, HACDC, and Camden Builders have a lengthy partnership history and have been working in close coordination on estimated pricing and constructability. Additionally, Camden was the contractor selected for New Hope Housing Dale Carnegie (TDHCA 18137), a 2018 Readiness project, which closed on the construction contract October 23, 2018 and is currently under construction.

Description of timing for execution of construction contracts
- Final pricing will be issued by Camden approximately 45 days after the permit issue set is delivered by the architect on June 14, 2019. The project owner will enter into a construction contract agreement when the Guaranteed Maximum Price contract is delivered by Camden and pricing is ultimately finalized prior to closing by the last business day in November 2019.
Detailed construction schedule
- See the included construction schedule drafted by the selected construction contractor, Camden.

Project execution plan
- See the attached timeline of critical path closing benchmarks.
- The development and closing teams are comprised of the following firms and individuals, who have been meeting weekly since early January 2019 to ensure the project will deliver along projected timelines. We will continue to meet bi-weekly to ensure all benchmark goals are achieved. The team is fully committed to delivering this project within the prescribed timeline:
  o Owner Representative: Emily Abeln - NHH Avenue J, Ltd. & HACDC/New Hope Housing
  o Architect of record: Janis Brackett, AIA, LEED AP - Kirksey Architects
  o Civil Engineer of record: David Brewer & William Langford - Brewer Engineering
  o Construction Contractor: Bobby Rivers & Mike Eilertsen - Camden Builders, Inc.
  o Project Manager: Amos Byington - AGCM

Other: Stormwater/Wastewater Application Submission
- With the current owner’s permission, the developer has submitted application for the Stormwater/Wastewater impact fee letters. This is a critical path benchmark since all impact fees must be submitted alongside the permit application. Project owner anticipates receiving the letters stating the proposed impact fees on or before March 31, 2019, well in advance of the prescribed permit application benchmark.

Other: Zoning
- Appropriate zoning is currently in place for New Hope Housing Avenue J. There is no zoning in the City of Houston. See evidence provided in Tab 8 of the application.

Applicant: NHH Avenue J, Ltd.

Signed: ______________________  Date: February 26, 2019
Joy Horak-Brown
President & CEO
HACDC, sole member of the GP, NHH Avenue J GP, LLC
New Hope Housing, Inc., Guarantor
February 28, 2019

NHH Avenue J, Ltd.
c/o Joy Horak-Brown, President and CEO
Houston Area Community Development Corporation
3315 Harrisburg Boulevard, Suite 400
Houston, TX 77003

Re: New Hope Avenue J, Houston, TX

Dear Joy,

BBVA Compass Bank (the “Bank”) is pleased to provide you with this Letter of Terms for the Construction financing of the New Hope Housing at Avenue J affordable housing community. The following terms and conditions were based upon a preliminary review of the Borrower’s 2019 TDHCA Housing Tax Credit Application:

**Borrower:** NHH Avenue J, Ltd.

**Collateral:** The Subject Loan shall be secured by a first mortgage lien and an assignment of rents and leases on the 100-unit LIHTC project to be located in Houston, Texas. Additionally, the Loan shall be secured by an Assignment of the General Partner Interest and Deferred Developer’s Fee.

**Amount:** Up to $11,000,000. The Loan amount shall be limited to 80% of the LIHTC Investment Value, which is the combined value of the Tax Credits plus the stabilized value of the Real Estate based upon an Appraisal acceptable to the Bank.

**Interest Rate:** 1 month Libor + 2.50%. Interest-only payments shall be due monthly. Bank is utilizing a 6.00% underwriting rate for the loan.

**Fees:** 1% Origination Fee. Additionally, the Borrower shall be responsible for the reimbursement of other costs related to the extension of this loan including, but not limited to: appraisal fees, the Bank’s legal fees, environmental and other third party review fees.

**Maturity:** Twenty-four (24) Months from Closing with a six month extension at Bank’s option.

**Guarantee:** Full payment and completion guarantees and environmental indemnity by a guarantor or guarantors satisfactory to BBVA Compass.

**Tax Credit Equity:** Approximately $13,348,665. Equity pay in schedule and investor must be acceptable to BBVA Compass.

**Repayment:** Construction loan will be repaid from equity funded at completion or after completion, along with the permanent loan (if any).

**Loan to Value:** Up to 80% including the value of the real estate and tax credits.
Conditions to Closing:

- Borrower, Managing Member, and Guarantor certify that there are no defaults, no material litigation and no material adverse change in the financial or project information provided to Bank in connection with the Loan request.
- Receipt, review and approval of appraisal, environmental assessment, construction consultant and other third party reports.
- Contractor shall be acceptable to bank.
- All documentation satisfactory to Bank and its legal counsel.
- Evidence of a commitment by a tax credit investor acceptable to Bank for the acquisition of 9% low income housing tax credits on terms, including pay-in schedule amounts and timing, acceptable to Bank.
- All subsidy funds must be committed and closed simultaneously with the closing of the Loan.
- Final project budget to be approved by Bank, including a 5% hard cost contingency.
- Receipt of all required municipal and other governmental approvals.
- Approval of current financial statements of the Guarantor.
- Borrower counsel opinion in form and content satisfactory to Bank.
- Mortgage title insurance policy insuring the bank’s lien shall contain no objectionable liens, including matters of the survey.
- Bank shall receive and approve the following items prior to the closing of the construction loan:
  - Final plans and specs stamped by architect.
  - Copy of construction contract and final budget.
  - Copy of builders risk policy with Compass Bank named as loss payee.
  - Copy of recorded limited partnership and syndication agreements.
- All terms subject to market fluctuation.

Acknowledgement Of Sources: The Bank acknowledges all proposed sources of funds as represented on the Schedule of Sources of Funds.

Readiness to Proceed: Bank acknowledges the required closing date being on or before November 29, 2019.

Unless extended by the Bank at its sole discretion, the preliminary terms contained in this proposal shall automatically expire December 31, 2019, and are subject to receipt, review and acceptance of all due diligence materials by BBVA Compass. BBVA Compass cannot issue a legally binding lending commitment until formal credit approval has been obtained.

BBVA Compass wishes to thank you for the opportunity to provide financing for this project. If you have any questions, please feel free to contact me at 713-966-2303.

Sincerely,

Ken L. Overshiner
Senior Vice President,
Community Development Capital
NHH Avenue J, Ltd.
Ms. Joy Horak-Brown, CEO
Houston Area Community Development Corp. (“HACDC”)
3315 Harrisburg Blvd, Suite 400
Houston, TX 77003

Re: New Hope Housing at Avenue J

Dear Ms. Horak-Brown:

On behalf of National Equity Fund, Inc. (“NEF”), I am pleased to provide this Letter of Intent (“Letter”) which outlines the principal business terms of our proposed investment in the above-named Project. We invest through our affiliate, NEF Assignment Corporation (“Assignment Corporation”), by purchasing a [99.99%] interest in the Limited Partnership formed to own and operate the Project. When we refer to “NEF,” we mean National Equity Fund, Inc. and its affiliates, including without limitation Assignment Corporation. As a preliminary matter, I will note that the terms of this Letter are based on certain assumptions which are incorporated in the corresponding TDHCA application. Changes in those assumptions may result in changes to the terms of our proposed investment.

Upon your acceptance of this Letter, we will begin our standard due diligence activities. Upon successful completion of our due diligence and receipt of internal approvals, we will prepare a Limited Partnership Agreement, based on our current model form (“Limited Partnership Agreement”), and related closing agreements. These agreements will incorporate the terms appearing in this Letter, subject to any modifications that may be required to obtain final investment approval. We will then proceed to close this investment. NEF is aware that the applicant is seeking Readiness to Proceed points included in the 2019 QAP because the site is located in a FEMA declared disaster county. NEF is aware of the requirement to close on or before the last business day in November 2019 and fully intends to work with applicant to meet this required deadline. NEF and New Hope partnered on New Hope’s 2018 9% project, Dale Carnegie, which was closed successfully by October 31, 2018 to meet 2018’s readiness requirement. NEF has reviewed the following complete due diligence as of the issuance of this letter:

1. The financial feasibility of the Project including the review of site location (market study to be reviewed by May 1, 2019);
2. The financial capacity of the Guarantors;
3. The financial capacity and experience of the general contractor;
4. Architect contract;
5. Survey and title commitment;
6. Architectural drawings;
7. Site feasibility study.
1. **Project**

The Project consists of a proposed LIHTC, multifamily community which will consist of 100 supportive housing units located in Houston, TX. All units will be set aside for tenants with incomes at or below 60% of Area Median Income.

2. **Property Ownership**

   Limited Partnership: NHH Avenue J, Ltd (the “Limited Partnership”)
   
   General Partner: NHH Avenue J GP, LLC - 100% owned by HACDC
   
   Sponsor/Developer: HACDC
   
   Guarantors: New Hope Housing, Inc., Houston Area Community Development Corporation (HACDC), and NHH at Avenue J GP, LLC. NEF has reviewed the entities and principals involved and has no reservations at this time.
   
   Limited Partner: One or more investor funds, limited partnerships or limited liability companies of which NEF or its affiliate is the general partner or managing member, or Assignment Corporation, as nominee, on behalf of one or more such entities.

3. **Project Financing**

   A. **Construction Loan.** The Limited Partnership expects to receive a construction loan term sheet or commitment for the Project from BBVA Compass of approximately $11,000,000 for an initial term of at least 24 months and a 6 month extension at an estimated 6.0% interest rate.

   B. **Permanent Financing.** The permanent financing on the project is as follows:

<table>
<thead>
<tr>
<th>Lender</th>
<th>Lender/Source</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Term</th>
<th>Amort</th>
<th>Hard/Soft Debt</th>
<th>Available During Const. (y/n)</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Mortgage</td>
<td>TDHCA</td>
<td>$1,909,398</td>
<td>0.0%</td>
<td>40</td>
<td>40</td>
<td>Soft</td>
<td>Yes</td>
</tr>
<tr>
<td>Second Mortgage</td>
<td>City of Houston</td>
<td>$18,352,710</td>
<td>0.0%</td>
<td>40</td>
<td>40</td>
<td>Soft</td>
<td>Yes</td>
</tr>
<tr>
<td>Third Mortgage</td>
<td>New Hope</td>
<td>$1,885,491</td>
<td>3.0%</td>
<td>40</td>
<td>40</td>
<td>Soft</td>
<td>Yes</td>
</tr>
</tbody>
</table>

   Permanent amortizing debt must be a fixed-rate commitment for a minimum of 15 years with terms acceptable to NEF. NEF acknowledges the amounts and terms of funding sources above.
4. **Timing Assumptions**

This Letter is based on the following timing assumptions:

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited Partnership Closing</td>
<td>11/29/19</td>
</tr>
<tr>
<td>Construction Start</td>
<td>11/29/19</td>
</tr>
<tr>
<td>Placed In Service Date</td>
<td>9/1/21</td>
</tr>
<tr>
<td>100% Qualified Occupancy</td>
<td>4/1/22</td>
</tr>
<tr>
<td>Stabilized Occupancy</td>
<td>7/1/22</td>
</tr>
</tbody>
</table>

If these timing assumptions are not met, the terms of our proposed investment are subject to change. The term “Tax Credit Compliance Period” means, for each building in the Project, the 15 taxable years beginning with the first taxable year of the ‘Credit Period’, as defined in Section 42 of the Internal Revenue Code, as amended (“Code”).

5. **Tax Credit Price and Pay-In Schedule**

The Limited Partner will purchase the Tax Credits described in Paragraph 6 for a total purchase price of $13,348,665 (“Capital Contributions”), or **$0.89 cents** for each $1.00 of projected Tax Credits on an annual Tax Credit award of $1,500,000. Proceeds of the Capital Contributions will be used to fund Project equity (“Project Equity”) and the non-deferred portion of the Developer Fee (“Non-Deferred Developer Fee”). NEF will advance Project Equity and the Non-Deferred Developer Fee in installments, based upon its determination that the conditions specified in the Limited Partnership Agreement for payment of that installment (“Applicable Conditions”) have been met. We make this determination based on our review and approval of certain documents you provide to us. Equity disbursements during construction are expected to be made through the construction lender’s escrow or, if there is no construction lender, through a title company using a disbursement agreement acceptable to NEF. We currently expect installments of Project Equity will be paid according to the schedule below. The schedule identifies some of the Applicable Conditions that will apply to each payment.

A. **First Installment:** $2,669,733 (20.0%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

   (i) Admission of NEF to the Limited Partnership and commencement of construction.
   
   (ii) $55,000 of this installment will be utilized to pay NEF’s syndication fee which will cover all of NEF’s closing cost.

B. **Second Installment:** $4,004,560 (30.0%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

   (i) Completion of 100% of Project construction (final lien waivers);
   
   (ii) Temporary (or, if available, Final) Certificates of Occupancy;
(iii) Architect’s certification indicating that all the work has been completed substantially in accordance with plans and specifications;
(iv) Satisfaction of the 10% Carryover Allocation requirements (if not addressed at Closing);
(v) Owner’s title insurance policy in final form;
(vi) Architect’s certification indicating that all the work has been completed substantially in accordance with plans and specifications;
(vi) Draft Cost Certification verifying the Tax Credit basis;

C. Third Installment: $6,006,899 (45%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

(i) 100% Qualified Occupancy of all Project Tax Credit Units;
(ii) Funding of the Project’s permanent loan and receipt of executed permanent loan documents in approved form;
(iii) Payment of any amounts required by the General Partner’s Development Completion Guaranty;
(iv) Achievement of Stabilized Occupancy (generally defined as at least 93% occupancy with a Debt Service Coverage Ratio of 1.15x or better for a three consecutive month period after construction completion.
(vi) Completion of any outstanding punch list items;
(vii) Owner’s date down title insurance coverage;
(viii) “As-Built” ALTA survey;
(ix) Final lien waivers from the General Contractor;
(x) If applicable, receipt (or evidence of filing) of real estate tax abatement;
(xi) Final Certificates of Occupancy, if not previously provided;
(xii) Final Cost Certification verifying the Tax Credit basis;
(xiii) Funding of Project reserves (or funding with the proceeds of this installment) at the required levels;
(xiv) If applicable, satisfaction of radon testing requirements;
(xv) Recorded Extended Use Agreement; and

D. Fourth Installment: $667,473 (5%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

(i) The first year’s tax return and K-1;
(ii) Fully executed Form 8609 for all Project buildings; and

6. Developer Fee

The Developer will earn a fee for development services in the total amount of $4,127,021 (the “Developer Fee”). None is projected to be deferred and will be paid from cash flow. If for some unforeseen reason a portion of the Developer Fee is deferred it will be payable from cash received from the operation of the Limited Partnership, after payment of debt service and operating expenses (“Cash Flow”), during the Tax Credit Compliance Period. Any principal balance and/or accrued interest on the Deferred Developer Fee remaining unpaid by the end of the eleventh (11th) year of the Tax Credit Compliance Period must be paid in full by the General
Partner. Cash developer fee will be funded as follows: 25% at First Installment, 25% at Second Installment, 40% at Third Installment, and 10% at Fourth Installment. Pay-ins subject to final underwriting and approval.

7. **Reserve Requirements**

   A. **Operating Reserve.** $321,857, will be funded from a portion of the Limited Partner’s Capital Contributions. The General Partner will be permitted to use funds in the Operating Reserve account prior to any draw on its Operating Deficit Guaranty obligation. We approve all withdrawals from the Operating Reserve account. This Operating Reserve account remains with the Limited Partnership through the Tax Credit Compliance Period and any funds in the account at the end of that period will be distributed according to the priorities identified for Sale/Refinancing proceeds under Paragraph 13 hereof.

   B. **Replacement Reserve.** The General Partner must fund the Replacement Reserve account in the annual amount of $300 per unit per year (to be increased annually by 3% per annum from Project revenues throughout the Tax Credit Compliance Period. We must approve withdrawals that in the aggregate during any calendar year exceed the lesser of (i) $5,000 or (ii) ten percent (10%) of the amount then remaining in the Replacement Reserve account. Any funds remaining in the Replacement Reserve account at the end of the Tax Credit Compliance Period will be distributed according to the priorities identified for Sale/Refinancing proceeds under Paragraph 13 hereof.

8. **General Partner Guaranties and Other Obligations**

   A. **Development Completion Guaranty.** Guarantors will provide an unlimited guarantee of development completion which includes payments required for construction completion, funding of any operating deficits prior to Stabilized Occupancy, and conversion of the construction loan to a right-sized permanent loan having debt service requirements consistent with targeted debt service coverage levels. The General Partner will provide monthly reports to us during construction. The general contractor will provide (i) either a Stipulated Sum Contract or a Guaranteed Maximum Price Contract (using the current AIA form of agreement), and (ii) either a letter of credit equal to 15% of the total construction cost or a 100% payment and performance bond.

   B. **Operating Deficit Guaranty.** Guarantors will provide an Operating Deficit Guaranty in the amount of $321,857 until the Project has maintained a 1.15 annual Debt Service Coverage Ratio for two consecutive years after the third anniversary of the date Stabilized Occupancy is achieved. If at the end of that period the Operating Reserve is not funded at the level specified in Paragraph 7.A above, the Operating Deficit Guaranty will remain in effect until the General Partner causes the Operating Reserve to be funded at the required level in the manner provided in the Limited Partnership Agreement.
C. **Repurchase.** Guarantor is required to repurchase the Limited Partner’s interest if certain major adverse events occur that threaten the continuing viability of the Project or its ability to generate the projected Tax Credits. The conditions triggering this repurchase obligation and the repurchase amount are described in detail in the Limited Partnership Agreement.

D. **Environmental Indemnification.** Guarantor will provide an environmental indemnification with regard to the presence of any hazardous substances or the existence of other environmental conditions at the Project Property. Our standard environmental indemnification provisions are contained in the Limited Partnership Agreement.

9. **Limited Partner Transfers**

The Limited Partner will have certain rights to transfer its interest in the Limited Partnership, including the right to withdraw from the Limited Partnership at any time after the Limited Partner has satisfied its obligation to pay Capital Contributions and the right to put its interest to the General Partner upon the expiration of the Tax Credit Compliance Period.

10. **Reports**

During the term of our investment, the General Partner will provide the following reports: (i) quarterly management and financial reports for the Limited Partnership, (ii) state and federal tax returns, (iii) monthly construction status and lease-up reports, (iv) copies of all construction loan draw requests, (v) annual audited financial statements for the Limited Partnership prepared in accordance with generally accepted accounting principles (GAAP), (vi) annual budget, and (vii) other information regarding significant Limited Partnership operations. The General Partner is required to submit such reports to the Limited Partner within the time frames established by the Limited Partnership Agreement. The fiscal year of the Limited Partnership will be the calendar year unless otherwise specified by us.

11. **Summary**

This Letter summarizes the general terms and conditions of our investment which will be further detailed in the Limited Partnership Agreement. If these terms are acceptable to you, please sign and return this Letter to:

Jason Aldridge  | Vice President of Originations  
NATIONAL EQUITY FUND ®  
5332 Longview St  
Dallas, TX 75206  
Phone (972) 741-5150

This Letter is valid until July 31, 2019 with an LPA closing no later than November 29, 2019. If this Letter is not signed by you prior to such date due to changes in market conditions or other assumptions on which this Letter is based, we will extend the date so long as you continue to
work with us in good faith to restructure the transaction in a mutually satisfactory manner. We reserve the right to terminate this Letter at any time if we determine that such efforts are not likely to lead to a result reasonably satisfactory to us within a reasonable period of time not to exceed sixty (60) days from the date of this Letter.

By signing this Letter, and in consideration of the cost and expense incurred or to be incurred by us in conducting due diligence documentation and review, the Sponsor/General Partner hereby grants NEF or its affiliate the right to acquire a 99.99% interest in the Limited Partnership and the exclusive right to syndicate the Tax Credits generated by the Project. Our exclusive right to syndicate the tax credits shall continue until the earlier of (i) the date that occurs two years from the date of this letter or (ii) the date on which we agree in writing to terminate its exclusive right to syndicate the Tax Credits. Also, by executing this Letter you hereby authorize us to make any credit inquiries that we may deem necessary as part of its underwriting. These credit inquiries may be performed on the General Partner, Sponsor/Developer, Guarantors, or any other entities as determined to be necessary by us.

As next steps, we will perform a site visit and conduct document review and other due diligence activities to verify the information that has been provided and will be provided and the assumptions contained in the Projections. Our ability to recommend this proposed investment for final internal approval will depend upon a satisfactory outcome to these due diligence activities. Final internal approval requires action by our Investment Review Committee. If the committee grants approval, we will prepare the Limited Partnership Agreement and discuss with you and your attorneys all closing documentation and checklist items. This Investment Review Committee must approve this investment and the closing must occur by the date shown in Paragraph 5 above. We reserve the right to terminate this Letter if we determine that any of the conditions described in this paragraph have not or will not be met in a timely manner.

Upon receipt of this Letter executed by you, NEF will continue its due diligence on the Project investment. At your request, we may engage outside counsel to draft documents and conduct legal reviews prior to approval of this transaction by our Investment Review Committee, on the condition that you assume responsibility for payment of our legal fees if the transaction is not approved or does not close due to a change of assumptions incorporated in the Projections or other reasons outside of NEF’s control.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
We look forward to working with you and your organization on this important affordable housing project in your community.

Sincerely,

NATIONAL EQUITY FUND, INC.

Jason Aldridge, Vice President
February 26, 2019

Houston Area Community Development Corporation
3315 Harrisburg Boulevard Suite 400
Houston, TX 77003

Re: NHH Avenue J

Attention: Joy Horak-Brown

In response to your request for financing for your proposed development, NHH Avenue J; we are pleased to provide you with this acknowledgement of receipt and disclosure of terms and conditions by the Housing and Community Development Department of the City of Houston (“the City”). This letter contains an outline of terms only. This letter does not represent a commitment by the City or create any obligation whatsoever on the City’s part as it has not received approval by city council.

ADDRESS: 5220 Avenue J, Houston, TX 77011.

PURPOSE: To provide permanent term gap financing towards the new construction of a 100-unit multi-family development.

AMOUNT: The loan requested is $18,352,710.

LOAN TERM: The loan term will be for a 30-year period that will include a 24-month construction period.

PAYMENT TERMS: The loan will be payable with non-amortizing interest only payments to commence 24 months after closing, subject to available cash flow. A portion of the loan balance will payable in event of sale or cash out refinance, prior to maturity.

LOAN RATE: The rate will be equal to 1.0%.

The City will close the Notice of Funding Availability for its multifamily program on March 29th, 2019 and will make its recommendations for awards by June 1, 2019. Afterwards, the recommended applications will be underwritten and submitted for city council approval. The City is aware the applicant’s TDHCA Housing Tax Credit application has elected to close its financing by no later than November 29, 2019.

Sincerely,

Ray S. Miller
Assistant Director
# New Hope Housing Avenue J Critical Path Project Timeline

**Project Start Date**: 1/9/2019 (Wednesday)  
**Today's Date**: 3/1/2019 (Friday)

<table>
<thead>
<tr>
<th>WBS</th>
<th>TASK</th>
<th>PREDECESSOR</th>
<th>START</th>
<th>END</th>
<th>DAYS</th>
<th>% DONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Kirksey Architecture</td>
<td>Preliminary Site Planning</td>
<td>Wed 12/05/18</td>
<td>Wed 12/19/18</td>
<td>17</td>
<td>100%</td>
</tr>
<tr>
<td>1.2</td>
<td>Define Layout and Unit Mix</td>
<td>Preliminary Site Planning</td>
<td>Wed 1/09/19</td>
<td>Fri 2/01/19</td>
<td>24</td>
<td>100%</td>
</tr>
<tr>
<td>1.3</td>
<td>Preliminary Site Analysis</td>
<td>Preliminary Site Planning</td>
<td>Wed 1/09/19</td>
<td>Fri 2/01/19</td>
<td>24</td>
<td>100%</td>
</tr>
<tr>
<td>1.4</td>
<td>Finalize project site plan &amp; Establish critical path benchmarks</td>
<td>Preliminary Site Planning</td>
<td>Wed 1/09/19</td>
<td>Fri 2/01/19</td>
<td>24</td>
<td>100%</td>
</tr>
<tr>
<td>1.5</td>
<td>Issue Initial Design Package</td>
<td>Finalize project site plan</td>
<td>Fri 2/01/19</td>
<td>Fri 2/15/19</td>
<td>15</td>
<td>100%</td>
</tr>
<tr>
<td>1.6</td>
<td>Finalize and Execute AIA Contract</td>
<td>Issue Initial Design Package</td>
<td>Fri 2/15/19</td>
<td>Tue 2/19/19</td>
<td>5</td>
<td>100%</td>
</tr>
<tr>
<td>1.7</td>
<td>Feasibility Package Updated with Final Revisions for TDHCA Application</td>
<td>Finalize and Execute AIA Contract</td>
<td>Tue 2/19/19</td>
<td>Wed 2/27/19</td>
<td>9</td>
<td>100%</td>
</tr>
<tr>
<td>1.8</td>
<td>Review Programming with Owner</td>
<td>Feasibility Package Updated with Final Revisions for TDHCA Application</td>
<td>Wed 2/27/19</td>
<td>Thu 3/05/19</td>
<td>7</td>
<td>20%</td>
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<tr>
<td>1.9</td>
<td>Design Review with Owner</td>
<td>Review Programming with Owner</td>
<td>Thu 3/05/19</td>
<td>Thu 3/14/19</td>
<td>10</td>
<td>0%</td>
</tr>
<tr>
<td>1.10</td>
<td>Issue SD Package to owner for approval</td>
<td>Design Review with Owner</td>
<td>Mon 3/14/19</td>
<td>Mon 3/18/19</td>
<td>5</td>
<td>0%</td>
</tr>
<tr>
<td>1.11</td>
<td>LEED Team Meeting/Review SD Package</td>
<td>Issue SD Package to owner for approval</td>
<td>Mon 3/18/19</td>
<td>Fri 3/22/19</td>
<td>40</td>
<td>0%</td>
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<tr>
<td>1.12</td>
<td>Review Programming with Owner</td>
<td>LEED Team Meeting/Review SD Package</td>
<td>Fri 3/22/19</td>
<td>Mon 3/25/19</td>
<td>5</td>
<td>0%</td>
</tr>
<tr>
<td>1.13</td>
<td>Design Review with Owner</td>
<td>Review Programming with Owner</td>
<td>Mon 3/25/19</td>
<td>Thu 3/28/19</td>
<td>3</td>
<td>100%</td>
</tr>
<tr>
<td>1.14</td>
<td>Issue SD Package to consultants</td>
<td>Design Review with Owner</td>
<td>Thu 3/28/19</td>
<td>Fri 3/29/19</td>
<td>1</td>
<td>100%</td>
</tr>
<tr>
<td>1.15</td>
<td>LEED Team Meeting - Review Points</td>
<td>Issue SD Package to consultants</td>
<td>Fri 3/29/19</td>
<td>Fri 3/30/19</td>
<td>1</td>
<td>100%</td>
</tr>
<tr>
<td>1.16</td>
<td>LEED Team Meeting - Durability Checklist</td>
<td>LEED Team Meeting - Review Points</td>
<td>Fri 3/30/19</td>
<td>Mon 4/2/19</td>
<td>80</td>
<td>0%</td>
</tr>
<tr>
<td>1.17</td>
<td>Issue Progress Set for Preliminary Pricing</td>
<td>LEED Team Meeting - Durability Checklist</td>
<td>Mon 4/2/19</td>
<td>Mon 4/8/19</td>
<td>14</td>
<td>0%</td>
</tr>
<tr>
<td>1.18</td>
<td>LEED Team Meeting - Review Points</td>
<td>Issue Progress Set for Preliminary Pricing</td>
<td>Mon 4/8/19</td>
<td>Mon 4/15/19</td>
<td>14</td>
<td>0%</td>
</tr>
<tr>
<td>1.19</td>
<td>LEED Team Meeting - Durability Checklist</td>
<td>LEED Team Meeting - Review Points</td>
<td>Mon 4/15/19</td>
<td>Mon 4/22/19</td>
<td>14</td>
<td>0%</td>
</tr>
<tr>
<td>1.20</td>
<td>Construction Document - Issue updated backgrounds to consultants</td>
<td>LEED Team Meeting - Durability Checklist</td>
<td>Mon 4/22/19</td>
<td>Mon 4/29/19</td>
<td>80</td>
<td>0%</td>
</tr>
<tr>
<td>1.21</td>
<td>Construction Document - Issue 90% CD check set for review</td>
<td>Construction Document - Issue updated backgrounds to consultants</td>
<td>Mon 4/29/19</td>
<td>Mon 5/6/19</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>1.22</td>
<td>Construction Document - Return redlines to consultants</td>
<td>Construction Document - Issue 90% CD check set for review</td>
<td>Mon 5/6/19</td>
<td>Mon 5/13/19</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>1.23</td>
<td>Construction Document - Review Points</td>
<td>Construction Document - Return redlines to consultants</td>
<td>Mon 5/13/19</td>
<td>Mon 5/20/19</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>1.24</td>
<td>Submit plans for waterproofing review and accessibility review</td>
<td>Construction Document - Review Points</td>
<td>Mon 5/20/19</td>
<td>Mon 5/27/19</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>1.25</td>
<td>Submit plans for waterproofing review and accessibility review</td>
<td>Construction Document - Review Points</td>
<td>Mon 5/27/19</td>
<td>Mon 6/3/19</td>
<td>90</td>
<td>0%</td>
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<tr>
<td>1.26</td>
<td>Stamp Permit Required Set</td>
<td>Submit plans for waterproofing review and accessibility review</td>
<td>Mon 6/3/19</td>
<td>Fri 6/14/19</td>
<td>90</td>
<td>0%</td>
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<td>2.1</td>
<td>Brewer Engineering</td>
<td>LEED Team Meeting - Durability Checklist</td>
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<td>Tue 6/19/19</td>
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<td>0%</td>
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<tr>
<td>3.1</td>
<td>Camden</td>
<td>LEED Team Meeting - Durability Checklist</td>
<td>Tue 6/19/19</td>
<td>Tue 6/25/19</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>3.2</td>
<td>Draft Construction Schedule and Draw Cash Flow</td>
<td>LEED Team Meeting - Durability Checklist</td>
<td>Tue 6/25/19</td>
<td>Tue 7/2/19</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>3.3</td>
<td>Deliver GMP Contract Schedule of Values</td>
<td>Draft Construction Schedule and Draw Cash Flow</td>
<td>Tue 7/2/19</td>
<td>Wed 7/10/19</td>
<td>90</td>
<td>0%</td>
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<tr>
<td>3.4</td>
<td>Ground Breaking/ Begin Construction</td>
<td>Deliver GMP Contract Schedule of Values</td>
<td>Mon 7/10/19</td>
<td>Mon 7/16/19</td>
<td>90</td>
<td>0%</td>
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<td>3.5</td>
<td>Substantial Completion &amp; Certificate of Occupancy</td>
<td>Ground Breaking/ Begin Construction</td>
<td>Mon 7/16/19</td>
<td>Wed 7/24/19</td>
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<td>4.1</td>
<td>NHH</td>
<td>Substantial Completion &amp; Certificate of Occupancy</td>
<td>Wed 7/24/19</td>
<td>Mon 7/30/19</td>
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<tr>
<td>4.2</td>
<td>Title Review</td>
<td>Substantial Completion &amp; Certificate of Occupancy</td>
<td>Mon 7/30/19</td>
<td>Mon 8/13/19</td>
<td>90</td>
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<td>Mon 8/13/19</td>
<td>Wed 8/15/19</td>
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<td>4.4</td>
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<td>4.5</td>
<td>Submit Application for COH resolutions of Support and Favorite</td>
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<td>Thu 8/29/19</td>
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<td>4.6</td>
<td>Meet w/ City Council Member &amp; Super Neighborhood President</td>
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<td>4.7</td>
<td>Deliver Third Party Reports (ESA, Survey, Title) to team</td>
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<td>Fri 9/6/19</td>
<td>Wed 9/12/19</td>
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<td>Deliver Third Party Reports (ESA, Survey, Title) to team</td>
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<td>Thu 11/14/19</td>
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### CHOPPER - Prelim Schedule

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<tr>
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<td>Site Work</td>
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<td>1st Trim &amp; Doors</td>
<td>Apr-02-2021</td>
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### NHH Avenue J - Construction Schedule

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### Milestones

- Project Commencement: Mar-01-2020
- Notice to Proceed: Apr-02-2021
- Site Work Completion: Apr-02-2021
- Building Pad Certification: Apr-02-2021
- Site Work Completion: Apr-02-2021
- Building Pad Certification: Apr-02-2021
- Contactor: May-17-2021
- Punch & Clean: May-17-2021
- Acceptance: May-17-2021

© Oracle Corporation
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**Project Acceptance and Closeout**

- Final Punch: Jul-20-2021
- Final CofO and Interior Acceptance: Aug-16-2021
11 February 2018

Mr. Bobby Rivers
Camden Builders, Inc.
11 Greenway Plaza, Suite 2400
Houston, TX 77046

Re: New Hope Housing Avenue J – TDHCA Application 19146

Dear Bobby,

As you are aware, NHH Avenue J, Ltd., an affiliate of Houston Area Community Development Corporation (HACDC) and New Hope Housing, Inc. (NHHI), is submitting an application for Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for New Hope Housing Avenue J. Additionally, Camden Builders, Inc. has been selected as construction contractor for the project since pre-development began in early January 2019.

This project will have an executed construction contract, with closing of all financing, on or before November 29, 2019, as directed in the 2019 Qualified Allocation Plan.

This letter is to further demonstrate Camden and HACDC/NHHi’s mutual agreement to execute a finalized construction contract on or before November 29, 2019. The permit issue set of drawings is expected to be available on or before July 1, 2019, at which time Camden will begin the contract bid process for final pricing of a Guaranteed Maximum Price contract.

If the above meets your approval and agreement, please sign below and return to our office.

Sincerely,

Joy Horak-Brown
President & CEO
HACDC & New Hope Housing, Inc.

Date: 2/8/2018

Bobby Rivers
Vice President, Construction
Camden Builders, Inc.

Date: 2/11/2019
1. **Site Acreage**

   Please identify site acreage as listed in each of the following exhibits/documents.

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<tr>
<th>Site Control:</th>
<th>Site Plan:</th>
<th>Appraisal:</th>
<th>ESA:</th>
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<td>Pending</td>
<td>1.377</td>
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   (*) 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:

   The survey provided by the seller showed 1.377 acres which was used at the time of the ESA. The revised and most recent ALTA survey lists 1.376 acres. The PSA does not list site acreage.

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):

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<thead>
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<th>Entity Name</th>
<th>Contact Name</th>
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<tr>
<td>Vandermeer, L.P.</td>
<td>Karen Baughn</td>
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<tr>
<td>1809 Dunstan Road</td>
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<tr>
<td>Houston, TX</td>
<td>77005, 1/14/2014</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: not applicable

   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? No

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Relationship:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Karen Baughn</td>
<td>None</td>
</tr>
</tbody>
</table>

   Site Control is in the form of:

   X Contract for sale.

   X If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).

   n/a Recorded Warranty Deed with corresponding executed closing/settlement statement.

   n/a Contract for lease.

   Expiration of Contract or Option: 3/24/2020  Anticipated Closing Date: 11/29/2019

   X Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).

   n/a 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:

<table>
<thead>
<tr>
<th></th>
<th>Evidence of an easement, leasehold, or similar documented access; and</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.</td>
</tr>
</tbody>
</table>

4. **30% increase in Eligible Basis “Boost” [9% and 4% HTC Only] [10 TAC §11.4(c)]**

Development qualifies for the boost for:

<table>
<thead>
<tr>
<th></th>
<th>Qualified Census tract that has less than 20% HTC Units per household</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>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.†**</td>
</tr>
</tbody>
</table>

†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.

<table>
<thead>
<tr>
<th></th>
<th>Development is located in a Small Area Difficult Development Area (SADDA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>Development is entirely Supportive Housing (Competitive HTC Only)</td>
</tr>
<tr>
<td>X</td>
<td>Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)</td>
</tr>
<tr>
<td>n/a</td>
<td>Development includes an additional 10% of units at 30% AMI. (Competitive HTC only)</td>
</tr>
</tbody>
</table>

Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements.

<table>
<thead>
<tr>
<th></th>
<th>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)</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)</td>
</tr>
</tbody>
</table>

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).

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
PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this “Contract” or this “Agreement”) is entered into as of January 3, 2019 by NEW HOPE HOUSING, INC., a Texas nonprofit corporation and/or its assigns (collectively, “Purchaser” or “Buyer”), and VANDERMEER, L.P., a Texas limited partnership (“Seller”).

ARTICLE 1
AGREEMENT OF PURCHASE AND SALE

1.1 For the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, all of Seller’s right, title, and interest in the land in the southeast quadrant of Avenue J and Engel Street, Houston, Harris County, Texas, as more specifically described on the attached Exhibit “A”, which is made a part hereof for all purposes, together with, all and singular, the rights and appurtenances pertaining to such real property, and Seller’s right, title, and interest, if any, to oil, gas, and other minerals in, on and under, and that may be produced from the land (together, the “Property”). Seller makes no warranty or representation whatsoever to Buyer as to whether or not Seller has any right, title, or interest in any oil, gas or other minerals in, on or under, or that may be produced from the land.

ARTICLE 2
PURCHASE PRICE AND EARNEST MONEY

2.1 Purchase Price. The purchase price to be paid for the Property (the “Purchase Price”) shall be One Million Seven Hundred Fifty Thousand and No/100 Dollars ($1,750,000.00). Purchaser shall deliver to the Title Company (hereinafter defined) in cash or Immediately Available Funds (hereinafter defined) the amount of Twenty-Five Thousand and No/100 Dollars ($25,000.00) (the “Earnest Money Deposit”) within five (5) business days after the Effective Date of this Contract, which Earnest Money Deposit will be refundable to Purchaser except as otherwise described herein. Notwithstanding the foregoing, (i) $2,500 of the Earnest Money Deposit shall be non-refundable as of 5pm CST on February 1, 2019, (ii) $2,500 of the Earnest Money Deposit shall be non-refundable as of 5pm CST on March 15, 2019, (iii) $10,000 of the Earnest Money Deposit shall be non-refundable as of 5pm CST on May 1, 2019, and (iv) the remaining $10,000 of the Earnest Money Deposit shall be non-refundable as of 5pm CST on June 15, 2019. Furthermore, and subject to the other terms of this Agreement, Purchaser shall deliver to the Title Company in Immediately Available Funds the additional amount of Fifty Thousand and No/100 Dollars ($50,000.00) (the “Additional Earnest Money”, and together with the Earnest Money Deposit, the “Earnest Money”) by 5pm CST on July 31, 2019, and such Additional Earnest Money shall be non-refundable. The Earnest Money will be paid into an escrow account with Stewart Title, Attn: Carol Wright, 1980 Post Oak Blvd., Suite 110, Houston, Texas 77056 (the “Title Company”), with interest, if any, accruing to Purchaser. The timely delivery of the Earnest Money is a condition precedent to Seller’s obligations hereunder, and the failure of Purchaser to timely deliver the Earnest Money as provided for herein shall at Seller’s option cause this Contract to be terminated, and thereafter neither party shall have any further right or obligation under this Contract, unless expressly provided otherwise in this
Contract. The Earnest Money, unless earlier returned to Purchaser or unless delivered to Seller as herein provided, shall be applied to the Purchase Price at the Closing (hereinafter defined). The Title Company shall remit the Earnest Money and any Extension Fees (as hereinafter defined), as and when received but only when and if the same is or becomes non-refundable, to the Seller, subject to refund only as described above, but the Earnest Money shall in any event apply towards the Purchase Price at Closing.

2.2 The Purchase Price is payable in cash or other Immediately Available Funds at the Closing (hereinafter defined), subject to such offsets and credits as described herein. As used herein, the term “Immediately Available Funds” shall mean payment by wire transfer of immediately available funds.

ARTICLE 3
CONTRACT CONSIDERATION

Contract Consideration. Notwithstanding anything in this Contract to the contrary, One Hundred and No/100 Dollars ($100.00) of the Earnest Money will be non-refundable to Purchaser and distributed to Seller upon any termination of this Contract as independent consideration (the “Independent Consideration”) for Seller entering into this Contract to the exclusion of other potential purchasers and granting Purchaser the right to inspect and evaluate the property during Purchaser’s Inspection Period (as defined below). The Independent Consideration is not refundable to Purchaser under any circumstance but will be applied to the Purchase Price upon the Closing.

ARTICLE 4
DELIVERY AND REVIEW OF SURVEY AND TITLE COMMITMENT

4.1 Items to be Delivered. Within ten (10) business days after the Effective Date, Seller shall deliver to Purchaser (to the extent in Seller’s possession) copies of any Phase I Environmental studies, any geotechnical report(s) and/or soils report(s), any ALTA survey(s) or any other surveys ("Survey"), drainage reports, engineering studies, and copies of all governmental agreements, approvals, site plans, licenses and permits related to the Property (collectively, “Due Diligence Materials”). Within twenty (20) days from the Effective Date, Seller shall provide Purchaser with a current commitment for the issuance of an owner policy of title insurance to Purchaser from the Title Company, including true, correct and, to the extent reasonably available from the public records, legible copies of all instruments referred to in the commitment as conditions or exceptions to title to the Property (collectively, the “Title Commitment”). If Purchaser, Purchaser’s lender or the Title Company requires a new survey for any reason, then Purchaser shall pay for the cost of the new Survey. Except as otherwise provided in this Agreement, Seller makes no representations or warranties as to the truth, accuracy, completeness, methodology of preparation or otherwise concerning any engineering or environmental reports, audits, the materials prepared by Seller or any other materials, data or other information whatsoever supplied to Buyer in connection with Buyer’s inspection of the Property. It is the parties’ express understanding and agreement that such materials are provided only for Buyer’s convenience in making its own examination and determination prior to the expiration of the Inspection Period as to whether it wishes to purchase the Property, and, in doing so, Buyer shall rely exclusively on its own independent investigation and evaluation of every
aspect of the Property and not on any materials supplied by Seller. Except as may be specifically provided elsewhere in this Agreement, Buyer expressly disclaims any intent to rely on any such materials provided to it by Seller in connection with its inspection and agrees that it shall rely solely on its own independently developed or verified information.

4.2 Title Review Period. After Purchaser’s receipt of the Title Commitment and Survey, Purchaser shall have a period of ninety (90) days from such receipt to review the state of Seller’s title to the Property (the “Title Review Period”). If the Title Commitment or Survey reflects or discloses any defect, exception or other matter affecting the Property that is unacceptable to Purchaser (“Title Defects”), then, prior to the expiration of the Title Review Period, Purchaser may provide Seller with written notice of its objections. Seller may, but is not obligated to, use its reasonable efforts to remove or cure the Title Defects, but shall not be required to incur any costs or to institute litigation in doing so. If Seller does not cure any or all of the Title Defects prior to the end of the Inspection Period, then, Purchaser, as its sole remedy may terminate this Contract by giving written termination notice to Seller. Notwithstanding anything to the contrary in this Contract, if Purchaser fails to terminate this Contract by giving written termination notice to Seller, then any Title Defects that Seller has not cured and which are shown on the Title Commitment as such may have been updated shall be deemed to be waived and accepted by Purchaser and shall be “Permitted Exceptions.” If Purchaser terminates this Contract as provided for herein, the Title Company shall promptly return the Earnest Money to Purchaser and Independent Consideration to Seller, and neither Seller nor Purchaser thereafter shall have any further right or obligation under this Contract unless expressly provided otherwise in this Contract. Purchaser shall notify Seller in writing of any failure of the Title Commitment to satisfy the requirements of ARTICLE 4 during the Title Review Period, and if Purchaser fails to do so, the Title Commitment will be deemed to satisfy such requirements. Notwithstanding the foregoing (or anything herein to the contrary), at or prior to Closing, Seller shall satisfy all applicable Schedule C matters in the Title Commitment, none of which shall be deemed to be Permitted Exceptions.

ARTICLE 5
INSPECTION

5.1 Inspection Period. Purchaser shall have until 5pm CST on April 15, 2019 (the “Inspection Period”) in which to review the Property to determine whether the Property is suitable for Purchaser’s needs. In the event that Purchaser, in its sole and absolute discretion and for any reason whatsoever, determines that the Property is not suitable for its needs, then Purchaser may terminate this Contract by giving written termination notice to Seller on or prior to expiration of the Inspection Period, whereupon the Title Company shall promptly return the remaining portion of the Earnest Money Deposit that is subject to refund (if any) to Purchaser and Independent Consideration to Seller, and neither Seller nor Purchaser thereafter shall have any further right or obligation under this Contract unless expressly provided otherwise in this Contract. If Purchaser does not terminate this Contract as provided above, Purchaser shall be deemed to have waived its right to terminate this Contract under this section, and the Earnest Money shall be non-refundable to Purchaser except in the case of default by Seller (or except as expressly provided otherwise herein).
ARTICLE 6
REPRESENTATIONS AND COVENANTS

6.1 Representations of Seller. The Property is being conveyed on an AS IS, WHERE IS basis, subject only to Seller’s representations and warranties set forth below:

(a) There are no pending or, to Seller’s current actual knowledge, threatened, actions, suits or proceedings (including condemnation proceedings) against Seller or the Property (or any portion thereof) which could adversely affect the Property or any part thereof or Seller’s ability to perform hereunder, including, without limitation, actions, suits or proceedings which question the compliance of the Property with any applicable rules, ordinances, laws and regulations affecting the Property, and condemnation proceedings.

(b) There are no attachments, executions, assignments for the benefit of creditors, receiverships, conservatorships or voluntary or involuntary proceedings in bankruptcy or pursuant to any other debtor relief laws contemplated or filed by Seller or pending against Seller or the Property.

(c) Seller has received no written notice indicating or claiming (and Seller has no current, actual knowledge of the existence of the basis for a claim) that the Seller or the Property is in violation of or subject to any existing, pending or threatened investigation or inquiry by any governmental authority or to any remedial obligations under any applicable federal, state or local laws, regulations or ordinances pertaining to health or the environment (hereinafter sometimes collectively called “Applicable Environmental Laws”), including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (“CERCLA”), the Resource Conservation and Recovery Act of 1976 (“RCRA”). To the current, actual knowledge of Seller, and except as disclosed in the Due Diligence Materials, (i) there are no underground storage tanks located beneath the surface of the Property., (ii) solid waste, petroleum, or petroleum products have not been handled or stored on the Property such that they may have leaked or spilled onto the Property or contaminated the Property, (iii) there is no on-site contamination resulting from activities on the Property or adjacent tracts, and (iv) the Property contains no “hazardous materials”.

(d) Neither Seller nor any person holding a direct or indirect ownership interest in Seller is described in, covered by or specially designated pursuant to, or affiliated with any person described in, covered by or specially designated pursuant to, any anti-terrorism or anti-money laundering law or any list issued by any department or agency of the United States of America in connection with any anti-terrorism law or anti-money laundering.

(e) There are no leases or other agreements granting to third parties the right to use or occupy the Property, except as may be reflected in the Title Commitment and except as may otherwise be disclosed by Seller in writing.

(f) Seller represents as of the date of this Contract that (i) it is duly and legally authorized to enter into this Contract and to carry out and perform all covenants to be performed by it hereunder, and (ii) its right to execute this Contract is not limited by the existence of any other contracts or agreements whatsoever.
(g) The representations and warranties in this Section 6.1 shall survive the Closing for a period of one (1) year (at which time they shall automatically terminate).

6.2 **Representations of Purchaser.**

Purchaser represents to Seller that (i) it has authority to enter into this transaction and the person signing on behalf of Purchaser is authorized to do so, and (ii) Purchaser has been represented by counsel selected solely by Purchaser and is not in a disparate bargaining position relative to Seller.

6.3 **Covenants and Agreements.** Seller and Purchaser covenant and agree as follows:

(a) Provided this Contract has not terminated, Seller shall give Purchaser and Purchaser's agents and representatives access to the Property in order to make such inspections, surveys, test borings, soil analyses and other tests and surveys thereon as Purchaser, in its reasonable discretion, shall deem advisable. Purchaser shall coordinate all site visits with Seller. The cost and expenses of Purchaser's investigation shall be borne solely by Purchaser. In event Purchaser terminates the Contract, Purchaser shall promptly deliver to Seller copies of all engineering reports, environmental reports, soil tests and other studies, tests and reports obtained by Purchaser with respect to the physical condition of the Property, and this obligation shall survive the termination of this Contract. **Other than (i) with regard to conditions existing on the Property prior to Purchaser's entry thereon or (ii) to the extent any claims, suits, demands, liabilities, causes of action, costs or expenses are attributable to the negligence of Seller or its agents or employees, Purchaser hereby indemnifies and holds Seller, its partners, agents and affiliates harmless from any damage or injury caused by Purchaser or its agents, employees or contractors in connection with such inspections and tests.** This indemnity covenant shall survive the Closing or any termination of this Contract and shall not be subject to the limitation of remedies in ARTICLE 9 of this Contract. Purchaser shall use its best efforts to minimize damage to the Property and shall cause the Property to be restored to substantially the condition existing immediately prior to entry thereon by Purchaser, its agents, representatives and contractors if the Closing does not occur (which obligation shall survive the termination of this Contract and shall not be subject to the limitation of remedies in ARTICLE 9 of this Contract). Notwithstanding anything else contained herein, Purchaser may not conduct any intrusive studies without Seller's prior written approval.

(b) At the Closing, Seller shall deliver to Purchaser an affidavit in compliance with Section 1445 of the Internal Revenue Code and applicable regulations stating, under penalty of perjury, Seller’s United States taxpayer identification number and that Seller is not a “foreign person” as that term is defined in Section 1445 ("Non-Foreign Affidavit").

**ARTICLE 7**

**CONDEMNATION/CASUALTY**

7.1 **Condemnation.** If, prior to the Closing, condemnation proceedings are commenced with respect to the Property (or any portion thereof), Seller shall promptly notify Purchaser, and either Seller or Purchaser may terminate this Contract by giving a written termination notice to the other party within twenty (20) days after Seller's delivery of such notice. If Purchaser or Seller does not terminate this Contract as provided above, any award in
condemnation shall become the property of Seller, and if the award is received by Seller prior to the Closing, the Purchase Price shall be reduced by the amount Seller receives from such condemnation award, and the condemned land shall not be included in the Deed or be part of the Property. In the event of a termination by Purchaser or Seller, the Earnest Money shall be immediately refunded to Purchaser, and Seller and Purchaser thereafter shall have no further rights or obligations under this Contract unless expressly provided otherwise in this Contract. If Purchaser closes under this Contract prior to any condemnation award being paid to Seller, the Purchase Price shall not be reduced as the result of such condemnation, but Purchaser shall be entitled to the condemnation award.

7.2 Casualty. If, prior to the Closing, a material portion of the Property is damaged or destroyed by casualty, Seller shall promptly notify Purchaser in writing thereof, and either Seller or Purchaser may terminate this Contract by giving a written termination notice to the other party within twenty (20) days after Seller’s delivery of such notice. The term “material portion” for the purposes of the immediately preceding sentence shall mean five percent (5%) or more of the gross square footage contained in the Property. In the event of a termination by Purchaser under this Section 7.2, the Earnest Money shall be immediately refunded to Purchaser, and Seller and Purchaser thereafter shall have no further rights or obligations under this Contract unless expressly provided otherwise in this Contract. If neither party terminates this Contract as provided above, then the parties shall proceed to the Closing in accordance with the terms hereof, and there shall be no reduction in the Purchase Price. In the event that the Closing takes place, Purchaser (and not Seller) shall be entitled to any insurance proceeds payable to Seller related to such casualty as well as all other rights of Seller with respect to such casualty.

ARTICLE 8
CLOSING

8.1 Time and Place. The sale and purchase of the Property shall be consummated at a closing (the “Closing”) to be conducted via the Title Company. The Closing shall occur on a date (the “Closing Date”) that is on or before November 25, 2019. Notwithstanding the foregoing, Purchaser shall have the right to extend the Closing Date as follows: two (2) additional periods of sixty (60) days (each, an “Extension”) each exercisable by Purchaser by (i) giving written notice to Seller in advance of the Closing Date (as extended) and (ii) depositing an additional Fifty Thousand Dollars ($50,000.00) with the Title Company for the first extension (the “First Extension Fee”) and Seventy-Five Thousand Dollars ($75,000.00) for the second extension (the “Second Extension Fee”, and together with the First Extension Fee, the “Extension Fees”). All Extension Fees shall be non-refundable but applied toward the Purchaser Price at Closing.

8.2 Seller’s Obligations at the Closing. At the Closing (except as otherwise provided below), Seller shall do the following at Seller’s sole cost and expense except as otherwise provided herein, each of the following items:

(a) Execute and deliver to the Title Company a special warranty deed in the form attached hereto as Exhibit B, which is incorporated herein by reference (the “Deed”), duly executed and acknowledged by Seller;
(b) Execute and deliver to the Title Company the Non-Foreign Affidavit;

(c) Execute and deliver any additional instruments as may be reasonably necessary for Seller to have complied with the terms of this Contract;

(d) Deliver possession of the Property to Purchaser;

(e) Pay Seller’s closing costs as hereinafter specified;

(f) Deliver to Purchaser a standard Owner’s Policy of Title Insurance (the “Title Policy”) issued by the Title Company in Purchaser’s favor in the full amount of the Purchase Price, insuring fee simple, good and indefeasible title to the Property containing no exceptions other than the Permitted Exceptions; and

(g) Execute and deliver the Notice to Purchaser Regarding Restrictive Covenants, in the form of attached Exhibit C, which is incorporated herein by reference (the “Notice of Covenants”).

8.3 **Purchaser’s Obligations at the Closing.** At the Closing, Purchaser shall do the following:

(a) Pay to Seller (through the Title Company) the Purchase Price (subject to the credits of the Earnest Money and any Extension Fees) in cash or other Immediately Available Funds for the Property;

(b) If applicable, execute and deliver the Notice of Covenants;

(c) Execute and deliver any additional instruments as may be reasonably necessary for Purchaser to have complied with the terms of this Contract; and

(d) Pay Purchaser’s closing costs as hereinafter specified.

8.4 **Closing Costs; Adjustments and Prorations.**

(a) **Seller’s Closing Costs.** Seller shall pay the following costs and expenses in connection with Closing:

   (i) Seller’s portion of the prorated taxes (as provided below);

   (ii) Seller’s attorney’s fees; and

   (iii) Such other incidental costs and fees customarily paid by sellers in Harris County land transactions of this nature.

(b) **Purchaser’s Closing Costs.** Purchaser shall pay the following costs and expenses in connection with Closing:

   (i) Any escrow fees;
(ii) Purchaser’s portion of the prorated taxes (as provided below);

(iii) Recording costs for the Deed;

(iv) The title insurance premium, and the cost of any title endorsements requested by Purchaser;

(v) Purchaser’s attorney’s fees; and

(vi) Such other incidental costs and fees customarily paid by buyers in Harris County land transactions of this nature.

Adjustments and Prorations. At the Closing, the following items shall be adjusted or prorated between Seller and Purchaser: ad valorem taxes and assessments for the Property for the current calendar year shall be prorated as of the Closing Date, with taxes and assessments thereafter being the responsibility of Purchaser, which proration shall be final, and Seller shall pay to Purchaser in cash at the Closing Seller’s pro rata portion of such taxes and assessments. Notwithstanding the foregoing, if the Purchaser has exercised one or more of the Extensions to extend the Closing Date beyond November 30, 2018, Seller’s pro rata portion of the taxes and assessments for the Property due at the Closing date shall be prorated as of November 30, 2018, taxes and assessments thereafter being the responsibility of the Purchaser until such date as the earlier of the Closing Date or the date that this Contract is terminated. Seller’s pro rata portion of such taxes and assessments shall be based upon taxes and assessments actually assessed for the current calendar year or, if for any reason such taxes and assessments for the Property have not been actually assessed, such proration shall be based upon the amount of such taxes and assessments for the immediately preceding calendar year.

8.5 Notices:

NOTICE REGARDING POSSIBLE LIABILITY FOR ADDITIONAL TAXES

If for the current ad valorem tax year the taxable value of the land that is the subject of this Contract is determined by a special appraisal method that allows for appraisal of the land at less than its market value, the person to whom the land is transferred may not be allowed to qualify the land for that special appraisal in a subsequent tax year and the land may then be appraised at its full market value. In addition, the transfer of the land or a subsequent change in the use of the land may result in the imposition of an additional tax plus interest as a penalty for the transfer or the change in the use of the land. The taxable value of the land and the applicable method of appraisal for the current tax year is public information and may be obtained from the tax appraisal district established for the county in which the land is located.

Notwithstanding the foregoing, if Seller’s use or change in use of the Property before the Closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before the Closing, the assessments will be the obligation of the Seller. If this sale or Purchaser’s use of the Property after the Closing results in additional
assessments for periods before the Closing, the assessments will be the obligation of the Purchaser. This Section 8.5 survives the Closing.

**NOTICE REGARDING POSSIBLE STATUTORY TAX DISTRICTS**

If the Property is located within a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services which are subject to the provisions of Section 49.452 of the Texas Water Code, then, at or prior to the applicable Closing, Purchaser hereby acknowledges receipt of the written notice required by Section 49.452 and Purchaser agrees to execute and acknowledge the notice to evidence Purchaser's receipt thereof. Purchaser hereby waives any claims for damages and other remedies against Seller for failure to comply with Section 49.452 of the Texas Water Code. The provisions of this Section shall survive the Closing.

**NOTICE REGARDING TITLE DISCLOSURE**

IN ACCORDANCE WITH THE TERMS OF THE REAL ESTATE LICENSE ACT OF TEXAS, YOU, AS PURCHASER, ARE ADVISED THAT YOU SHOULD HAVE THE ABSTRACT COVERING THE PROPERTY EXAMINED BY AN ATTORNEY OF YOUR CHOICE, OR BE FURNISHED WITH OR OBTAIN A POLICY OF TITLE INSURANCE. PURCHASER ACKNOWLEDGES RECEIPT OF SUCH NOTICE BY ITS EXECUTION OF THIS CONTRACT. The provisions of this Section shall survive the Closing.

### 8.6 Conditions Precedent to Purchaser's Performance

Purchaser shall not be obligated to perform under this Contract unless:

(a) Any and all liens and security interests created by, through, or under Seller and affecting all or any part of the Property have been paid and fully released on or before the Closing Date;

(b) Seller shall have performed all of its material obligations to be performed on or prior to the Closing Date;

(c) All of Seller's representations and warranties shall be true and correct in all material respects as of the Closing Date; and

(d) On or prior to the Closing Date, Purchaser shall have received (i) an allocation of Federal low-income housing tax credits from the Texas Department of Housing and Community Affairs ("TDHCA") with respect to the Purchaser's proposed development of the Property, and (ii) an award of Multifamily Direct Loan funds from the TDHCA.

All of the conditions set forth above in this Section 8.6 (the **Conditions Precedent**”) are intended to be solely for the benefit of Purchaser. All decisions, approvals or reviews to be made by Purchaser shall be within the sole and absolute discretion of Purchaser. Purchaser may, at Purchaser’s sole option, waive any of the Conditions Precedent specified in this Section 8.6 by giving written notice to Seller at any time on or before the Closing Date or earlier date specified for such condition precedent.
8.7 **Conditions Precedent to Seller’s Performance.** Seller shall not be obligated to perform under this Contract unless:

(a) Purchaser shall have performed all of its material obligations to be performed on or prior to the Closing Date; and

(b) All of Purchaser’s representations and warranties shall be true and correct in all material respects as of the Closing Date.

All of the conditions set forth above in this Section 8.7 (the “**Seller’s Conditions Precedent**”) are intended to be solely for the benefit of Seller. All decisions, approvals or reviews to be made by Seller shall be within the sole and absolute discretion of Seller. Seller may, at Seller’s sole option, waive any of Seller’s Conditions Precedent specified in this Section 8.7 by giving written notice to Purchaser at any time on or before the Closing Date or earlier date specified for such condition precedent.

**ARTICLE 9**

**REMEDIES UPON DEFAULT**

9.1 **Default by Seller.** In the event of a breach or default by Seller in the performance of its covenants under this Contract (except as a result of a default by Purchaser) prior to the Closing, and the continuation of such breach or default for five (5) days after written notice thereof has been given by Purchaser and received by Seller (the **“Notice and Cure Period”**), Purchaser shall have the right, as its sole and exclusive remedy with respect to such breach or default, to terminate this Contract by giving written notice thereof to Seller, whereupon neither party shall have any further rights or obligations under this Contract except as specifically provided otherwise in this Contract, and the Title Company promptly shall deliver the Earnest Money to Purchaser, unless Purchaser elects (by filing a lawsuit for specific performance within 60 days following the expiration of the Notice and Cure Period), to enforce specific performance of Seller’s obligations under this Contract and accept such title as Seller is able to convey in which event Purchaser’s pursuit of such specific performance remedy shall be Purchaser’s sole and exclusive remedy; provided, however, with respect to any new title defects which are first discovered by Purchaser and added to a revised Title Commitment for the first time after the expiration of the Inspection Period, Seller shall reasonably cooperate with the Title Company in the elimination of such title exceptions (but shall not be required to incur costs or to institute litigation to eliminate said title exceptions), the Closing shall occur as scheduled, and said title exceptions (to the extent not eliminated) shall be additional “Permitted Exceptions”, unless Purchaser, as its sole and exclusive remedy in lieu of the specific performance remedy provided above, terminates this Contract by giving written notice to Seller by no later than the earlier of (i) five days after the Title Company or Seller gives Purchaser written notice of such title exceptions or (ii) the Closing Date, in which event Purchaser shall receive a refund of the Earnest Money, and the parties hereto shall have no further right or obligation to each other under this Contract except as otherwise expressly provided in this Contract. Notwithstanding the foregoing, in case of a default by Seller in failing to timely close the transaction contemplated hereby on the Closing Date pursuant to Section 8.1, any lawsuit must be filed within 60 days after the expiration of the Notice and Cure Period. Notwithstanding anything to the contrary contained herein, Purchaser’s failure to file a lawsuit for specific performance within the applicable time period set forth above shall constitute an irrevocable election by Purchaser not to pursue its remedy of specific performance, in which event this Contract shall automatically terminate, the
Title Company promptly shall deliver the Earnest Money to Purchaser, and neither party shall have any further rights or obligations under this Contract except as otherwise expressly provided in this Contract.

9.2 Except as otherwise provided in Section 9.4, in no event shall Seller be liable to Purchaser for damages (whether actual, speculative, consequential, punitive or otherwise) for a breach or default in the performance of Seller’s covenants under this Contract.

9.3 Default by Purchaser. In the event that there is a breach or default by Purchaser in the performance of its covenants or a breach by Purchaser of any of the representations or warranties under this Contract (except as a result of a default by Seller) prior to Closing, and the continuation of such breach or default for five (5) days after written notice thereof has been given by Seller and received by Purchaser, Seller shall have the right, as its sole and exclusive remedy with respect to such breach or default, to terminate this Contract by giving written notice thereof to Purchaser, whereupon the Title Company shall deliver the Earnest Money to Seller, free of any claims by Purchaser, as liquidated damages, and neither party hereto shall have any further rights or obligations under this Contract except as specifically provided otherwise in this Contract. The Earnest Money is a good faith estimate of actual damages that Seller would suffer and shall be liquidated damages for default of Purchaser because of the difficulty, inconvenience and uncertainty of ascertaining Seller’s actual damages for Purchaser’s failure to close this Contract.

9.4 Damages. Except as expressly provided in Section 9.1 and Section 9.2 above and subject to the limitations set forth in Section 10.1 below, each party shall have the right to pursue its actual damages against the other party (i) for a breach of any covenant contained herein (including the indemnification obligations of the parties contained this Contract) that, as applicable, expressly survives termination of this Contract and/or Closing and occurs after the termination of this Contract and/or Closing, and (ii) for a breach of any representation or warranty made by the other party in this Contract that is discovered after Closing (subject to the limitation on survival set forth in Section 6.1 above); provided, however, that in no event shall either party be liable to the other for any speculative, consequential or punitive damages.

9.5 Notice and Right to Cure. Other than a default under Article 8 (for which there shall be no notice and cure right), each party shall be entitled to written notice of any default and shall have 5 days after receipt of such notice to cure any default. Each party agrees to cooperate with the other in any and all attempts by the defaulting party to cure any default within the default cure period.

ARTICLE 10

LIMITATION OF LIABILITY

10.1 LIMITATION OF LIABILITY. No constituent partner or member in or agent of Seller, nor any advisor, trustee, director, officer, member, partner, employee, beneficiary, shareholder, participant, representative or agent of any entity that is or becomes a constituent partner or member in Seller or an agent of Seller (“Seller’s Affiliates”) shall have any personal liability, directly or indirectly, under or in connection with this Contract or any agreement made or entered into under or pursuant to the provisions of this Contract, or any amendment or
amendments to any of the foregoing made at any time or times, heretofore or hereafter, and Purchaser and its successors and assigns and, without limitation, all other persons and entities, shall look solely to Seller's interest in the Property (except if Seller has disposed of its interest in the Property, Purchaser shall look solely to Seller's assets) for the payment of any claim or for any performance, and Purchaser, on behalf of itself and its successors and assigns, hereby waives any and all such personal liability. No constituent partner or member in or agent of Purchaser, nor any advisor, trustee, director, officer, member, partner, employee, beneficiary, shareholder, participant, representative or agent of any entity that is or becomes a constituent partner or member in Purchaser or an agent of Purchaser ("Purchaser's Affiliates") shall have any personal liability, directly or indirectly, under or in connection with this Contract or any agreement made or entered into under or pursuant to the provisions of this Contract, or any amendment or amendments to any of the foregoing made at any time or times, hereofore or hereafter, and Seller and its successors and assigns and, without limitation, all other persons and entities, shall look solely to Purchaser's assets for the payment of any claim or for any performance, and Seller, on behalf of itself and its successors and assigns, hereby waives any and all such personal liability. The provisions of this Section shall survive the Closing and any termination of this Contract.

ARTICLE 11
MISCELLANEOUS

11.1 Notices. Any notice pursuant to this Contract shall be given in writing by (i) personal delivery, or (ii) reputable expedited delivery service with proof of delivery, or (iii) United States Mail, postage fully prepaid, registered or certified mail, return receipt requested, or (iv) confirmed legible facsimile transmission sent to the intended addressee at the address set forth below, or (v) electronic mail, or to such other address or to the attention of such other person as the addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given either at the time of personal delivery or, in the case of expedited delivery service or mail, as of the date of first attempted delivery at the address and in the manner provided herein or, in the case of facsimile transmission, as of the date of the facsimile transmission, or in the case of electronic mail, as of the date of the e-mail so long as a confirmation copy is sent for delivery within one (1) business day by another method permitted under this Section 11.1. Unless changed in accordance with the preceding sentence, the addresses for notices given pursuant to this Contract shall be as follows:

If to Seller: Vandermeer, L.P.
2800 Post Oak Boulevard Suite 5000
Houston, Texas 77056
Attn: Charlie Baughn
Phone: 713-966-2892
Email: Charlie.Baughn@hines.com

With a copy to:

If to Purchaser: New Hope Housing, Inc.
11.2 **Survival.** All covenants in this Contract providing for performance after the Closing shall survive the Closing.

11.3 **Binding Contract; Assignment.** This Contract shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns. Purchaser may assign this Contract (including the Earnest Money) to any entity owned by and/or controlled by Purchaser with the prior written approval of Seller (such approval not to be unreasonably withheld, delayed or conditioned). Provided that Seller first obtains Purchaser's written approval (such approval not to be unreasonably withheld, delayed or conditioned), this Contract may be assigned by Seller to one or more successor owners of the Property or a portion thereof and, upon the assignment of this Contract by Seller, Seller shall have no further liability hereunder provided that the assignee assumes the obligations of Seller under this Contract.

11.4 **Interpretation and Applicable Law.** THIS CONTRACT SHALL BE CONSTRUED AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED. Where required for proper interpretation, words in the singular shall include the plural, and the masculine gender shall include the neuter and the feminine, and vice versa. The descriptive headings of the articles, sections and paragraphs contained in this Contract are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof. The term “including,” and compounds of the word “include,” when preceding a list shall be deemed to mean “including but not limited to.”

11.5 **Amendment/Waiver.** This Contract may not be modified or amended, except by an agreement in writing signed by the Seller and the Purchaser. The parties may waive any of the conditions contained herein or any of the obligations of the other party hereunder, but any such waiver shall be effective only if in writing and signed by the party waiving such conditions or obligations.

11.6 **Attorneys' Fees.** In the event either party files a lawsuit in connection with this Contract or any provisions contained herein, then the party that prevails in such action shall be entitled to recover from the non-prevailing party, in addition to all other remedies or damages as
limited herein, reasonable attorneys’ fees and costs of court incurred in such lawsuit. This covenant shall survive the Closing or termination of this Contract.

11.7 **Entire Agreement.** This Contract constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith. Unless set forth in this Contract, no representations, warranties, covenants, agreements or conditions shall be binding upon the parties hereto or shall affect or be effective to interpret, change or restrict the provisions of this Contract. All exhibits attached hereto are incorporated herein by reference and made a part of this Contract.

11.8 **Multiple Counterparts.** This Contract may be executed in two or more separate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures on counterparts of this Contract that are transmitted by fax or e-mail shall be deemed effective for all purposes.

11.9 **Dates.** If, pursuant to this Contract, any date indicated herein falls on a holiday or a Saturday or Sunday, the date so indicated shall mean the next business day after such date. The term “business day” as used in this Contract means Mondays through Fridays except legal holidays. The term “holiday” shall mean any day on which state or national banks are not open for business in the State of Texas. The “Effective Date” of this Contract shall be the date that a fully executed Contract has been delivered to (and receipted by) the Title Company.

11.10 **Brokers.** Each party represents and warrants to the other that no brokers or finders have been engaged by it, respectively, in connection with the transaction contemplated by this Contract or, to its knowledge, is in any way connected with this transaction, except for Purchaser’s broker, Michael Palmer of CBRE, who shall be paid a commission at the Closing, and Seller’s brokers, Dan Perrier of Perrier Properties and Tom Johnson of TJ Properties, which shall be paid a commission at the Closing. The aggregate commissions of Seller’s broker and Purchaser’s broker equal six percent (6%) of the Purchaser Price, and the parties agree that Purchaser shall be responsible for paying the brokers’ commissions. In the event of any claim for broker’s or finder’s fees or commissions in connection with the negotiation, execution or consummation of this Contract, then each party shall indemnify, save and hold harmless and defend the other party from and against such claim if it shall be based upon any statement or representation or agreement made by or allegedly made by the indemnifying party. This indemnity shall survive the Closing or termination of this Contract.

11.11 **Invalidity.** In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

11.12 **Time of Essence.** Purchaser and Seller acknowledge that time is of the essence in this Contract.
11.13 **Acceptance.** This document constitutes an offer by Purchaser to purchase the Property from Seller on the terms set forth herein. Purchaser shall have until 5pm, on December 28, 2018, Houston, Texas, time, to sign and return a fully signed original of this Contract to Seller; otherwise the offer set forth in this Contract shall be automatically revoked and of no further force or effect.

11.14 **Additional Provisions.** Purchaser and Seller acknowledge the following:

(a) Purchaser and Seller acknowledge the following:

(i) The Purchaser has submitted or will submit an application for Multifamily Direct Loan funds from the Texas Department of Housing and Community Affairs (“TDHCA”) for a proposed multi-unit housing development on the Property.

(ii) That an environmental review and clearance may be required for the Property described in this Agreement should the Purchaser’s proposed project receive an award of Multifamily Direct Loan funds.

(iii) That the Property described in this Agreement will not be able to be transferred until the Property receives environmental clearance (if applicable) should the Purchaser’s proposed project receive an award of Multifamily Direct Loan funds.

Furthermore, notwithstanding any other provision of this Agreement, Purchaser shall have no obligation to purchase the Property and no transfer of title to the Purchaser may occur, unless and until TDHCA has provided Purchaser and/or Seller with a written notification that: (1) it has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Agreement, (a) the purchase may proceed, or (b) the purchase may proceed only if certain conditions to address the issues in the environmental review shall be satisfied before or after the purchase of the Property; or (2) it has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required. TDHCA shall use its best efforts to conclude the environmental review of the Property expeditiously.

(b) Purchaser’s obligation to purchase the Property shall be subject to Purchaser having received an allocation of Federal low-income housing tax credits from the TDHCA with respect to the Purchaser’s proposed multi-unit housing development.

11.15 **Location of Flood Plain.** Seller makes no representation or warranty, express or implied, regarding the location of any 100 year flood plain or the impact of a 100 year flood plain on the Property. Any costs or expenses associated with the revision of the 100 year flood plain or revision of the 100 year flood plain map, including (a) administrative and filing expenses for obtaining a conditional letter of map revision or letter of map revision, and (b) costs of construction to revise the 100 year flood plain, shall be borne solely and exclusively by Purchaser, and Seller shall have no liability therefor.
11.16 **Rule of Construction.** The parties acknowledge that each party has reviewed and revised this Contract and has had the opportunity to review same with legal counsel, and the parties hereby agree that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Contract or any amendments or exhibits hereto.

11.17 **Authority.** Each person executing this Contract, by its execution hereof, represents and warrants that he is fully authorized to do so, and that no further action or consent on the part of the party for whom it is acting is required to the effectiveness and enforceability of this Contract against such party following such execution. Nothing contained herein is intended to create, nor shall it ever be construed to make, Seller and Buyer partners or joint venturers.

11.18 **Reserved.**

11.19 **Confidentiality.** Purchaser covenants that it will not, until the Closing, disclose the existence of this Contract, its terms, or any information provided hereunder to any person, except on a strictly confidential basis to Title Company, Purchaser's contractors and to the Purchaser’s partners and its respective directors, officers, employees and advisors, who are directly involved in the Purchaser’s obligations under this Contract. Purchaser agrees that it will not make, and will use its best efforts to ensure that the foregoing third parties do not make, any public announcement of this Contract or the transactions contemplated by this Contract until the Closing, without the prior written consent of Seller, which consent may be withheld by Seller, at Seller’s option, unless such announcement is necessary to comply with applicable law. After the Closing, neither party shall issue a press release disclosing the Purchase Price. This obligation survives the Closing.

11.20 **Waiver of Right to Record Lis Pendens.** As partial consideration for Seller entering into this Agreement, unless Purchaser is seeking specific performance of this Agreement in accordance with Section 9.1 hereof, Purchaser expressly waives any right to record or file this Agreement or any notice of it, or any Lis Pendens or Notice of Pendency of Action or similar notice against all or any portion of the Property in connection with any alleged default by Seller hereunder. In the event of such recording in violation of this Section 11.20, this Agreement shall be null and void and Title Company shall pay the Earnest Money to Seller. The provisions of this paragraph shall survive Closing or any termination of this Agreement.

**Remainder of Page Intentionally Blank.**

*Signature Page(s) Follows.*
IN WITNESS WHEREOF, the parties have executed this Contract effective as of the Effective Date.

SELLER:

VANDERMEER, L.P.,
a Texas limited partnership

By: 
Name: 
Title: 
Date of Execution: 1/7/2019

PURCHASER:

NEW HOPE HOUSING, INC.,
a Texas nonprofit corporation

By: 
Name: Joy Horak-Brown
Title: President & CEO
Date of Execution: 1/7/2019
TITLE COMPANY RECEIPT

The undersigned acknowledges receipt of a fully executed Contract the ___ day of _____________, 2018 (the “Effective Date”).

TITLE COMPANY:

STEWART TITLE

By: ____________________________
Name: __________________________
Title: __________________________

Exhibits:
Exhibit A – Property Description
Exhibit B – Special Warranty Deed
RECEIPT FOR DEPOSIT

Subject Property: Avenue J, Houston, TX 77011  
Escrow No.: 19000330008  
Seller: Vandermeer LP  
Buyer: New Hope Housing, Inc.

Stewart Title Guaranty Company is in receipt of a deposit to the above referenced escrow. Following is more information about the deposit.

Deposit Amount: $25,000.00  
Form of Deposit: Check  
Date of Deposit: January 07, 2019

If you have any questions, please feel free to contact me by phone or email.

Very truly yours,

Stewart Title Guaranty  
Commercial Services

Carol Wright  
Escrow Officer

Direct Phone: (800) 729-1906  
Email: CarWrigh@stewart.com
EXHIBIT A

to
Purchase and Sale Agreement

PROPERTY DESCRIPTION

Lots 1 thru 12, in Block 12 of ENGEL ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 462, Page 18 of the Deed Records of Harris County, Texas.
NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THAT, VANDERMEER, L.P., a _____ limited partnership ("Grantor"), for and in consideration of the sum of $10.00 cash in hand paid by __________ ("Grantee"), whose address is 3315 Harrisburg Blvd., Suite 400, Houston, Texas 77003, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Harris County, Texas, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular Grantor's right, title, and interest in and to any rights, privileges, hereditaments, and appurtenances pertaining to such real property, including Grantor's right, title, and interest, if any, in any and all oil, gas and other minerals in, on and under, and that may be produced from the land (together, the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances and other matters described in Exhibits "B", attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

REMAINDER OF PAGE INTENTIONALLY BLANK.

SIGNATURE PAGE(S) FOLLOWS.
EXECUTED to be effective the _____ day of ___________, 201_.

GRANTOR:

VANDERMEER, L.P.,
a _____ limited partnership

By: ____________________________
Name: __________________________
Title: __________________________

STATE OF TEXAS §
COUNTY OF _______ §

This instrument was acknowledged before me on ____________, 201_, by ____________________________, ______ of VANDERMEER, L.P., a _____ limited partnership, on behalf of said limited partnership.

___________________________
Notary Public, State of Texas
EXHIBIT A  
to
Special Warranty Deed

Legal Description

Lots 1 thru 12, in Block 12 of ENGEL ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 462, Page 18 of the Deed Records of Harris County, Texas.
EXHIBIT B

to
Special Warranty Deed

Permitted Exceptions

1. The lien for 2019 ad valorem taxes not yet due and payable.

2. [Remaining Permitted Exceptions to be Added]
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

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

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

STEWART TITLE GUARANTY COMPANY
– DIRECT OPERATIONS
1980 Post Oak Blvd,
Houston, Texas 77056
Agent ID: 43A078

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions. For purposes of this form the “Stewart Title” logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.
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.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.
### Important Information

For information, or to make a complaint, call our toll-free telephone number:

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1-800-729-1902
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Also, you may contact the Texas Department of Insurance at:

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1-800-252-3439
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to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent,
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

You may also write to the Texas Department of Insurance:

```
P.O. Box 149104
Austin, Texas 78714-9104
Fax No. (512) 490-1007
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### Aviso Importante

Para información, o para someter una queja, llame al número gratis:

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1-800-729-1902
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También puede comunicarse con el Departamento de Seguros de Texas:

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1-800-252-3439
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para obtener información sobre:

1. cómo someter una queja en contra de una compañía de seguros o agente de seguros,
2. si una compañía de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compañía de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a través del Departamento.

También puede escribir al Departamento de Seguros de Texas:

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P.O. Box 149104
Austin, Texas 78714-9104
Fax No. (512) 490-1007
```
Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a perdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Titulo es la promesa de la compañía aseguradora de títulos de emitir la poliza 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.
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: $1,750,000.00
       PROPOSED INSURED: NHH Avenue J, 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)
       Binder Amount: $
       PROPOSED INSURED:
       Proposed Borrower:
   
   (f) OTHER -
       Policy Amount: $
       PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   
   VANDERMEER, L.P., a Texas limited partnership

4. Legal description of the land:

   Lots One (1) through Twelve (12), in Block Twelve (12), of ENGEL ADDITION an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 462, Page 18 of the Deed Records of Harris County, Texas.
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
   a. INTENTIONALLY DELETED:

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

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

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's 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 year.  (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy” in lieu of "for the year 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 Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence to us before a binder is issued.)

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

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

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
    a. Rights of parties in possession.  (Owner Title Policy only)
b. INTENTIONALLY DELETED:

c. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

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 interests that are not listed.

e. Rights of tenants and assigns, as tenants only, under currently effective lease agreements.
SCHEDULE C

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

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

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

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

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

5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that “Good Funds” be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.

6. NOTE: We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.

7. City of Houston Ordinance 1999-262, relating to rules, regulations and design standards for development and platting and providing for the establishment of building setback lines. (For Information Only)

8. City of Houston Ordinance 89-1312, a certified copy of which is recorded under Harris County Clerk's file number M337573, relating to the giving of a Notice regarding Deed Restrictions to buyers of restricted property. (For Information Only)

9. Prior to the closing of the present transaction, we must be furnished with an executed copy of the Partnership Agreement and any Amendments thereof, for VANDERMEER, L.P., a Texas limited partnership and determination must be made that the Agreement or Amendments fully authorizes the General Partners to mortgage or convey the herein described property and whether there is any provision for the consent of the Limited Partners for the General Partners to act. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing.

10. Company requires that the record owner execute an Affidavit as to Debts and Liens evidencing the fact that no mortgages or other indebtedness affect the property in question.

11. If a boundary deletion is requested, we must be furnished with a new survey or a prior survey showing a plat and containing the correct metes and bounds description of the property to be insured, made by a Licensed Public Surveyor of the State of Texas, acceptable to this Company. When same is submitted, it is to be returned to the
SCHEDULE C

Examiner for inspection and approval. If prior survey is acceptable, we will require a survey affidavit stating no improvements have been added.

NOTES: Title by virtue of Special Warranty Deed recorded in/under County Clerk's File No. 20140023683 of the Real Property Records of Harris County, Texas.
Policy Commitment No.: 19000330008

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2017:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:
   Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Malcolm S. Morris, Patrick Beall, Matthew Morris, Stewart Morris, Stewart Morris, Jr., John Killea and David C. Hisey.

A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Matthew Morris, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Dave Fauth, Group President - Direct Operations; Steven M. Lessack, Group President – International Operations; Patrick Beall, Group President; John Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President - Associate General Counsel and Senior Underwriting Counsel; James Gosdin, Senior Vice President – Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President – Regional Underwriting Counsel.

As to Stewart Title Guaranty Company - Commercial Services (Title Insurance Agent), the following disclosures are made:

B-1: Shareholders, owners, partners or other persons having, owning or controlling 1% or more of Title Insurance Agent are as follows: Stewart Title Guaranty Company - 100%

B-2: Shareholders, owners, partners, or other persons having, owning or controlling 10% or more of any entity that has, owns, or controls 1% or more of Title Insurance Agent are as follows: Stewart Information Services Corporation - 100%

B-3: If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
   Matthew W. Morris, David C. Hisey, John L. Killea

B-4: If Title Insurance Agent is a corporation, the following is a list of its officers:
   - Matthew W. Morris, Chairman, Chief Executive Officer and President
   - David C. Hisey, Chief Financial Officer, Assistant Secretary-Treasurer
   - John L. Killea, General Counsel
   - Denise Carraux, Secretary & Assistant Treasurer
   - Ken Anderson, Jr., Treasurer and Assistant Secretary

C-1. 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></td>
</tr>
<tr>
<td>Loan Policy</td>
<td></td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

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

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

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.*
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 ___________________________
WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information.</th>
<th>Do we share</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes—to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes—information about your creditworthiness.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.</td>
<td>Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to <a href="mailto:optout@stewart.com">optout@stewart.com</a> or fax to 1-800-335-9591.</td>
<td>Yes</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

<table>
<thead>
<tr>
<th>How often do the Stewart Title Companies notify me about their practices?</th>
<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do the Stewart Title Companies protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.</td>
</tr>
<tr>
<td>How do the Stewart Title Companies collect my personal information?</td>
<td>We collect your personal information, for example, when you request insurance-related services or provide such information to us. We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
</tr>
</tbody>
</table>

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

File No.: 19000330008

Page 1

Revised 11-19-2013
January 24, 2019

File No.: 19000330008
Title Insurance Commitment and Title Data, Inc.

Dear Customer:

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment for limited use and distribution only. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) ONLY to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.

Thank you for your business.

Sincerely,
Stewart Title Guaranty Company - Commercial Services

Carol Wright
The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published October 22, 2018.
## 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.**

### Contract Information

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

### Street Address

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
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### Contact Information

<table>
<thead>
<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
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</table>

**Only list if owner has owned <36 mos.**

<table>
<thead>
<tr>
<th>Contact Name for Previous Seller</th>
<th>Name of Previous Seller Entity</th>
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<tbody>
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</tbody>
</table>

**Only list if owner has owned <36 mos.**

### Seller Information

<table>
<thead>
<tr>
<th>Seller Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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### Legal Information

<table>
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<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
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</table>

### Other Information

- **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.**
    
    | a. Address | Abbreviated Legal | Acres |
    |------------|-------------------|-------|
    |            |                   |       |
    | b. Address | Abbreviated Legal | Acres |
    |            |                   |       |
    | c. Address | Abbreviated Legal | Acres |
    |            |                   |       |

### Additional Forms

- **If a revised form is submitted, date of submission:**

2/28/2019
<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
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<tbody>
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**Street Address**

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<tr>
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*Only list if owner has owned <36 mos.*

**Seller Address**

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip</th>
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</table>

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.

- a. **Address**
  - Abbreviated Legal
  - Acres
- b. **Address**
  - Abbreviated Legal
  - Acres
- c. **Address**
  - Abbreviated Legal
  - Acres

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<table>
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- a. **Address**
  - Abbreviated Legal
  - Acres
- b. **Address**
  - Abbreviated Legal
  - Acres
- c. **Address**
  - Abbreviated Legal
  - Acres

If a revised form is submitted, date of submission: 2/28/2019
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If yes above, describe relationship: 

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

- a. **Address**
  - Abbreviated Legal
  - Acres
- b. **Address**
  - Abbreviated Legal
  - Acres
- c. **Address**
  - Abbreviated Legal
  - Acres

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

(Rows 135-433 are hidden. Unhide to use additional cells; items beyond the number provided can be created by using the copy/paste function below the available tables.)

2/28/2019
Elected Officials

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

<table>
<thead>
<tr>
<th>Official Name</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sylvia Garcia</td>
<td>29</td>
</tr>
<tr>
<td>Carol Alvarado</td>
<td>6</td>
</tr>
<tr>
<td>Ana Hernandez</td>
<td>143</td>
</tr>
<tr>
<td>Diana Dávila</td>
<td></td>
</tr>
<tr>
<td>Brenda Stardig</td>
<td>A</td>
</tr>
<tr>
<td>Jerry Davis</td>
<td>B</td>
</tr>
<tr>
<td>Ellen Cohen</td>
<td>C</td>
</tr>
<tr>
<td>Dwight Boykins</td>
<td>D</td>
</tr>
<tr>
<td>Dave Martin</td>
<td>E</td>
</tr>
<tr>
<td>Steve Le</td>
<td>F</td>
</tr>
<tr>
<td>Greg Travis</td>
<td>G</td>
</tr>
<tr>
<td>Karla Cisneros</td>
<td>H</td>
</tr>
<tr>
<td>Sylvia Garcia</td>
<td>29</td>
</tr>
<tr>
<td>Carol Alvarado</td>
<td>6</td>
</tr>
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</tr>
<tr>
<td>Greg Travis</td>
<td>G</td>
</tr>
<tr>
<td>Karla Cisneros</td>
<td>H</td>
</tr>
</tbody>
</table>

**While Applicants are not required to notify US Representatives, the Department is required to notify them. Therefore, Applicant must identify the appropriate US Representative of the district containing the Development.**

- School Superintendent: **Grenita Lathan (Interim)**
  - District Name: Houston ISD
  - Email: hisdsuperintendent@houstonsisd.org
  - Address: 4400 West 18th Street
  - City: Houston
  - Zip: 77092

- Presiding officer of Board of Trustees: **Diana Dávila**
  - Email: ddavila3@houstonsisd.org
  - Address: 4400 West 18th Street
  - City: Houston
  - Zip: 77092

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

  **RENOTIFICATION SENT 3/1/2019**

- **No Pre-Application was submitted**.

- (If box above is checked, the rest of the form may be left **BLANK**.)
<table>
<thead>
<tr>
<th>Name</th>
<th>District/Precinct</th>
<th>Email or Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adrian Garcia</td>
<td>Precinct 2</td>
<td><a href="mailto:adrian.garcia@pct2.hctx.net">adrian.garcia@pct2.hctx.net</a></td>
</tr>
<tr>
<td>Steve Radack</td>
<td>Precinct 3</td>
<td><a href="mailto:pct3@pct3.com">pct3@pct3.com</a></td>
</tr>
<tr>
<td>R. Jack Cagle</td>
<td>Precinct 4</td>
<td><a href="mailto:commisionercagle@hcp4.net">commisionercagle@hcp4.net</a></td>
</tr>
<tr>
<td>Robert Gallegos</td>
<td>District/Precinct</td>
<td><a href="mailto:districti@houstontx.gov">districti@houstontx.gov</a></td>
</tr>
<tr>
<td>Mike Laster</td>
<td>J</td>
<td><a href="mailto:districtj@houstontx.gov">districtj@houstontx.gov</a></td>
</tr>
<tr>
<td>Martha Castex-Tatum</td>
<td>K</td>
<td><a href="mailto:districtk@houstontx.gov">districtk@houstontx.gov</a></td>
</tr>
<tr>
<td>Mike Knox</td>
<td>At-Large 1</td>
<td><a href="mailto:atlarge1@houstontx.gov">atlarge1@houstontx.gov</a></td>
</tr>
<tr>
<td>David Robinson</td>
<td>At-Large 2</td>
<td><a href="mailto:atlarge2@houstontx.gov">atlarge2@houstontx.gov</a></td>
</tr>
<tr>
<td>Michael Kubosh</td>
<td>At-Large 3</td>
<td><a href="mailto:atlarge3@houstontx.gov">atlarge3@houstontx.gov</a></td>
</tr>
<tr>
<td>Amanda Edwards</td>
<td>At-Large 4</td>
<td><a href="mailto:atlarge4@houstontx.gov">atlarge4@houstontx.gov</a></td>
</tr>
<tr>
<td>Jack Christie</td>
<td>At-Large 5</td>
<td><a href="mailto:atlarge5@houstontx.gov">atlarge5@houstontx.gov</a></td>
</tr>
<tr>
<td>Rodney Ellis</td>
<td>Precinct 1</td>
<td><a href="mailto:comm_elis@cp1.hctx.net">comm_elis@cp1.hctx.net</a></td>
</tr>
<tr>
<td>Adrian Garcia</td>
<td>Precinct 2</td>
<td><a href="mailto:adrian.garcia@pct2.hctx.net">adrian.garcia@pct2.hctx.net</a></td>
</tr>
<tr>
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</tr>
<tr>
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<td>Precinct 4</td>
<td><a href="mailto:commisionercagle@hcp4.net">commisionercagle@hcp4.net</a></td>
</tr>
</tbody>
</table>
Super Neighborhood 63 was notified at TDHCA pre-application but does not appear to be on record with Harris County or Texas Secretary of State.

<table>
<thead>
<tr>
<th>Neighborhood Organizations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organizations <em>were identified in the Pre-Application</em>, and there have been no changes. (If above is checked, the rest of the form may be left <strong>BLANK</strong>).</td>
</tr>
<tr>
<td>Organizations have <em>changed since the Pre-Application was submitted</em>, and information regarding notifications or re-notifications is entered below.</td>
</tr>
<tr>
<td><em>No Pre-Application was submitted</em>.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>1.</th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.</th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3.</th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4.</th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.</th>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>
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. 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.

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:

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

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

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

I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with 10 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.

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):
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.

Certify on next page
### CERTIFICATION OF NOTIFICATIONS (continued)

#### Part 4. Certification

<table>
<thead>
<tr>
<th>By:</th>
<th>Signature of Applicant/Development Owner</th>
<th>2/28/2019</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Signature]</td>
<td>Joy Horak-Brown</td>
<td>[Signature]</td>
<td>[Signature]</td>
</tr>
</tbody>
</table>

**Printed Name**

<table>
<thead>
<tr>
<th>Texas</th>
<th>28-May-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notary Public, State of</td>
<td>My Commission expires</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Harris</th>
<th>28-May-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of</td>
<td></td>
</tr>
</tbody>
</table>

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 28th day of February , 2019

[Notary Public Signature]
**Development Narrative**

1. **The proposed Development is:** (Check all that apply)
   - [ ] New Construction
   - [ ] Additional Phase
   - [ ] Scattered Site
   - [ ] Elderly
   - [ ] Supportive Housing
   - [ ] Non-Elderly
   - [ ] Elderly and Supportive Housing
   - [ ] Non-Elderly and Supportive Housing

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

   Previous TDHCA #  
   If Acquisition/Rehab or Rehab, original construction year:

   If Reconstruction,  
   Units Demolished  
   Units Reconstructed

   If a revised form is submitted, date of submission:

2. **The Target Population will be:**
   - Supportive Housing

   (Note: Definition of "Elderly Development" has changed. Review 10 TAC §11.1(d)(47) to ensure compliance.)

   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):

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

   - [x] If a determination under 10 TAC §11.1(k) was made prior to Application submission, provide a copy of such determination behind this tab.

4. **Narrative**

   - [x] The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.
   - [x] The Development does not violate the general public use requirement of Treasury Regulation §1.42-9 regarding units for use by the general public.
   - [ ] The Development does 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.
   - [x] 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.

   See attached development narrative, including services and anticipated populations.

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:</td>
<td></td>
<td>**Interest Rate (%)</td>
</tr>
<tr>
<td>Const. to Perm. (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan:</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Construction Only (Repayable)</td>
<td></td>
<td>$1,909,398</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</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>CHDO</td>
</tr>
<tr>
<td>Nonprofit</td>
<td>SH/SR</td>
</tr>
<tr>
<td>USDA</td>
<td>Preservation</td>
</tr>
<tr>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

By selecting the set-aside above, I, individually or as the general partner(s) or officers of the Applicant entity, confirm that I (we) are applying for the above-stated Set-Aside(s) and Allocations. To the best of my (our) knowledge and belief, the Applicant entity has met the requirements that make this Application eligible for this (these) Set-Aside(s) and Allocations and will adhere to all requirements and eligibility standards for the selected Set-Aside(s) and Allocations.

7. **Previously Awarded State and Federal Funding**

Has this site/activity previously applied for TDHCA funds? No

Has this site/activity previously received TDHCA funds? No

If "Yes" Enter Project Number: n/a and TDHCA funding source: n/a

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

If yes, source: n/a

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? Yes

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:

- n/a 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.
- n/a Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission:
February 15, 2019

Joy Horak-Brown
President and CEO
New Hope Housing
3315 Harrisburg Boulevard, Ste. 400
Houston, Texas 77003

RE: APPEAL REGARDING PRE-APPLICATION REQUEST FOR STAFF DETERMINATION

Dear Ms. Horak-Brown:

On February 4, 2019, New Hope Housing (New Hope) submitted a pre-application request for TDHCA staff determination of site eligibility in light of the potential existence of an undesirable site feature (proximity to a concrete crushing plant) and two neighborhood risk factors (crime rate and blight). Undesirable site features are addressed in the QAP at 10 TAC §11.101, and the request for staff determination “explaining how staff will review an Application in relation to the applicable rules” is governed by 10 TAC §11.1(k). By response on February 8, 2019, TDHCA Staff addressed only the issue of proximity to the concrete crushing facility, and found that, per the QAP, the proposed Development Site would be considered by staff to be ineligible because it was inadequately spaced from a concrete crushing facility.

In the initial request for staff determination, New Hope stated:

While the TCEQ requires all new concrete crushing facilities to locate no closer than 440 yards from any existing residential developments, there is no statute – local, state, or federal – that prevents residential development from locating near these types of industrial use facilities. Additionally, no cognizant agency prohibits or recommends against development of residential units near these industrial facilities.
While this statement may be accurate, it ignores the implicated section of the QAP. As was stated in Staff's response:

Regarding 10 TAC §11.101(a)(2) related to Undesirable Site Features, the rule includes the following language:

Development Sites within the applicable distance of any of the undesirable features identified in subparagraphs (A) - (K) of this paragraph will be considered ineligible unless it is determined by the Board that information regarding mitigation of the applicable undesirable site feature(s) is sufficient and supports Site eligibility. ... Where there is a local ordinance that regulates the proximity of such undesirable feature to a multifamily development that has smaller distances than the minimum distances noted below, then such smaller distances may be used and documentation such as a copy of the local ordinance identifying such distances relative to the Development Site must be included in the Application. If a state or federal cognizant agency would require a new facility under its jurisdiction to have a minimum separation from housing, the Department will defer to that agency and require the same separation for a new housing facility near an existing regulated or registered facility. (emphasis added)

The cognizant state agency that would require a new concrete crushing facility to have a minimum separation from housing is the Texas Commission on Environmental Quality (TCEQ), and the regulations addressing such spacing in licensing appear in Tex. Health & Safety Code §382.065:

Sec. 382.065. CERTAIN LOCATIONS FOR OPERATING CONCRETE CRUSHING FACILITY PROHIBITED. (a) The commission by rule shall prohibit the operation of a concrete crushing facility within 440 yards of a building in use as a single or multifamily residence, school, or place of worship at the time the application for a permit to operate the facility at a site near the residence, school, or place of worship is filed with the commission. The measurement of distance for purposes of this subsection shall be taken from the point on the concrete crushing facility that is nearest to the residence, school, or place of worship toward the point on the residence, school, or place of worship that is nearest the concrete crushing facility. (emphasis added)

The distance measurement was figured by staff in accordance with TDHCA's general rule on the subject.

§11.9. Competitive HTC Selection Criteria.

(a) General Information.

The Application must include one or more maps indicating the location of the Development Site and the related distance to the applicable facility. Distances are
to be measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted.

Given what had been provided by New Hope to staff for their determination, it was reasonable for staff to have concluded as they did:

... because the Development Site is within 440 yards of the boundary of the Southern Crushed Concrete Plant and TCEQ requires at least a 440-yard separation, staff would find that the Development Site is ineligible under 10 TAC §11.101(a)(2).

On February 13, 2019, legal counsel for New Hope delivered a letter and associated materials asking for reconsideration of this determination, and raising the issue of the source of the definition of the term “facility” as is used in Tex. Health & Safety Code §382.065, and the applicability of the definition within 10 TAC §11.101(a)(2). As contemplated by 10 TAC §11.1(k), “An Applicant may appeal a determination for their Application if the determination provides for a treatment that relies on factors other than the explicit definition.” I find that your request for reconsideration constitutes a timely appeal1 of the pre-application staff determination.

On appeal, I find that the phrasing of 10 TAC §11.101(a)(2) is important because the QAP explicitly “defer[s] to that agency and require[s] the same separation for a new housing facility near an existing regulated or registered facility.” By deferring in this limited instance, it means that TDHCA accepts another agency’s rules on spacing. Clearly, TCEQ would not be using 10 TAC §11.9 in determining spacing when issuing a license; they would be legally obligated to use their statutory or regulatory definition of “facility.” Therefore, in this limited instance, TDHCA should employ the “same separation” standard as TCEQ would use in a new licensing scenario, and that is a minimum separation of 440 yards from however TCEQ defines “facility.”

TCEQ looks to chapter 382 of the Texas Health and Safety Code for its statutory basis for regulation of concrete crushing facilities, and at §382.003(6) the code defines “facility” as “a discrete or identifiable structure, device, item, equipment, or enclosure that constitutes or contains a stationary source, including appurtenances or other than emission control equipment. A mine, quarry, well test, or road is not considered to be a facility.”

It would appear from this definition that the “facility” at issue here is not the entirety of the crushed concrete plant site — it is the building or equipment where the concrete crushing takes place,

---
1 The 10 TAC §11.902 prohibitions of additional information (not contained in the Application) being used on appeal are not applicable given that this is an appeal of a pre-application staff determination made under 10 TAC §11.1(k).
or wherever on the site there are identifiable structures or equipment engaged in the work of crushing concrete.

Along with its materials submitted on February 13th, counsel for New Hope submitted maps of the area indicating the closest point between a work structure or heavy equipment on the site of the Southern Crushed Concrete plant was in excess of 440 yards from the boundary of the proposed Development Site. Thus, on its face and without any independent investigation by TDHCA, it would appear that there would be a minimum of 440 yards between the concrete crushing “facility” and the nearest residential building to be located on the proposed Development Site.

Accordingly, I reverse Staff’s determination on the issue of how they will review this issue (spacing of new residential construction from a concrete crushing plant) in the forthcoming application by New Hope Housing’s Avenue J. Application, and substitute this determination and explanation. Per 10 TAC §11.1(k) this is a determination and explanation of how staff will review this issue in this particular forthcoming Application in relation to applicable rules. It is not a determination of site eligibility, and the conditions, locations, and distances represented in the forthcoming Application are still subject to verification and challenge.

Given that the staff interpretation on this issue no longer precludes site eligibility, I ask that Staff complete their 10 TAC §11.1(k) determination and explanation regarding the remaining issues sought in New Hope’s February 4, 2019, request. Lastly, as this matter has been resolved on appeal, Item 6c on the February 21, 2019, TDHCA Governing Board Agenda is now moot and is withdrawn.

Sincerely,

[Signature]

David Cervantes
Acting Director

Copy: Scott Marks
New Hope Housing Avenue J
Development Narrative

Houston Area Community Development Corporation, an affiliate of New Hope Housing, Inc., whose corporate headquarters are located along the Harrisburg light rail, is working closely with community stakeholders to develop much needed affordable housing in the historic Second Ward neighborhood. Located in Houston City Council District H, at the southwest corner of Avenue J and Engel Street, this development will deliver on a desire frequently expressed by neighborhood stakeholders to have housing for area residents, aiming to stem the tide of gentrification in this culturally rich Houston neighborhood.

New Hope Housing is a locally, nationally and internationally recognized nonprofit developer of affordable Supportive Housing, with a 26-year track record of excellence in delivering innovative Housing + Services solutions that feature strong property management and robust nonpareil tenant services. We are the leading provider of single room occupancy (SRO) housing in the State of Texas and with the opening of New Hope Housing Reed, the preeminent provider of Permanent Supportive Housing for families in the State. Our Housing + Services model builds communities and stabilizes lives. New Hope Housing delivers this model with no permanent hard debt, allowing our properties operate in the black, with the rental revenue covering property operations, plus a long-term maintenance reserve. We do not raise funds for property operations from either public or private sources.

New Hope Housing is already a proud and enduring member of the Second Ward neighborhood with properties along the Harrisburg light rail and Canal Street. Further east from the Second Ward in the East End, we also have a development along I-45 S at the Griggs exit. We intend to be a 100-year institution, offering Houstonians permanent affordable housing in a supportive environment.

We are in the early development stage for our tenth property, our second project aimed to serve families, New Hope Housing Avenue J. This development will serve a range of incomes for families as risk of homelessness in the City of Houston’s historic Second Ward. We anticipate financing this development through a public/private partnership that leverages Housing Tax Credits with funds from the City of Houston, as well as private foundations, corporations, churches, and individual donors.

New Hope Housing’s Avenue J development will offer low income households a solution to the increasing housing shortage in the wake of Harvey, and the pervasive substandard housing options for families in need of an affordable option, and who might otherwise face homelessness. Together with collaborative partners, New Hope Housing will offer these families the crucial support services that should accompany housing for families of modest means. Our robust combination of Housing + Services will offer a launch pad to stabilize and improve the lives of Avenue J residents, and to ensure a bright future for their children.

New Hope Housing’s properties create a sense of place, and our buildings and the services delivered in them respond sensitively to the needs of the neighborhoods in which they are located. We rely on neighborhood leaders to keep us informed of local challenges, and we actively participate in Chambers of Commerce, Super Neighborhoods, Neighborhood Advisory Councils, Complete Communities Advisory Councils, and Management Districts.
**Avenue J Property & Site**
The NHH Avenue J location is situated on approximately 1.376 acres in the culturally rich historic Second Ward of Houston, Texas. The site is currently unimproved land and is located in the heart of one of the City of Houston’s five Complete Communities, a designated Concerted Revitalization Area.

The Avenue J property will be a 100-unit 1-bedroom and 2-bedroom apartment community, to be constructed and operated as an affordable 9% Housing Tax Credit development. The site is located at the southwest corner of Avenue J and Engel Street (77011) in an urban, diverse setting. Almost immediately adjacent is Buffalo Bayou Partnership’s East Sector Master Planned future development along Houston’s oldest and largest waterway. When construction is complete on this East Sector Plan, NHH Avenue J will be within a short few blocks from restaurants, greenspace, watersport activities, and numerous community amenities. The development site is located in District H and served by Council Member Karla Cisneros, who has long supported New Hope Housing’s mission of preserving affordability in the East End. The award-winning Houston-based architecture firm, Kirksey, is designing the building.

With an estimated budget of approximately $35.5 million, NHH Avenue J is envisioned as a LEED certified, near-transit development in the diverse Second Ward neighborhood, a vibrant and engaged community. For New Hope Housing, being ‘green’ displays our continued commitment as the lifetime owner of our properties – properties that need sustainable features to endure as meticulously-maintained community assets. Once developed, the property will offer affordable housing for decades.

**Project Details**
- NHH Avenue J will be designed as a 100-unit project that is a podium style building, with the ground floor utilized for parking and office spaces, and wood framing of four stories above the podium, surrounding central community amenities. Approximately half of the units will have a view of the Downtown Houston skyline.
- Each unit will have individually controlled central air conditioning, washers and dryers, dishwasher, energy star refrigerator, oven/range with exhaust hood, blinds/window coverings on all windows, ceiling fans, and energy star rated lighting and windows.
- Well-designed, attractive community amenity spaces will include a building office/reception area, a fully equipped community kitchen, furnished TV lounge, a community dining area, multipurpose activity room, a library, and meeting/social service office areas. (These amenities are subject to change or enhancement as design develops.)
- Verdant outdoor space will provide families places to gather and will be an important aspect of fostering a sense of community.
- The Avenue J property is an affordable, amenity-oriented site with close proximity to higher education institutions, Houston’s largest job center in the Central Business District, healthcare facilities, grocery stores, parks, retail shopping and restaurants. It is also located less than one linear mile from the Harrisburg Hike and Bike Trail as well as the historic Eastwood Park in the East End.

New Hope Housing is a true and transparent nonprofit, and we work diligently with community members, and civic, political, and business leaders to establish two-way communication. We build and operate a high-quality product that is an important and enduring community asset for decades. We welcome property tours and invite the neighborhoods to use our community spaces for neighborhood meetings.
Resident Services Program & Partnerships

New Hope Housing’s Resident Services Program works closely with residents to meet them where they are, providing case management/information and referral services, direct assistance with basic necessities, and educational and recreational opportunities for spiritual and social well-being. True housing stability for formerly homeless and at-risk populations can only come with robust service programs to offer residents a true hand-up in their lives. Its foundation is built upon the pillars of Wellness, Education, and Community. New Hope Housing creates pathways for individuals, families, and children to engage in opportunities surrounding education (with particular emphasis on early childhood literacy), food insecurity and nutrition, household management, fiscal responsibility and family health. We partner across sectors with industry experts in health and human services, arts and culture, law enforcement, education, faith-based entities and government affairs in order to create long-term resiliency within our families and communities. The partnerships formed to serve our residents reduce health disparities and address health equity, leading to long term resiliency.
All services are offered to New Hope Housing residents free of charge.

University of Houston: The University of Houston’s (UH) Honor’s College and the Bonner College Leaders and community service program have been an engaging collaborative with New Hope Housing for nearly five years now.

- Homework/Tutoring & Test Preparation – Using state-developed curriculum, college students pair with school aged residents for tutoring in English, Math, and Science in preparation for the STAAR (State of Texas Assessments of Academic Readiness)
- Food for Change – UH’s remarkable commitment to serving those in the community, along with providing service learning opportunities to students in the Honor’s College, shines in the partnership at our family property Food Market “Bodega.” As mentioned below under a separate partnership with the Houston Food Bank’s Food For Change, a program that provides 60 pounds of fresh produce, healthy grains, meats and household goods to families who participate in programs that focus on parent-child engagement in reading, the UH students operate the market just as they would a part-time job – stocking shelves, assisting customers with making conscientious food choices, ‘checking out’, and bagging the groceries. They give “cooking on a budget” tips, create unique and delicious recipes from the various items supplied by the Houston Food Bank, and even entertain small children as the parents shop in this property market.
- Community Garden & Orchard – It is our vision to include community gardens and fruit orchards at each property we can, providing nutritious foods, education, and opportunities to engage with nature in ways that most low income urban residents do not typically experience. The UH students volunteer with plantings and garden maintenance.
- Campus Kitchen – Students work with the campus dining halls to rescue food that was not serviced. Serving weekly at multiple SRO properties, this program is complemented by engagement done through student service volunteer hours and nutrition education. What began as a student’s vision to rescue food from campus dining halls in 2015 became a project that has provided over 30,000 meals to New Hope Housing residents and formed many friendships between students and residents.

Barbara Bush Houston Literacy Foundation: The Barbara Bush Houston Literacy Foundation aims to improve the quality of lives through the power of literacy. Together, we bring literacy programs to New Hope Housing families.

- Mobile Book Buses – Passionate about delivering books into the hands of children in all forms, the Barbara Bush Houston Literacy Foundation supports local initiatives to bring literacy into the community.
- My Home Library – When children have access to books in their home, and have choice in selecting books, research clearly shows a higher probability that they will read more frequently and achieve at higher levels academically. Unfortunately, books are a luxury that many families cannot afford, yet they are essential to a
child’s development. To help children in need gain access to books in their home, the Barbara Bush Houston Literacy Foundation will host the My Home Library program for families at New Hope Housing Reed.

YMCA of Greater Houston: This collaboration strengthens New Hope Housing’s core purpose and it builds on the YMCA’s mission of outreach and engagement. Dedicated YMCA staff has seamlessly embedded themselves into the New Hope Housing community and now provides free after-school and summer programs to our families. The current curriculum focuses on four service areas:

- Teen Enrichment – includes college readiness and SAT/ACT testing programs, social & recreational activities promoting healthy relationships, mentoring, and leadership & service-learning activities.
- Power Scholars – focuses on addressing summer learning loss for children who have experienced homelessness and frequent moves, aiming to bridge the “summer slide” to which at-risk children are even more susceptible.
- Family Engagement & Wellness – includes efforts to engage with and provide programs for the entire family, including daytime programs for parents with young children, such as exercise classes and nutrition education.
- After School Care – supplements what the children have learned in school as kids participate in interactive learning models that engage with critical thinking skills, do 30 minutes of homework each day alongside trained YMCA staff, and have a chance to socialize with each other and form long-lasting friendships that enhance their developmental growth and self-confidence.

Children’s Museum of Houston: The Children’s Museum transforms communities through innovative, child-centric learning both at the museum’s home and in the community. Through a collaboration that aims to bring programming straight to the family’s front door, our partnership is one that is both beneficial and fun.

- A’STEAM – A’STEAM (Afterschool Science, Technology, Engineering, Arts and Mathematics) is a kit-based afterschool program designed to give children opportunities to build levels of scientific and mathematical literacy through hands-on investigations and challenges. Supported by Children’s Museum and New Hope Housing staff, this is a learning program that encourages parents to engage in fun, productive activities with their children in a safe, supported environment.
- Parent Stars – The Parent Stars program hosts family learning events and parent workshops for New Hope Housing families. Parents can build their own programming schedule based on a menu of options.

Houston Food Bank: The Houston Food Bank collaborates with New Hope Housing to ensure our families have access to healthy food and appropriate nutritional information.

- Kids Café – The mission of the Kids Café Program is to help alleviate food insecurities for at-risk children by providing families with nutritious meals at times when other resources (like school lunches) are not available, such as after school, on the weekends and during the summer. Kids Café provides daily free meals and snacks for New Hope Housing children.
- Nutrition Education – Programming includes nutrition, food safety, meal preparation and budgeting. Designed to engage the entire family, we encourage mothers and children to participate in the hands-on experience of making a healthy meal. At the end of each class, participating families receive the ingredients and produce to make the dish at home.
- Food for Change – This program is designed to help provide families the tools they need to elevate themselves out of generational poverty. With an eye on literacy and the long-term goal to prepare the children of at-risk and formerly homeless families to reach educational milestones so they may be less susceptible to poverty, Food for Change ties free and fresh produce and pantry items for families participating in parent-child literacy programs. The ultimate goal of this program is reducing the number of families who need food assistance and guide them to self-sufficiency. At New Hope Housing, the Food for Change program provides 60 pounds of fresh produce, healthy grains, meats, and household goods to families who choose to participate. This program operates out of a designated market space within the New Hope Housing apartment community, making it accessible and convenient for residents.
• **Senior Box** – The Senior Box program is for residents aged 60+. Residents can apply to get a box of fresh, healthy foods every other month. The box is valued at over $50 and is delivered straight to the New Hope Housing apartment communities making this an especially good opportunity for seniors living on limited incomes.

**Theatre Under the Stars**: Theatre Under the Stars (TUTS) community engagement programming runs the spectrum of arts-based learning, challenging students and adults alike to discover their world through musical theatre. From in-school partnerships to community-based experiences, they strive to create events and opportunities that reach beyond their walls to connect and grow with the people of Houston.

• **Family Engagement** – With an expert team of drama and music therapists, TUTS engages the entire mind and body of the whole family. In partnership with New Hope Housing’s staff, TUTS shares artistry with the children and families, giving them opportunities to experience and/or participate in unique musical theatre events. These programs provide art access, celebrate the art of musical theatre, provide discourse, and build community.

• **Theatre in the Park** – New Hope Housing will include an outdoor stage at Avenue J where families will enjoy the fruits of their labor. Parents will watch their children premiere the works, often chosen from books that focus on the social-emotional well-being of the children in the park.

**Writers in Schools**: As a part of the afterschool programming at New Hope Housing, Writers in Schools helps kids to create, innovate, and connect with others. They encourage the creative writing process and the love of writing.

**Texas AgriLife Extension Services, a Texas A&M University System**: Offers a 7-part nutrition class series twice a year for all New Hope Housing residents.

**Second Servings**: Second Servings picks up excess prepared food from regulated businesses and delivers it safely to non-profit organizations. Deliveries such as these provide our residents with healthy meals and reduce food insecurities for the households served.

**Health Fairs**: The health and wellness of our residents is our utmost priority. To that effect, we organize community health fairs and host them on-site at our properties to bring resources to the front doors of our residents. Organized by New Hope staff, local healthcare providers and nonprofits are invited to join our health fairs. Past services have included dental and vision screenings, blood pressure checks, insurance enrollment, yoga, medical referrals, vaccinations, and more.

**Social Activities**: Our Housing + Services platform is designed to end situational and generational poverty and homelessness. Our approach is comprehensive and individualized. We recognize that it takes more than one event or meeting to create permanent life-change. But with safe and affordable housing as the foundation, residents can make adjustments for long-term success. In addition to New Hope Housing’s case management and life skills classes, resident engagement and social activities are an important part of a person’s journey. During events such as movie night, book club, and holiday socials, residents are invited into a low-barrier environment where they can build healthy relationships with staff and neighbors.

**Houston Symphony**: The Houston Symphony brings people into direct contact with the transformative power of live music through their Community-Embedded Musician Initiative where residents and families are able to interact and engage with performers.

**Financial Literacy**: Financial literacy is a topic that is covered with our residents in many different ways. Most often, conversations surrounding household budgeting come up one-on-one when meeting with their case manager. All of our staff are trained in the FDIC Financial Education curriculum and able to help answer basic questions and assist with budgeting, opening checking accounts, helping residents manage funds electronically and also avoid
predatory lending practices. Additionally, we invite partners for instructor-led Financial Educational Training and annually for Credit Repair Training.

**Bel Inizio:** Bel Inizio encourages self-confidence and life skills through fitness and nutrition. On a regular basis, residents gather together to walk their community, building both physical health and new friendships.

**Houston Metro:** The Houston Metro partners with us to provide bus passes for all new residents. They also provide educational material and informational sessions on safety.

**Computer Literacy:** The Houston Public Library provides computer literacy classes that equip residents with basic skills they can use in our on-site computers.

**Soft Skills/Resume Building:** Our case managers and community support specialists work one-on-one with residents to help them develop their resumes and assist them with job applications.
**New Hope Housing**

### FAMILY DEMOGRAPHICS

#### JANUARY 2019

<table>
<thead>
<tr>
<th>Category</th>
<th>Total Units</th>
<th>Occupancy</th>
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</thead>
<tbody>
<tr>
<td>OCCUPANCY</td>
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<tr>
<td>Total Units</td>
<td>187</td>
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<tr>
<td>GENDER</td>
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</tr>
<tr>
<td>Male</td>
<td>37%</td>
<td></td>
</tr>
<tr>
<td>Female</td>
<td>63%</td>
<td></td>
</tr>
<tr>
<td>ETHNICITY</td>
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<td></td>
</tr>
<tr>
<td>African American</td>
<td>77%</td>
<td></td>
</tr>
<tr>
<td>Caucasian</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>INCOME</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Income</td>
<td>$8,022</td>
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</tr>
<tr>
<td>Employed</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>SSI/SSD/VA Pension</td>
<td>4%</td>
<td></td>
</tr>
<tr>
<td>Unemployed</td>
<td>93%</td>
<td></td>
</tr>
<tr>
<td>HOUSEHOLD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>People per Household</td>
<td>3.3</td>
<td></td>
</tr>
<tr>
<td>Children per Household</td>
<td>2.25</td>
<td></td>
</tr>
<tr>
<td>Female Head of Household</td>
<td>98%</td>
<td></td>
</tr>
<tr>
<td>Male Head of Household</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Co-Heads of Household</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>SPECIAL INTEREST</td>
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<td></td>
</tr>
<tr>
<td>People w/Disabilities</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Formerly Homeless</td>
<td>82%</td>
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</tr>
<tr>
<td>Vehicle Owners</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Harvey Affected</td>
<td>4%</td>
<td></td>
</tr>
<tr>
<td>Students</td>
<td>35%</td>
<td></td>
</tr>
<tr>
<td>Veterans</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

**INCOME**

- $0-$15,750: 4%
- $15,751 - $26,250: 1%
- $26,251 - $31,500: 5%
- $31,501 - $41,950: 3%

**Gender and Age Breakdown**

- 0 - 4: 11%
- 5 - 9: 19%
- 10 - 12: 5%
- 13 - 17: 5%
- 18 - 34: 4%
- 35 - 54: 2%
- 55 - 65: 2%
- 66+: 2%

**Male**

- 14%
- 10%
- 5%
- 3%
- 2%

**Female**

- 14%
- 9%
- 5%
- 2%
- 3%

**Vehicle Owners**

- 10%

**Harvey Affected**

- 4%
NEW HOPE REED

LEASING UPDATE (1/10/2019)

• 93% Occupied
• 81% Turned On
• 162 Move-Ins Promised to NEF
• 175 Actual Move-Ins
• 2 Move-outs
• 34% Adults
• 66% Children
• 58% Under the age of 12

• 14 Vacant Units
• 14 Leased
• 0 Approved

OVERALL RESIDENT EXPERIENCE

In the first year of operation, New Hope Reed has achieved 100% Overall Resident Satisfaction

SATISFIED RESPONSES 2018

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>OVERALL EXPERIENCE</td>
<td>100%</td>
</tr>
<tr>
<td>MAINTENANCE</td>
<td>98%</td>
</tr>
<tr>
<td>PROPERTY MANAGEMENT</td>
<td>95%</td>
</tr>
<tr>
<td>RESIDENT PROGRAMS/SERVICES</td>
<td>99%</td>
</tr>
</tbody>
</table>
Not too long ago, Victoria was in a bad place in life. She was struggling with a drug addiction and had no desire to live. She was on the verge of ending her life and that of her unborn child, until a desperate phone call to her cousin, pleading for help, changed her life.

With her cousin’s support, she took a long 17-hour bus ride from Dodge City, KS to Pasadena, TX to find shelter with her family. “I spent a month resting and getting clean, preparing for the birth of my daughter.” Shortly after the birth of her daughter, she entered into an outpatient substance abuse treatment program where she received services geared for pregnant and parenting women and their children. After she graduated that program, she spent a very short time at the Women & Family Development Center at Star of Hope’s Cornerstone Community®. New Hope Housing Reed had just recently opened across the street from Star of Hope, and Victoria discovered that she qualified to move into her very own apartment at NHH Reed.

“Too good to be true. I’m not going to believe it until I see it,” uttered Victoria when she received the news, filled with hopelessness. “Nothing good ever happens to me.” But in that moment when she opened the door to her new apartment, reality set in. This was her home, one filled with hope and opportunity. “I enjoy the freedom to make my own choices, to be an adult, and not feel like I am institutionalized. When I look around my new home at Reed and see the beautiful apartment, the community rooms, and the playground, I feel safe.”

Living at Reed helps her understand that the good life is closer than what she once thought. “I wake up at 5:00 a.m. so I can get on the bus that stops here inside the campus. I take my daughter to daycare, and then I go to work. I am back at home by 6:00 p.m.” Some days her friend comes over and they cook together and watch movies, while the kids play. Other days, she attends AA/NA meetings and other events in the Reed community rooms.

For now, Victoria wants to continue to work on building a good foundation for her daughters. To be around people with a positive attitude and to remain clean and sober. Living at Reed gives her peace of mind. As she graciously states, “the staff here are so polite and helpful, and I would like to grow with them. This is an amazing opportunity. You get out of it what you put into it.” She sees herself living at Reed for three to four years. Her goal is to absorb all the knowledge and skills she will gain at New Hope Housing to buy a new home for her and raise her daughters. “And I know I can do it!” she proudly exclaims.
One year ago, our resident story highlighted Willie Gardner, a resident at Brays Crossing (original story below). Last October, Willie came to the manager’s office and announced that he had exciting news...he was soon to be a homeowner! With financial support from the VA, along with personal savings, he was purchasing a small single-family home in southeast Houston. After eight years living at Brays Crossing Mr. Gardner turned in his key in November and moved into his new home. It’s a red brick house on the front with Hardie planking on the back, and a patio that he enjoys very much. He also enjoys his two-car garage and he said his neighbors are very lovely.

In celebration of his success, we chose to share his story again in 2019. We are all ecstatic and proud for Willie!

**Life's Choices** (story first presented in January 2018 board report)
By Billie Mask

Have you ever met someone that could walk into a room and brighten everyone's day with a smile? Willie Gardner is one of those people. His big heart and outgoing personality is always accompanied by a huge smile and something kind to say. The Birmingham, Alabama native doesn't mind sharing why he considers himself blessed to be a resident at Brays Crossing for the past 7 years.

Gardner, who once marched with Martin Luther King, Jr., admits to using and selling drugs in his past. He's not one to blame others for his mistakes. In fact, Gardner stated, "I did what I did by choice." His unflappable attitude helped him learn and deal with crisis's in his life.

Because Gardner is a Veteran, he was able to get help from the Veteran Affairs Center to help address his drug addiction. The VA helped him get off drugs and provided referrals to other organizations that assisted him with staying clean. The Open-Door Mission was one of the places that gave Gardner the spiritual connection that he longed for in his life. Gardner's road to recovery was going in the right direction but, he still needed a place to stay. His friend, a resident at New Hope Housing, encouraged him to move into one of New Hope’s communities.

Despite often feeling alone in his choices, Gardner's friend had introduced him to a community that cared about the choices he would make for his future from here on. Gardner believes: "I owe a lot to New Hope Housing. They continue to help me achieve what I've been working so hard to gain back, and the staff truly cares about you. This was the best choice I could have made by moving into Brays Crossing, and if New Hope Housing can do something that can make people like myself move forward with positive choices, then New Hope Housing has changed someone’s life." Willie Gardner is still at New Hope Housing brightening up the day with his smile and outgoing personality.
Mr. Walter Stiles  
New Hope, Canal

I moved to Houston from New York because of the weather, it is just too cold up north. I have been at New Hope Housing since the age of 75, and now I am 80. I was homeless for about 6 months when I arrived in Houston, because I didn’t have a job or know anyone here. A guy I met at the Greyhound bus station gave me the address to an organization he said could help me. I went there, and within two weeks I was a resident at Canal.

When I moved in, I had very little money, but the staff here gave me a bag of food, sheets, towels, and some kitchen utensils. I felt a little like a little boy in a candy store. The service I have received from New Hope Housing has given me the feeling of home.

A couple years ago my health started to deteriorate and the staff at NHH surrounded me with support from all sides. I started to feel shaky and was scared I would fall down, so they put shower rails in my bathroom. I also participate in the Sit and Be Fit class which helps my breathing. I know that this is my home and I can live here until I pass on.

-Walt
Families at New Hope Reed kicked off fall at our 1\textsuperscript{st} Annual Fall Family Festival in 2018. On a sunny Saturday in October, over 100 families participated in face painting, cookie decorating, and games that took place in the community spaces and outdoor grassy areas right in the middle of their new community.

Our premier partners, the YMCA and Buckner took this opportunity get to know families alongside New Hope staff.

Moms signed up for parenting classes, registered their kids for other programs, while their little ones and teenagers got to know the tutors and teachers who facilitate afterschool programing.
New Hope Housing Resident Programs staff is working with community partners and funders to support the programs and services provided to residents. In 2018, we received both in-kind donations and grants to fulfill current programming. Ongoing fund raising is necessary to support year-round programs. Additional grant applications are underway.

The Children’s Museum of Houston presents New Hope Reed with chemistry learning sets. Through this partnership, young children at Reed have access to STEM learning on site, and free access to the Museum’s ever changing displays.

*TOTAL VALUE YTD- $171,104*
### Development Activities I

1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**

<table>
<thead>
<tr>
<th># of Units</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>14</td>
</tr>
</tbody>
</table>

   *Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 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:
   
<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

   OR:
   
   - Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and 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)]**

   **X** 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**

   **X** 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)]

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

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>550</td>
<td>650</td>
<td>850</td>
<td>1,050</td>
<td>1,250</td>
</tr>
</tbody>
</table>

**Points claimed:** 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**
- **At least 10 percent of all low-income Units at 50% or less of AMGI, or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI**
- **At least 5 percent of all low-income Units at 30% or less of AMGI**

**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.**

<table>
<thead>
<tr>
<th>60</th>
<th>Total Number of Units at 50% or less of AMGI</th>
<th>COMPLETE THIS SECTION!</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Number of 30% Units used to score points under §11.9(c)(2)*</td>
<td>CHECK YOUR MATH!</td>
</tr>
<tr>
<td>0</td>
<td>Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)</td>
<td></td>
</tr>
<tr>
<td>40.00%</td>
<td>Percentage used for calculation of eligible points under §11.9(c)(1)</td>
<td></td>
</tr>
</tbody>
</table>

**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. **Points Claimed: 13**
- Development is urban and at least 10% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; **Points Claimed: 0**
- Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; **Points Claimed: 0**
- At least 5% of all low-income Units at 30% or less of AMGI **Points Claimed: 0**

Application is seeking points for Rent Levels of Residents.

### 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 **Points Claimed: 10**
- All other Developments. **Points Claimed: 0**
- The Applicant certifies that the Development will contact local service providers, and will make Development community space available to them on a regularly-scheduled basis to provide outreach services and education to the tenants. **Points Claimed: 1**

Application is seeking points for Income level of Tenants.

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

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

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 that are restricted for persons with disabilities. Development having a preference for Persons with Disabilities 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.
- 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 that are restricted for persons with disabilities. Development having a preference for Persons with Disabilities 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)

---

<table>
<thead>
<tr>
<th>Application is seeking points for Tenant Populations.</th>
<th>Points Claimed: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Pre-Application Participation (Competitive HTC Applications only) [$11.9(e)(3)]</td>
<td></td>
</tr>
<tr>
<td>X Development is requesting Pre-Application Points.</td>
<td>6</td>
</tr>
<tr>
<td>8 Extended Affordability (Competitive HTC Applications only) [$11.9(e)(5)]</td>
<td></td>
</tr>
<tr>
<td>X Development will maintain a 35 year Affordability Period.</td>
<td>2</td>
</tr>
<tr>
<td>9 Historic Preservation (Competitive HTC Applications only) [$11.9(e)(6)]</td>
<td></td>
</tr>
<tr>
<td>Application requests points for Historic Preservation.</td>
<td></td>
</tr>
<tr>
<td>Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.</td>
<td></td>
</tr>
<tr>
<td>At least 75% of the residential units will be within the Certified Historic Structure.</td>
<td></td>
</tr>
<tr>
<td>Attached behind this tab are the THC letter and other documentation described above.</td>
<td></td>
</tr>
<tr>
<td>Application is eligible for five (5) points.</td>
<td>0</td>
</tr>
<tr>
<td>10 Right of First Refusal (Competitive HTC Applications only) [$11.9(e)(7)]</td>
<td></td>
</tr>
<tr>
<td>X Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.</td>
<td>1</td>
</tr>
<tr>
<td>11 Funding Request Amount (Competitive HTC Applications only) [$11.9(e)(8)]</td>
<td></td>
</tr>
<tr>
<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>
<td>1</td>
</tr>
</tbody>
</table>
Section 811 Project Rental Assistance ("PRA") Program Supplement Packet

Introduction

The purpose of this Packet is to formalize the process by which an Applicant establishes its lack of legal authority to commit Section 811 PRA Program Units in a Development as described pursuant to 10 TAC §11.9(c)(6)(A) of the Qualified Allocation Plan ("QAP").

This Packet is required only if all of the following conditions are true:

1) An Applicant is selecting points under Tenant Populations with Special Housing Needs pursuant to 10 TAC §11.9(c)(6) AND

2) An Applicant is seeking to establish its lack of legal authority where an Applicant or Affiliate Owns or Controls an Existing Development that otherwise meets the criteria established by 10 TAC §11.9(c)(6)(B) of the QAP.

One Packet must be submitted for each Existing Development for which the Applicant or Affiliate is seeking a determination that the needed legal authority is lacking and that the Development can be excluded from consideration.

Instructions: Complete the Questionnaire on page 2 of this packet, then complete the fields on each of the subsequent form cover pages, and attach the denoted documentation for each item behind each included cover pages. Submit each Packet, including Attachments in PDF format and include bookmarks for each item. The Packet must be saved and uploaded as one standalone file to the Serv-U folder associated with each 2019 Multifamily Application.

This Packet and all supporting documentation must be uploaded to the Department’s Serv-U system at the same time as, but as a separate document from, the Application. Refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/applyfunds.htm for an explanation of the process to set-up a Serv-U Account if needed.

Questions about this Packet may be submitted to Spencer Duran: spencer.duran@tdhca.state.tx.us
Section 811 Project Rental Assistance ("PRA") Program Supplement Packet

2019 Uniform Multifamily Application #19146

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 an 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:
   (i) Evidence that a Third Party has a legal right to voluntarily commit a Property to the Section 811 PRA Program. This evidence 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 the 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 Section 811 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).
Existing Development Name _____

(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)

Describe the specific legally enforceable agreement being attached: _____

Provide the name of the Third Party: _____

List the specific citation in the agreement that clearly denotes the Third Party has a legal right to withhold consent: _____

List the page number in the agreement that clearly denotes the Third Party has a legal right to withhold consent: _____

ATTACH PDF OF THE LEGALLY ENFORCEABLE AGREEMENT BEHIND THIS PAGE.
Section 811 Project Rental Assistance ("PRA") Program Supplement Packet
Documentation of Request for Consent Cover Page §11.9(c)(6)(A)(ii)

2019 Uniform Multifamily Application #19146

Existing Development Name _____

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)

Describe and attach the request made by the Applicant or Affiliate to the Third Party asking for consent:

______________________________________________________________________________

ATTACH PDF OF THE REQUEST FROM THE APPLICANT OR AFFILIATE TO THE THIRD PARTY BEHIND THIS PAGE.
Section 811 Project Rental Assistance (“PRA”) Program Supplement Packet
Documentation of Request for Consent Cover Page §11.9(c)(6)(A)(iii)

2019 Uniform Multifamily Application #19146

Existing Development Name: ______

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 that they are denying an Existing Development from participation).

Describe and attach the response from the Third Party that was received by the Applicant or Owner that reflects their decision not to provide the requested consent:

________

ATTACH PDF OF THE RESPONSE FROM THE THIRD PARTY THAT REFLECTS THEIR DECISION TO DENY THE REQUESTED CONSENT BEHIND THIS PAGE.
Section 811 Eligibility Narrative

For over twenty years New Hope Housing has dedicated itself to serving Houston’s most vulnerable populations: homeless, disabled, veterans, youth aging out of foster care, and the working poor. Currently, New Hope Housing is the single leading provider of permanent supportive housing in the state of Texas, and the organization has played a critical role in the City of Houston’s nationally recognized program to end chronic homelessness. We have an appreciation for the goals of the Section 811 program and have evaluated our existing portfolio of developments to determine eligibility.

The existing New Hope Housing/HACDC affiliated developments on TDHCA’s list of approved sites are disqualified from Section 811 Program enrollment due to the percentage of units set aside for disabled individuals through Federal Funding, Project Based Vouchers, and third party service partnerships, which are restricted exclusively to the Chronically Homeless. By HUD’s published definition, Chronic Homeless individuals are people who 1. have a disabling condition and 2. have been continually homeless for a year or more, or having had four episodes of homelessness in the past three years.

Furthermore, New Hope Housing, Inc./HACDC anticipates New Hope Housing Avenue J to be ineligible for Section 811 because a portion of the proposed development site is within the 500-year floodplain. Please find the attached FIRM and National Flood FIRMette Maps that show the northern border of the site is within the 500 year flood plain. Irrespective, we have included here a Section 811 Certification to avoid difficulties in threshold review, contingent upon the TDHCA making a determination of eligibility at an existing project, or the proposed project. Additional information can be provided upon request.

<table>
<thead>
<tr>
<th>Property</th>
<th>TDHCA ID</th>
<th>Received TDHCA Award</th>
<th>Number of Units</th>
<th>Closed in 2008 or After</th>
<th>Maintains 90% Occupancy</th>
<th>Transitional or Permanent</th>
<th>Project Based Vouchers</th>
<th>MOU Partnerships</th>
<th>Exceeds Integrated Housing Rule? (EXEMPT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NHH at Brays</td>
<td>7210</td>
<td>YES</td>
<td>149</td>
<td>YES</td>
<td>YES</td>
<td>Permanent</td>
<td>37</td>
<td>25%</td>
<td>27</td>
</tr>
<tr>
<td>NHH at Perry</td>
<td>10084</td>
<td>YES</td>
<td>160</td>
<td>YES</td>
<td>YES</td>
<td>Permanent</td>
<td>40</td>
<td>25%</td>
<td>44</td>
</tr>
<tr>
<td>NHH at Sakowitz</td>
<td>8232</td>
<td>YES</td>
<td>166</td>
<td>YES</td>
<td>YES</td>
<td>Permanent</td>
<td>41</td>
<td>25%</td>
<td>48</td>
</tr>
<tr>
<td>NHH at Rittenhouse</td>
<td>12008</td>
<td>YES</td>
<td>160</td>
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<td>YES</td>
<td>Permanent</td>
<td>40</td>
<td>25%</td>
<td>86</td>
</tr>
<tr>
<td>NHH at Harrisburg</td>
<td>16405</td>
<td>YES</td>
<td>175</td>
<td>YES</td>
<td>YES</td>
<td>Permanent</td>
<td>124</td>
<td>71%</td>
<td>0</td>
</tr>
<tr>
<td>NHH at Reed</td>
<td>16406</td>
<td>YES</td>
<td>187</td>
<td>YES</td>
<td>YES</td>
<td>Permanent</td>
<td>117</td>
<td>63%</td>
<td>0</td>
</tr>
<tr>
<td>NHH at Dale Carnegie</td>
<td>18137</td>
<td>YES</td>
<td>170</td>
<td>YES</td>
<td>under construction</td>
<td>Permanent</td>
<td>&gt;25%</td>
<td>&gt;25%</td>
<td>TBD</td>
</tr>
<tr>
<td>NHH Avenue J</td>
<td>19146</td>
<td>PENDING</td>
<td>100</td>
<td>n/a</td>
<td>Permanent</td>
<td>0</td>
<td>0%</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>

| Total                   |         |                      | 1267            |                         |                         |                         | 399                   | 31%               | 34                          | 60%                      |
SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

Regulatory Floodway

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/10/2019 at 9:05:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
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 or
other business regarding the Section 811 PRA program is conducted with potential tenants. I (We) will comply with any requirements of the Section 811 PRA Program that require changes to the Development’s tenant selection plans, house rules, marketing materials, or application.

I (We) 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 I; 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.406. I (We) understand that prior to occupancy of a Section 811 unit, that an Eligible Section 811 Household must be given the opportunity to be present for the move-in unit inspection. I (We) understand that the inspection of the Section 811 Unit will be completed by both the Applicant or the designated Property Management staff and the Eligible Section 811 Household and both shall certify, on a form prescribed or approved by TDHCA that they have inspected the Section 811 Unit and have determined it to be Decent, Safe, and
Sanitary condition in accordance with the criteria provided in the form. The Applicant or the designated Property Management staff shall keep a copy of this inspection and make part of the lease as an attachment to the lease. If the Eligible Section 811 Household waives the right to this inspection, a form prescribed or approved by the TDHCA would be signed by the Eligible Household indicating they have waived this right.

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

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

I (We) certify that the Applicant or the designated Property Management staff shall comply with the Overcrowded and Under Occupied Unit requirements set by TDHCA 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  
Joy Horak-Brown  
Printed Name  
President & CEO  
HACDC & New Hope Housing, Inc  
Title  
February 28, 2019  
Date  

The State of Texas  
§  
§  
COUNTY OF  
§  

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 28th day of February, 2019  
(Seal)  
______________________________  
Notary Public Signature  

This Certification is provided for use in the event the TDHCA determines that an existing development, or the proposed development New Hope Housing Avenue J, is eligible to participate in the program.
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 Carrying date; AND
   - The Application proposes the same number of restricted units;

   AND EITHER
PART D:

Applications proposing the demolition and Reconstruction of Units will be considered New Construction.

PART E:

The new Development Site qualifies for points under §11.9(c)(4) related to Opportunity Index; OR

The local Governing Body of the applicable municipality or county (if completely outside of a municipality) in which that Development is located must submit a resolution confirming that the proposed Development is supported by the municipality or county in order to carry out a previously adopted plan that meets the requirements of §11.9(d)(7) related to Concerted Revitalization Plans.

Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.

Development qualifies under §2306.6702(a)(5)(B); AND

No less than 25 percent of the proposed Units are public housing units supported by public housing operating subsidy, AND

Less than 100 percent of the public housing benefits are being transferred to the proposed Development and the Application includes an explanation of the disposition of the remaining public housing benefits along with a copy of the HUD-approved plan for demolition and disposition.

The new Development Site qualifies for points under §11.9(c)(4) related to Opportunity Index; OR

The local Governing Body of the applicable municipality or county (if completely outside of a municipality) in which that Development is located must submit a resolution confirming that the proposed Development is supported by the municipality or county in order to carry out a previously adopted plan that meets the requirements of §11.9(d)(7) related to Concerted Revitalization Plans.

Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.

Development qualifies under §2306.6702(a)(5)(B); AND

No less than 25 percent of the proposed Units are public housing units supported by public housing operating subsidy, AND

Less than 100 percent of the public housing benefits are being transferred to the proposed Development and the Application includes an explanation of the disposition of the remaining public housing benefits along with a copy of the HUD-approved plan for demolition and disposition.

Applications proposing the demolition and Reconstruction of Units will be considered New Construction.

2. Existing Development Assistance On Housing Rehabilitation Activities¹

Part A.

The existing Property is expected to have or continue the following benefit: ____________________________________________

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________________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A copy of the contract or agreement securing the funds identified above is provided behind this form.

The source of funds is:

The annual amount of funds is:

The number of units receiving assistance:

The term of the contract or agreement is (date):

The expiration of the contract or agreement is (date):

Part B. Acquisition Of Existing Buildings (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s):

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building’s adjusted basis?

Was the building occupied at any time during the last ten years?

Was the building occupied or suitable for occupancy at the time of purchase?

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule?

If “Yes”, provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period.

If “No”, does the property qualify for a waiver under §42(d)(6)?

If “Yes”, provide the waiver and/or other documentation.

How many buildings will be acquired for the Development?
Are all the buildings currently under control by the Development Owner? [ ]

If “No”, how many buildings are under control by the Development Owner? [ ]

When will the remaining buildings be under control? [ ]

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner’s Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
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</table>

Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from: [ ] Related Party [ ] Unrelated Party

2. Building(s) acquired or to be acquired with Buyer’s Basis:
   [ ] Determined with reference to Seller’s Basis [ ] Not Determined with reference to Seller’s Basis

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>PIS date of building under owner's control</th>
<th>Proposed Acquisition date</th>
<th>Years between PIS &amp; Acquisition</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

3. **Lead Based Paint (Section 811 PRA and Direct Loan Applications Only)**

Development constructed before January 1, 1978 [ ]

If yes, check each of the following that applies [24 CFR 35.115]:

[ ] Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.

[ ] The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.

[ ] Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.

[ ] An inspection performed according to HUD standards found the property contained no lead-based paint.

[ ] According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.

[ ] The rehabilitation will not disturb any painted surface.

[ ] The property has no bedrooms.

[ ] The property is currently vacant and will remain vacant until demolition.
Occupyed Developments

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, the following items must be provided.

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

AND

UPLoad SÉparatély frOM th é Application, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and tenant names or vacancy; and

- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

Optional, but only available to developments with no Direct Loan funds. The current property owner is unwilling to provide one or more of the required documents above, and a signed statement from the Applicant attesting to that fact is submitted behind this tab.

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 Notice can be found here: 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); and
- 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.

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Printed Name</th>
</tr>
</thead>
</table>

Date

FORM CONTINUES

2/28/2019
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.

Signature of Applicant

Printed Name

Date
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 > [√] 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)(I)).

**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.**
UNIT FEATURES
- 674 NET RENTABLE SQUARE FEET
- HARD FLOOR SURFACE THROUGHOUT UNIT - RESILIENT VINYL FLOORING
- 9’ CEILING THROUGHOUT
- CONDITIONED, COVERED CORRIDOR ENTRY
- AUTOMATIC SPRINKLERS THROUGHOUT
- WATER HEATER ACCESSIBLE FROM CORRIDOR
- ENERGY-STAR RATED LIGHTING
- HEATING & AIR CONDITIONING - TRADITIONAL SPLIT HVAC SYSTEM

KITCHEN
- ENERGY-STAR RATED REFRIGERATOR
- SOLID SURFACE COUNTERTOP
- FULL-HEIGHT TILE BACKSPLASH
- OVEN / RANGE
- MICROWAVE OVEN
- 30” WIDE SINK
- GARBAGE DISPOSAL
- ENERGY-STAR RATED DISHWASHER
- BREAKFAST BAR
- UNDER CABINET LIGHTING

PANTRY
- BUILT-IN SHELVING

COAT CLOSET
- WIRE SHELVING WITH ROD

LIVING
- OUTLETS FOR DATA & PHONE
- BUILT IN RECESSED SHELVES
- ENERGY-STAR RATED WINDOWS WITH SCREENS & BLINDS
- ENERGY-STAR RATED CEILING FAN

WALK-IN CLOSET
- WIRE SHELVING WITH ROD
- LAUNDRY CONNECTIONS
- STACKED WASHER DRYER

BATH
- EXHAUST/VENT FANS VENTED TO THE OUTSIDE
- 30” X 60” TUB & SHOWER WITH FULL HEIGHT TILE
- HIGH EFFICIENCY TOILET
- SOLID SURFACE COUNTERTOP
- SINK
- MIRROR
- LINEN CABINET

BEDROOM
- OUTLETS FOR DATA & PHONE
- ENERGY-STAR RATED WINDOWS WITH SCREENS & BLINDS
- ENERGY-STAR RATED CEILING FAN
UNIT FEATURES
• 703 NET RENTABLE SQUARE FEET
• ACCESSIBLE FOR MOBILITY IMPAIRED RESIDENTS
• HARD FLOOR SURFACE THROUGHOUT UNIT - RESILIENT VINYL FLOORING
• 9' CEILING THROUGHOUT
• CONDITIONED, COVERED CORRIDOR ENTRY
• AUTOMATIC SPRINKLERS THROUGHOUT
• WATER HEATER ACCESSIBLE FROM CORRIDOR
• ENERGY-STAR RATED LIGHTING
• HEATING & AIR CONDITIONING - TRADITIONAL SPLIT HVAC SYSTEM

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• ENERGY-STAR RATED CEILING FAN

New Hope Housing Ave J UNIT 1B PLAN MOBILITY IMPAIRED

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

02/22/2019
UNIT FEATURES
• 674 NET RENTABLE SQUARE FEET
• ACCESSIBLE FOR VISUALLY / HEARING IMPAIRED RESIDENTS
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New Hope Housing Ave J
UNIT 1C PLAN
VISUALLY / HEARING IMPAIRED

JANIS BRACKETT
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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UNIT FEATURES
• 1,001 NET RENTABLE SQUARE FEET
• HARD FLOOR SURFACE THROUGHOUT UNIT - RESILIENT VINYL FLOORING
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• WIRE SHELVING WITH ROD

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• ENERGY-STAR RATED CEILING FAN

New Hope Housing Ave J
UNIT FEATURES
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• ENERGY-STAR RATED WINDOWS WITH SCREENS & BLINDS
• ENERGY-STAR RATED CEILING FAN

New Hope Housing Ave J
UNIT 2B PLAN
MOBILITY IMPAIRED

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UNIT FEATURES
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- ENERGY-STAR RATED WINDOWS WITH SCREENS & BLINDS
- ENERGY-STAR RATED CEILING FAN
LOW SLOPE TPO ROOFS TO DRAIN INTO INTERNAL DRAINS. 1/4" PER 12" PITCH TYPICAL

FIBER CEMENT BOARD LARGE FORMAT

BRICK

FIBER CEMENT BOARD LAP SIDING

LOW SLOPE TPO ROOFS TO DRAIN INTO INTERNAL DRAINS. 1/4" PER 12" PITCH TYPICAL

FIBER CEMENT BOARD LARGE FORMAT

COURT YARD ELEVATION SOUTH

COURT YARD ELEVATION NORTH

WEST ELEVATION
FACING EDG EWOOD STREET

MATERIALS

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<td>1%</td>
</tr>
<tr>
<td>DECORATIVE CONCRETE BLOCK</td>
<td>2%</td>
</tr>
<tr>
<td>FIBER CEMENT BOARD LAP SIDING</td>
<td>50%</td>
</tr>
<tr>
<td>FIBER CEMENT BOARD LARGE FORMAT</td>
<td>28%</td>
</tr>
<tr>
<td>PAINTED CMU</td>
<td>1%</td>
</tr>
<tr>
<td>TOTAL PERCENTAGE</td>
<td>100%</td>
</tr>
</tbody>
</table>

New Hope Housing Ave J

EXTERIOR ELEVATIONS

© 2019 Kirksey

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

02/22/2019
LOW SLOPE TPO ROOFS TO DRAIN INTO INTERNAL DRAINS. 1/4" PER 12" PITCH TYPICAL

SOUTH ELEVATION
FACING AVENUE I

MATERIALS

<table>
<thead>
<tr>
<th>Material</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>16%</td>
</tr>
<tr>
<td>Corrugated Metal</td>
<td>1%</td>
</tr>
<tr>
<td>Decorative Concrete Block</td>
<td>2%</td>
</tr>
<tr>
<td>Fiber Cement Board Lap Siding</td>
<td>50%</td>
</tr>
<tr>
<td>Fiber Cement Board Large Format</td>
<td>28%</td>
</tr>
<tr>
<td>Painted CMU</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

New Hope Housing Ave J
**Specifications and Amenities (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:**
- X Fire Sprinklers
- X Elevators
- 1 # of Elevators
- 2500 Wt. Capacity

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

<table>
<thead>
<tr>
<th>Free</th>
<th>Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Shed or Flat Roof Carport Spaces:**

<table>
<thead>
<tr>
<th>Free</th>
<th>Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Detached Garage Spaces:**

<table>
<thead>
<tr>
<th>Free</th>
<th>Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Attached Garage Spaces:**

<table>
<thead>
<tr>
<th>Total # of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>80</td>
</tr>
</tbody>
</table>

**Uncovered Spaces:**

<table>
<thead>
<tr>
<th>Total # of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>80</td>
</tr>
</tbody>
</table>

**Structured Parking Garage Spaces:**

<table>
<thead>
<tr>
<th>Total # of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>80</td>
</tr>
</tbody>
</table>

**Floor Composition/Wall Height:**

- % Carpet/Vinyl/Resilient Flooring
- Ceiling Height
- % Ceramic Tile
- Upper Floor(s) Ceiling Height (Townhome Only)
- 20 % Other
  
  **Describe:** polished concrete

### Building and Unit Type Configuration

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Label</th>
<th># of Bedrooms</th>
<th>Sq. Ft. Per Unit</th>
<th># of Baths</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>A</td>
<td>1</td>
<td>1</td>
<td>674</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>45</td>
<td>30,330</td>
</tr>
<tr>
<td>A-HV</td>
<td>1</td>
<td>1</td>
<td>674</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>674</td>
</tr>
<tr>
<td>A</td>
<td>1</td>
<td>1</td>
<td>703</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>1,406</td>
</tr>
<tr>
<td>A-ADA</td>
<td>1</td>
<td>1</td>
<td>703</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>1,406</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>1,001</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>45</td>
<td>45,045</td>
</tr>
<tr>
<td>B-HV</td>
<td>2</td>
<td>2</td>
<td>1,001</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1,001</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>1,091</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>3,273</td>
</tr>
<tr>
<td>B-ADA</td>
<td>2</td>
<td>2</td>
<td>1,091</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Totals**

<table>
<thead>
<tr>
<th>Total # of Units</th>
<th>Total Sq Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>84,226</td>
</tr>
</tbody>
</table>

**Supportive Housing Applicants Only**

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

20622

Ensure that this number matches your architectural drawings.

**Note revised definition of "Common Area" at 10 TAC §11.1 (d)(22).**

7,500

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

91,726

The lesser of these two numbers added to NRA:

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

Net Rentable Square Footage from Rent Schedule

84,226

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

### Mobility

<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></td>
<td>100</td>
<td>5%</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>1BR/1B</td>
<td>50</td>
<td>5%</td>
<td>2.5</td>
<td>2.5</td>
<td>2</td>
</tr>
<tr>
<td>2BR/2B</td>
<td>50</td>
<td>5%</td>
<td>2.5</td>
<td>2.5</td>
<td>3</td>
</tr>
<tr>
<td>C</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>100</td>
<td>5%</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
</tbody>
</table>

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

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></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]  
Janis Brackett  
Firm Name (If applicable)

22 February 2019  
Kirksey Architects, Inc.
**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>Unit Description</td>
<td>100</td>
<td>2%</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1BR/1B</td>
<td>50</td>
<td>2%</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2BR/2B</td>
<td>50</td>
<td>2%</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>100</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

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

**EXAMPLE**

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>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>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>1.36</td>
<td>3</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: [Signature]
Date: 22 February 2019

Janis Brackett
Printed Name
Kirksey Architects, Inc.
Firm Name (If applicable)

2/21/2019
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, "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>Leasing Office</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 2:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></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>
</tbody>
</table>

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 1
**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.**

<table>
<thead>
<tr>
<th>Total dwelling Units in the Development:</th>
<th>100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total surface parking spaces:</td>
<td>137</td>
</tr>
<tr>
<td>Total carports:</td>
<td>0</td>
</tr>
<tr>
<td>Total garages:</td>
<td>0</td>
</tr>
<tr>
<td>Total parking spaces of all types:</td>
<td>137</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):</td>
<td>1</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td>136</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td>5</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td>36</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total APSs required (including dwelling units and facilities/amenities):</strong></td>
<td>7</td>
</tr>
</tbody>
</table>

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, carports, 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: 7

Minimum number of carports that must be APSs: 0

Number of garages that must be APSs: 0

**APSs that Must Be Van Spaces**

**Total Van APSs required, including all types of spaces:** 2

Minimum number of surface parking spaces that must be van APSs: 2

Minimum number of carports that must be van APSs: 0

Minimum number of garages that must be van APSs: 0

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:**

[Signature]

Printed Name: Janis Brackett

Date: 22 February 2019

Firm Name (if applicable): Kirksey Architects, Inc.

2/23/2019
### 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".

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

<table>
<thead>
<tr>
<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>COH</td>
<td>6</td>
<td>1</td>
<td>1.0</td>
<td>674</td>
<td>5,392</td>
<td>421</td>
<td>68</td>
<td>2,824</td>
<td>353</td>
<td>2,118</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>COH</td>
<td>13</td>
<td>1</td>
<td>1.0</td>
<td>674</td>
<td>8,444</td>
<td>421</td>
<td>68</td>
<td>8,255</td>
<td>353</td>
<td>706</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>COH</td>
<td>19</td>
<td>1</td>
<td>1.0</td>
<td>674</td>
<td>12,806</td>
<td>421</td>
<td>68</td>
<td>14,725</td>
<td>775</td>
<td>635</td>
<td>635</td>
<td>3,368</td>
</tr>
<tr>
<td>TC 30%</td>
<td>COH</td>
<td>2</td>
<td>1</td>
<td>1.0</td>
<td>703</td>
<td>1,406</td>
<td>421</td>
<td>68</td>
<td>706</td>
<td>353</td>
<td>706</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC 50%</td>
<td>COH</td>
<td>1</td>
<td>1</td>
<td>1.0</td>
<td>703</td>
<td>703</td>
<td>421</td>
<td>68</td>
<td>635</td>
<td>775</td>
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<tr>
<td>TC 30%</td>
<td>COH</td>
<td>8</td>
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<td>2.0</td>
<td>1001</td>
<td>8,008</td>
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<td>85</td>
<td>706</td>
<td>353</td>
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<tr>
<td>TC 50%</td>
<td>COH</td>
<td>5</td>
<td>2</td>
<td>2.0</td>
<td>1001</td>
<td>5,005</td>
<td>421</td>
<td>85</td>
<td>2,105</td>
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<td>2,105</td>
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</tr>
<tr>
<td>TC 50%</td>
<td>COH</td>
<td>14</td>
<td>2</td>
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<td>14,014</td>
<td>421</td>
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<tr>
<td>TC 60%</td>
<td>COH</td>
<td>19</td>
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<td>1001</td>
<td>19,019</td>
<td>421</td>
<td>85</td>
<td>17,613</td>
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<tr>
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<td>COH</td>
<td>2</td>
<td>2</td>
<td>2.0</td>
<td>1091</td>
<td>2,182</td>
<td>421</td>
<td>85</td>
<td>842</td>
<td>758</td>
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<td>COH</td>
<td>1</td>
<td>2</td>
<td>2.0</td>
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<td>1,091</td>
<td>421</td>
<td>85</td>
<td>758</td>
<td>758</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>TC 60%</td>
<td>COH</td>
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<td>2</td>
<td>2.0</td>
<td>1091</td>
<td>1,091</td>
<td>421</td>
<td>85</td>
<td>927</td>
<td>927</td>
<td>927</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**                          |                                      | 100             | 84,226          | 66,263       |

**Non Rental Income**
- $0.00 per unit/month for:
  - Non Rental Income

**Total Nonrental Income**
- $0.00 per unit/month

**Potential Gross Monthly Income**
- 66,263

- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.00% (4,638)

- Rental Concessions (enter as a negative number) Enter as a negative value

**Effective Gross Monthly Income**
- 61,625

**Effective Gross Annual Income**
- 739,495

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

### Housing

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>20%</td>
<td>20</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>40%</td>
<td>40</td>
</tr>
<tr>
<td>TC60%</td>
<td>40%</td>
<td>40</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
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</tr>
<tr>
<td>TC80%</td>
<td>0</td>
<td>0</td>
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</table>

### Tax Credits

<table>
<thead>
<tr>
<th>% of HTC</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTC LI Total</td>
<td>100</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Total HTC Units</td>
<td>100</td>
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</table>

### National Housing Trust Fund

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</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>0</td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

### Mortgage Revenue

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
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<td>0</td>
</tr>
<tr>
<td>MRB70%</td>
<td>0</td>
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</tr>
<tr>
<td>MRB80%</td>
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<td>0</td>
</tr>
</tbody>
</table>

### Bond

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

### Direct Loan

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>100%</td>
<td>11</td>
</tr>
<tr>
<td>40%</td>
<td>100%</td>
<td>11</td>
</tr>
<tr>
<td>LH/50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HH/60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HH/80%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan LI Total</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>11</td>
<td></td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>% of LI</th>
<th>% of Total</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

#### Bedrroms

- 1: Cost Per Sq Ft: $133.28
- 2: Cost Per Sq Ft: $133.28
- 3: Cost Per Sq Ft: $218.04

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.
### 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>Electric</td>
<td>$6</td>
<td>$7</td>
<td>$8</td>
<td>$10</td>
<td>$11</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Electric</td>
<td>$4</td>
<td>$4</td>
<td>$6</td>
<td>$8</td>
<td>$10</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Electric</td>
<td>$14</td>
<td>$16</td>
<td>$23</td>
<td>$29</td>
<td>$35</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$12</td>
<td>$15</td>
<td>$20</td>
<td>$26</td>
<td>$32</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$8</td>
<td>$10</td>
<td>$12</td>
<td>$15</td>
<td>$18</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Water</td>
<td>Landlord</td>
<td></td>
<td>$21</td>
<td>$21</td>
<td>$27</td>
<td>$34</td>
<td>$40</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Sewer</td>
<td>Landlord</td>
<td></td>
<td>$31</td>
<td>$32</td>
<td>$41</td>
<td>$51</td>
<td>$60</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td>Electric</td>
<td>$16</td>
<td>$16</td>
<td>$16</td>
<td>$16</td>
<td>$16</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td>Electric</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Houston Housing Authority 12/1/17</td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td></td>
<td>$60</td>
<td>$68</td>
<td>$85</td>
<td>$104</td>
<td>$122</td>
<td></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 12/1/17
### Allowance for Tenant-Furnished Utilities and Other Services

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

#### Effective Date

12/1/2017

**LOCALITY:**  
HOUSTON, TX METROPOLITAN AREA

**UNIT TYPE:**  
APARTMENTS (5 OR MORE UNITS PER BUILDING)

#### Utility or Service

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>Monthly Dollar Allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0BR</td>
</tr>
<tr>
<td><strong>Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$7</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$6</td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td></td>
</tr>
<tr>
<td><strong>Cooking</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$2</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$4</td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td></td>
</tr>
<tr>
<td><strong>Other Electric - Lighting - Base</strong></td>
<td>$14</td>
</tr>
<tr>
<td><strong>Air Conditioning</strong></td>
<td>$12</td>
</tr>
<tr>
<td><strong>Water Heating</strong></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$4</td>
</tr>
<tr>
<td>b. Bottle Gas</td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$8</td>
</tr>
<tr>
<td>d. Coal/Other</td>
<td></td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td>$21</td>
</tr>
<tr>
<td><strong>Sewer</strong></td>
<td>$31</td>
</tr>
<tr>
<td><strong>Trash Collection</strong></td>
<td></td>
</tr>
<tr>
<td>Range/Microwave (if tenant supplies)</td>
<td>$12</td>
</tr>
<tr>
<td>Refrigerator (If tenant supplies)</td>
<td>$13</td>
</tr>
<tr>
<td><strong>Other - Monthly Electric Fee</strong></td>
<td>$16</td>
</tr>
<tr>
<td><strong>Other - Monthly Gas Fee</strong></td>
<td>$16</td>
</tr>
</tbody>
</table>

**Actual Family Allowances**  
To be used by the family to compute allowance.  
Complete Below for the actual unit rented.

#### Utility or Service

- Heating
- Cooking
- Other Electric
- Air Conditioning
- Water Heating
- Water
- Sewer
- Trash Collection
- Range/Microwave
- Refrigerator
- Other (Elec Fee)
- Other (Gas Fee)

#### Per Month Cost

- Total $0

---

Name of Family

Address of Unit

Smaller of bedroom or voucher

---

This form can be found on Houston Housing Authority's website:  
http://www.housingforhouston.com/media/52852/hcv%20utility%20allowances%202018.pdf

Previous editions are obsolete

Page 1 of 1

form HUD-52667(12/97)

ref. Handbook 7420.8
## ANNUAL OPERATING EXPENSES

### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$22,710</td>
</tr>
<tr>
<td>Advertising</td>
<td>$0</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$6,000</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$1,620</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$2,455</td>
</tr>
<tr>
<td>Telephone</td>
<td>$960</td>
</tr>
<tr>
<td>Other Dues &amp; Subscriptions</td>
<td>$5,407</td>
</tr>
<tr>
<td>Other Alarm, Computers, Travel, Empty, Eng.</td>
<td>$7,100</td>
</tr>
</tbody>
</table>

Total General & Administrative Expenses: $46,252

Management Fee: Percent of Effective Gross Income: 5.00% $36,975

### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$81,200</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$45,760</td>
</tr>
<tr>
<td>Other Taxes and Fees</td>
<td>$12,450</td>
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<tr>
<td>Other Benefits</td>
<td>$29,600</td>
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</table>

Total Payroll, Payroll Tax & Employee Benefits: $169,010

### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>$12,000</td>
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<tr>
<td>Exterminating</td>
<td>$6,200</td>
</tr>
<tr>
<td>Grounds</td>
<td>$24,588</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$34,460</td>
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<tr>
<td>Pool</td>
<td>$23,100</td>
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<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Repairs & Maintenance: $100,348

### Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$20,200</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$</td>
</tr>
<tr>
<td>Trash</td>
<td>$6,000</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$58,800</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
</tr>
</tbody>
</table>

Total Utilities: $85,000

Annual Property Insurance: Rate per net rentable square foot: $1.42 $120,000

### Property Taxes

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Published Capitalization Rate:</td>
<td>9.00%</td>
</tr>
<tr>
<td>Source:</td>
<td>HCAD</td>
</tr>
<tr>
<td>Annual Property Taxes</td>
<td>$57,500</td>
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<tr>
<td>Payments in Lieu of Taxes</td>
<td>$</td>
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</tbody>
</table>

Total Property Taxes: $57,500

Reserve for Replacements: Annual reserves per unit: $300 $30,000

### Other Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>$</td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$</td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$4,000</td>
</tr>
<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
<td>$374</td>
</tr>
<tr>
<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
<td>$</td>
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<tr>
<td>Bond Trustee Fees</td>
<td>$</td>
</tr>
<tr>
<td>Security</td>
<td>$</td>
</tr>
<tr>
<td>Other City of Houston compliance fee $25/unit</td>
<td>$1,275</td>
</tr>
<tr>
<td>Other</td>
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</tr>
</tbody>
</table>

Total Other Expenses: $5,649

TOTAL ANNUAL EXPENSES: Expense per unit: $6507 $650,734 Expense to Income Ratio: 88.00%

### NET OPERATING INCOME (before debt service)

$88,761

Annual Debt Service

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

TOTAL ANNUAL DEBT SERVICE Debt Coverage Ratio: 0.00 $-

NET CASH FLOW: $88,761

If a revised form is submitted, date of submission: 2/28/2019
# 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>$795,156</td>
<td>$811,059</td>
<td>$827,280</td>
<td>$843,826</td>
<td>$860,702</td>
<td>$950,285</td>
<td>$1,049,191</td>
</tr>
<tr>
<td>Secondary Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potential Gross Annual Income</td>
<td>$795,156</td>
<td>$811,059</td>
<td>$827,280</td>
<td>$843,826</td>
<td>$860,702</td>
<td>$950,285</td>
<td>$1,049,191</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($55,661)</td>
<td>($56,774)</td>
<td>($57,910)</td>
<td>($59,068)</td>
<td>($60,249)</td>
<td>($66,520)</td>
<td>($73,443)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Effective Gross Annual Income</td>
<td>$739,495</td>
<td>$754,285</td>
<td>$769,371</td>
<td>$784,758</td>
<td>$800,453</td>
<td>$883,765</td>
<td>$975,748</td>
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</tbody>
</table>

### EXPENSES

<p>| | | | | | | | |</p>
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</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$46,252</td>
<td>$47,640</td>
<td>$49,069</td>
<td>$50,541</td>
<td>$52,057</td>
<td>$60,348</td>
<td>$69,960</td>
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<tr>
<td>Management Fee</td>
<td>$36,975</td>
<td>$37,714</td>
<td>$38,469</td>
<td>$39,238</td>
<td>$40,023</td>
<td>$44,188</td>
<td>$48,787</td>
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<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$100,348</td>
<td>$103,358</td>
<td>$106,459</td>
<td>$109,653</td>
<td>$112,943</td>
<td>$130,931</td>
<td>$151,785</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$20,200</td>
<td>$20,806</td>
<td>$21,430</td>
<td>$22,073</td>
<td>$22,735</td>
<td>$26,356</td>
<td>$30,545</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$64,800</td>
<td>$66,744</td>
<td>$68,746</td>
<td>$70,809</td>
<td>$72,933</td>
<td>$84,549</td>
<td>$98,016</td>
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<td>Annual Property Insurance Premiums</td>
<td>$120,000</td>
<td>$123,600</td>
<td>$127,308</td>
<td>$131,127</td>
<td>$135,061</td>
<td>$156,737</td>
<td>$181,511</td>
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<td>Property Tax</td>
<td>$57,500</td>
<td>$59,225</td>
<td>$61,002</td>
<td>$62,832</td>
<td>$64,717</td>
<td>$75,024</td>
<td>$86,974</td>
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<td>Reserve for Replacements</td>
<td>$30,000</td>
<td>$30,900</td>
<td>$31,827</td>
<td>$32,782</td>
<td>$33,765</td>
<td>$39,143</td>
<td>$45,378</td>
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<tr>
<td>Other Expenses</td>
<td>$5,649</td>
<td>$5,818</td>
<td>$5,993</td>
<td>$6,173</td>
<td>$6,358</td>
<td>$7,371</td>
<td>$8,545</td>
</tr>
<tr>
<td>Total Annual Expenses</td>
<td>$650,734</td>
<td>$669,886</td>
<td>$689,605</td>
<td>$709,909</td>
<td>$730,814</td>
<td>$845,005</td>
<td>$977,153</td>
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</table>

### NET OPERATING INCOME

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>$88,761</td>
<td>$84,399</td>
<td>$79,765</td>
<td>$74,849</td>
<td>$69,639</td>
<td>$38,761</td>
<td>($1,405)</td>
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</tr>
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</table>

### DEBT SERVICE

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Annual Cash Flow</strong></td>
<td><strong>$88,761</strong></td>
<td><strong>$84,399</strong></td>
<td><strong>$79,765</strong></td>
<td><strong>$74,849</strong></td>
<td><strong>$69,639</strong></td>
<td><strong>$38,761</strong></td>
<td><strong>($1,405)</strong></td>
</tr>
</tbody>
</table>

### CUMULATIVE NET CASH FLOW

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$88,761</strong></td>
<td><strong>$173,160</strong></td>
<td><strong>$252,926</strong></td>
<td><strong>$327,775</strong></td>
<td><strong>$397,414</strong></td>
<td><strong>$668,414</strong></td>
<td><strong>$761,803</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Debt Coverage Ratio

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

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
<th>Jason Aldridge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone: (972) 741-5150</td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:jaldridge@nefinc.org">jaldridge@nefinc.org</a></td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
<tr>
<td>Signature, Authorized Representative, Syndicator</td>
<td>Ken Overshiner</td>
</tr>
</tbody>
</table>

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

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<td>$860,702</td>
<td>$950,285</td>
<td>$1,049,191</td>
</tr>
<tr>
<td>secondary Income</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
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<td></td>
</tr>
<tr>
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<td>$769,371</td>
<td>$784,758</td>
<td>$800,453</td>
<td>$883,765</td>
<td>$975,748</td>
</tr>
</tbody>
</table>

| EXPENSES                      |          |          |          |          |          |          |           |
| general & Administrative Expenses | $46,252 | $47,640 | $49,069 | $50,541 | $52,057 | $60,348 | $69,900  |
| Management Fee                | $36,975  | $37,714  | $38,469  | $39,238  | $40,023  | $44,188  | $48,787  |
| Payroll, Payroll Tax & Employee Benefits | $169,010 | $174,080 | $179,303 | $184,682 | $190,222 | $220,520 | $255,643 |
| Repairs & Maintenance         | $100,348 | $103,358 | $106,459 | $109,653 | $112,943 | $130,931 | $151,785 |
| Electric & Gas Utilities      | $20,200  | $20,856  | $21,430  | $22,073  | $22,735  | $26,356  | $30,554  |
| Water, Sewer & Trash Utilities | $64,800  | $66,744  | $68,746  | $70,809  | $72,933  | $84,549  | $98,016  |
| Annual Property Insurance Premiums | $120,000 | $123,600 | $127,308 | $131,127 | $135,061 | $156,573 | $181,511 |
| Property Tax                  | $57,500  | $59,225  | $61,002  | $62,832  | $64,717  | $75,024  | $86,974  |
| Reserve for Replacements      | $30,000  | $30,900  | $31,827  | $32,782  | $33,765  | $39,143  | $45,378  |
| Other Expenses                | $5,649   | $5,818   | $5,993   | $6,173   | $6,358   | $7,371   | $8,545   |
| TOTAL ANNUAL EXPENSES         | $650,734 | $669,886 | $689,605 | $709,909 | $730,814 | $845,005 | $977,153 |

| NET OPERATING INCOME          | $88,761  | $84,399  | $79,765  | $74,849  | $69,639  | $38,761  | ($1,405) |

| DEBT SERVICE                  |          |          |          |          |          |          |           |
| First Deed of Trust Annual Loan Payment |          |          |          |          |          |          |           |
| Second Deed of Trust Annual Loan Payment |          |          |          |          |          |          |           |
| Third Deed of Trust Annual Loan Payment |          |          |          |          |          |          |           |
| Other Annual Required Payment |          |          |          |          |          |          |           |
| Other Annual Required Payment |          |          |          |          |          |          |           |
| ANNUAL NET CASH FLOW          | $88,761  | $84,399  | $79,765  | $74,849  | $69,639  | $38,761  | ($3,405) |
| CUMULATIVE NET CASH FLOW      | $88,761  | $173,160 | $252,926 | $327,775 | $397,414 | $668,414 | $761,803 |
| Debt Coverage Ratio           | #DIV/0!  | #DIV/0!  | #DIV/0!  | #DIV/0!  | #DIV/0!  | #DIV/0!  | #DIV/0!  |
| Other (Describe)              |          |          |          |          |          |          |           |
| Other (Describe)              |          |          |          |          |          |          |           |

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

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Ken Overshiner
Printed Name
2/22/19
Phone: (713) 966-2303
Email: Ken.Overshiner@bbva.com

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Jason Aldridge
Printed Name
2/26/19
Phone: 972.741.5750
Email: jaldridge@emfinc.org

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

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

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

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

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

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

---

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

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

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td></td>
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</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission: 2/28/2019
### 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>Survey</td>
<td>$20,213.02</td>
<td>$19,420.35</td>
<td>$39,633.37</td>
<td>-</td>
<td>-</td>
<td>$39,633</td>
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<tr>
<td>Earth Stripping and Rough Grading</td>
<td>$7,879.50</td>
<td>$7,570.50</td>
<td>$15,450.00</td>
<td>-</td>
<td>-</td>
<td>$15,450</td>
</tr>
<tr>
<td>Fine Grading</td>
<td>$5,253.00</td>
<td>$5,047.00</td>
<td>$10,300.00</td>
<td>-</td>
<td>-</td>
<td>$10,300</td>
</tr>
<tr>
<td>Subgrade Preparation</td>
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<td>$66,368.05</td>
<td>$135,445.00</td>
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<td>-</td>
<td>$135,445</td>
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<tr>
<td>Excavation</td>
<td>$116,091.30</td>
<td>$111,538.70</td>
<td>$227,630.00</td>
<td>-</td>
<td>-</td>
<td>$227,630</td>
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<tr>
<td>Erosion Controls</td>
<td>$17,957.36</td>
<td>$17,253.15</td>
<td>$35,210.51</td>
<td>-</td>
<td>-</td>
<td>$35,211</td>
</tr>
<tr>
<td>Termite Control</td>
<td>$4,445.61</td>
<td>$4,271.28</td>
<td>$8,716.89</td>
<td>-</td>
<td>-</td>
<td>$8,717</td>
</tr>
<tr>
<td>Base Courses</td>
<td>$12,323.54</td>
<td>$11,840.26</td>
<td>$24,163.80</td>
<td>-</td>
<td>-</td>
<td>$24,164</td>
</tr>
<tr>
<td>Concrete Paving</td>
<td>$76,613.43</td>
<td>$73,608.98</td>
<td>$150,222.41</td>
<td>-</td>
<td>-</td>
<td>$150,222</td>
</tr>
<tr>
<td>Sidewalks, Curb, Flatwork</td>
<td>$79,534.62</td>
<td>$76,415.62</td>
<td>$155,950.24</td>
<td>-</td>
<td>-</td>
<td>$155,950</td>
</tr>
<tr>
<td>Temporary Fencing</td>
<td>$10,374.68</td>
<td>$9,967.83</td>
<td>$20,342.50</td>
<td>-</td>
<td>-</td>
<td>$20,343</td>
</tr>
<tr>
<td>Concrete Detention Vault</td>
<td>$152,733.08</td>
<td>$146,743.54</td>
<td>$299,476.62</td>
<td>-</td>
<td>-</td>
<td>$299,477</td>
</tr>
<tr>
<td>Cast-in-Place Concrete/Retaining Wall</td>
<td>$86,825.99</td>
<td>$83,421.05</td>
<td>$170,247.04</td>
<td>-</td>
<td>-</td>
<td>$170,247</td>
</tr>
<tr>
<td>Electrical Primary</td>
<td>$31,518.00</td>
<td>$30,282.00</td>
<td>$61,800.00</td>
<td>-</td>
<td>-</td>
<td>$61,800</td>
</tr>
<tr>
<td>Storm System</td>
<td>$20,216.17</td>
<td>$19,423.38</td>
<td>$39,639.55</td>
<td>-</td>
<td>-</td>
<td>$39,640</td>
</tr>
<tr>
<td>Sanitary System</td>
<td>$21,252.59</td>
<td>$20,419.15</td>
<td>$41,671.74</td>
<td>-</td>
<td>-</td>
<td>$41,672</td>
</tr>
<tr>
<td>Private Water System</td>
<td>$30,286.70</td>
<td>$29,098.98</td>
<td>$59,385.68</td>
<td>-</td>
<td>-</td>
<td>$59,386</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$1,495,285</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**SEE EXECUTED COPY**

William Langford
Signature of Registered Engineer

Printed Name

Date 2/22/2019

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

Seal

2/28/2019
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 these 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>Survey</td>
<td>$20,213.02</td>
<td>$19,420.35</td>
<td>$39,633.37</td>
<td>$-</td>
<td>$-</td>
<td>$39,633</td>
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<tr>
<td>Earth Stripping and Rough Grading</td>
<td>$7,879.50</td>
<td>$7,570.50</td>
<td>$15,450.00</td>
<td>$-</td>
<td>$-</td>
<td>$15,450</td>
</tr>
<tr>
<td>Fine Grading</td>
<td>$5,253.00</td>
<td>$5,047.00</td>
<td>$10,300.00</td>
<td>$-</td>
<td>$-</td>
<td>$10,300</td>
</tr>
<tr>
<td>Subgrade Preparation</td>
<td>$69,076.95</td>
<td>$66,368.05</td>
<td>$135,445.00</td>
<td>$-</td>
<td>$-</td>
<td>$135,445</td>
</tr>
<tr>
<td>Excavation</td>
<td>$116,091.30</td>
<td>$111,538.70</td>
<td>$227,630.00</td>
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<td>$227,630</td>
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<tr>
<td>Erosion Controls</td>
<td>$17,957.36</td>
<td>$17,253.15</td>
<td>$35,210.51</td>
<td>$-</td>
<td>$-</td>
<td>$35,210</td>
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<tr>
<td>Termite Control</td>
<td>$4,445.61</td>
<td>$4,271.28</td>
<td>$8,716.89</td>
<td>$-</td>
<td>$-</td>
<td>$8,717</td>
</tr>
<tr>
<td>Base Courses</td>
<td>$12,323.54</td>
<td>$11,840.26</td>
<td>$24,163.80</td>
<td>$-</td>
<td>$-</td>
<td>$24,164</td>
</tr>
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<td>$-</td>
<td>$-</td>
<td>$153,222</td>
</tr>
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<td>$76,415.62</td>
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<td>$-</td>
<td>$-</td>
<td>$155,750</td>
</tr>
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<td>Sanitary System</td>
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<td>$-</td>
<td>$59,386</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>1,495,285</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer          
Printed Name                               
Date                                      

If a revised form is submitted, date of submission: 7BPE F2136
March 1, 2019

New Hope Housing, Inc.
C/o Houston Area Community Development Corporation
3315 Harrisburg Boulevard, Suite 400
Houston, TX 77003

Subject: Cost of Structured Parking

Emily,

With respect to the cost of construction, Camden estimates that $2,549,866 is attributable to structured parking due to podium style construction.

Sincerely,

CAMDEN BUILDERS, INC.

By Ru
Bobby Rivers
Vice President
## Development Cost Schedule

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

### TOTAL DEVELOPMENT SUMMARY

| Cost                      | Eligible Basis (If Applicable) |  
|---------------------------|--------------------------------|------|
| **ACQUISITION**           |                                |      |
| Site acquisition cost     | 1,817,200                      |      |
| Existing building         |                                |      |
| acquisition cost          |                                |      |
| Closing costs & acq.      | 15,000                         |      |
| legal fees                |                                |      |
| Other (specify)           | see footnote 1                 |      |
| Other (specify)           | see footnote 1                 |      |
| **Subtotal Acquisition Cost** | $1,832,200          |      |
| **OFF-SITES**             |                                |      |
| Off-site concrete         | 0                              |      |
| Storm drains & devices    | 0                              |      |
| Water & fire hydrants     | 0                              |      |
| Off-site utilities        | 0                              |      |
| Sewer laterals            | 0                              |      |
| Off-site paving           | 0                              |      |
| Off-site electrical       | 0                              |      |
| Other (specify)           | see footnote 1                 |      |
| Other (specify)           | see footnote 1                 |      |
| **Subtotal Off-Sites Cost** | $0                          |      |
| **SITE WORK**             |                                |      |
| Demolition                | 0                              |      |
| Asbestos Abatement        | 0                              |      |
| (Demolition Only)         |                                |      |
| Detention                 | 0                              |      |
| Rough grading             | 0                              |      |
| Fine grading              | 0                              |      |
| On-site concrete          | 0                              |      |
| On-site electrical        | 0                              |      |
| On-site paving            | 0                              |      |
| On-site utilities         | 0                              |      |
| Decorative masonry        | 0                              |      |
| Bumper stops, striping & signs | 0                        |      |
| **SEE ATTACHED SITE WORK ESTIMATE** | 1,495,285           |      |
| **Subtotal Site Work Cost** | $1,495,285          |      |
| **SITE AMENITIES**        |                                |      |
| Landscaping               | 215,430                        | 215,430 |
| Pool and decking          | 0                              | 0     |
| Athletic court(s),        | 45,787                         | 45,787 |
| playground(s)             |                                |      |
| Fencing                   | 109,889                        | 109,889 |
| Other (specify)           | see footnote 1                 |      |
| **Subtotal Site Amenities Cost** | $371,106          |      |
| **BUILDING COSTS**        |                                |      |
| Concrete                  | 1,886,661                      | 1,886,661 |
| Masonry                   | 549,444                        | 549,444  |
| Metals                    | 549,444                        | 549,444  |
| Woods and Plastics        | 4,496,282                      | 4,496,282 |
| Thermal and Moisture      | 732,592                        | 732,592  |
| Protection                |                                |      |
| Roof Covering             | 183,148                        | 183,148  |
| Doors and Windows         | 366,296                        | 366,296  |
| Finishes                  | 2,014,627                      | 2,014,627 |
| Specialties               | 91,574                         | 91,574   |
| Equipment                 | 366,296                        | 366,296  |
| Furnishings               | 91,574                         | 91,574   |
| Special Construction      | 91,574                         | 91,574   |
| Conveying Systems         | 183,148                        | 183,148  |
| (Elevators)               |                                |      |
| Mechanical (HVAC;         | 2,197,775                      | 2,197,775 |
| Plumbing)                 |                                |      |
| Electrical                | 2,014,627                      | 2,014,627 |
| **Individually itemize costs below:** |                      |      |
| Detached Community        | 0                              | 0     |
| Facilities/BUILDING       |                                |      |
| Carports and/or Garages   | 0                              | 0     |
| Lead-Based Paint          | 0                              | 0     |
| Abatement                 |                                |      |
| Asbestos Abatement        | 0                              | 0     |
| (Rehabilitation Only)     |                                |      |
| Structured Parking        | 2,549,886                      | 2,549,886 |
| Commercial Space Costs    | 0                              | 0     |
| **Subtotal Building Costs** | $18,364,948          |      |

2/28/2019
### Voluntary Eligible Building Costs (After 11.9(e)(2))

Enter amount to be used to achieve desired score.

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>E77:E78</th>
<th>$81.89 psf</th>
<th>$7,511,442</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL BUILDING COSTS &amp; SITE WORK</td>
<td>$20,231,339</td>
<td>$0</td>
<td>$9,377,833</td>
<td></td>
</tr>
<tr>
<td>(including site amenities)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td>5.00%</td>
<td>$1,011,567</td>
<td></td>
<td>468,892</td>
</tr>
<tr>
<td>TOTAL HARD COSTS</td>
<td>$21,242,906</td>
<td>$0</td>
<td>$9,846,725</td>
<td></td>
</tr>
<tr>
<td>OTHER CONSTRUCTION COSTS %THC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>1,274,574</td>
<td>0,00</td>
<td>590,803</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td>242,858</td>
<td></td>
<td>196,934</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td>1,274,574</td>
<td>0,00</td>
<td>590,803</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>TOTAL CONTRACTOR FEES</td>
<td>$2,974,007</td>
<td>$0</td>
<td>$1,378,541</td>
<td></td>
</tr>
<tr>
<td>TOTAL CONSTRUCTION CONTRACT</td>
<td>$24,216,913</td>
<td>$0</td>
<td>$11,225,266</td>
<td></td>
</tr>
</tbody>
</table>

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.

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

Enter amount to be used to achieve desired score.

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>E96:E97</th>
<th>$0.00 psf</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL BUILDING COSTS &amp; SITE WORK</td>
<td>$20,231,339</td>
<td>$0</td>
<td>$9,377,833</td>
<td></td>
</tr>
<tr>
<td>(including site amenities)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency</td>
<td>5.00%</td>
<td>$1,011,567</td>
<td></td>
<td>468,892</td>
</tr>
<tr>
<td>TOTAL HARD COSTS</td>
<td>$21,242,906</td>
<td>$0</td>
<td>$9,846,725</td>
<td></td>
</tr>
<tr>
<td>OTHER CONSTRUCTION COSTS %THC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>1,274,574</td>
<td>0,00</td>
<td>590,803</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td>242,858</td>
<td></td>
<td>196,934</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td>1,274,574</td>
<td>0,00</td>
<td>590,803</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>TOTAL CONTRACTOR FEES</td>
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<td>$0</td>
<td>$1,378,541</td>
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<td>$0</td>
<td>$11,225,266</td>
<td></td>
</tr>
</tbody>
</table>

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

### SOFT COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>E77:E78</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>1,769,068</td>
<td>1,769,068</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>220,000</td>
<td>220,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>170,000</td>
<td>170,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>162,306</td>
<td>162,306</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>51,489</td>
<td>51,489</td>
</tr>
<tr>
<td>Appraisal</td>
<td>35,000</td>
<td>35,000</td>
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<tr>
<td>Market analysis</td>
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<td>20,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
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<td>20,000</td>
</tr>
<tr>
<td>Soils report</td>
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<tr>
<td>Survey</td>
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<td>30,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>65,000</td>
<td>65,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>75,000</td>
<td>75,000</td>
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<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>Furnishings (FF&amp;E)</td>
<td>450,000</td>
<td>450,000</td>
</tr>
<tr>
<td>LEED Certification &amp; Consultant</td>
<td>270,000</td>
<td>270,000</td>
</tr>
<tr>
<td>Waterproofing Consultant Fee</td>
<td>50,000</td>
<td>50,000</td>
</tr>
</tbody>
</table>

### Subtotal Soft Cost

| Subtotal Soft Cost                                                   | $3,437,863        | $3,427,863|

### FINANCING:

#### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>E77:E78</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>660,000</td>
<td>660,000</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>110,000</td>
<td>110,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>180,000</td>
<td>180,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>80,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Credit Report</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Discount Points</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>Other (specify) - see footnote 1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>E77:E78</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond premium</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Credit report</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Discount points</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Prepaid MIP</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>Other (specify) - see footnote 1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### BRIDGE LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>E77:E78</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

3/1/2019
### Loan origination fees
0

### Title & recording fees
0

### Closing costs & legal fees
0

### Other (specify) - see footnote 1
0

### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Refinance (existing loan payoff amt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>71,750</td>
<td>0</td>
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<tr>
<td>Tax and/or bond counsel</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Payment bonds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Performance bonds</td>
<td>404,160</td>
<td>404,160</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>25,000</td>
<td>0</td>
</tr>
<tr>
<td>Tax opinion</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</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>Other (specify) - see footnote 1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Subtotal Financing Cost: $1,560,910

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Refinance (existing loan payoff amt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>4,127,021</td>
<td>0</td>
</tr>
<tr>
<td>General &amp; administrative Profit or fee</td>
<td>2,417,593</td>
<td>0</td>
</tr>
</tbody>
</table>

Subtotal Developer Fees: $6,544,614

### RESERVES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Refinance (existing loan payoff amt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>321,857</td>
<td>0</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>321,857</td>
<td>0</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Subtotal Reserves: $321,857

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
<th>Refinance (existing loan payoff amt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>$321,857</td>
<td>0</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>321,857</td>
<td>0</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
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</tr>
<tr>
<td>Replacement - new funds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

TOTAL HOUSING DEVELOPMENT COSTS: $35,496,764

### 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**: $18,534,883

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

**Total Adjusted Basis**: $24,095,347

Applicable Fraction: 100%

**Total Qualified Basis**: $24,095,347

Applicable Percentage: 9.00%

**Credits Supported by Eligible Basis**: $2,168,581

### Requested Score for 11.9(e)(2)

**11.9(e)(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**: Bobby Rivers, Camden Builders

**Phone Number for Contact**: (713) 354-2546

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

Footnotes:

1. An itemized description of all "other" costs must be included at the end of this exhibit.
2. All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.
3. (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.
4. (HTC Only) Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.
5. (HTC Only) Provide all costs & Eligible Basis associated with the Development.
6. (HTC Only) Use the appropriate Applicable Percentages as defined in §11.1 of the QAP.
### 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>Liens</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Liens</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$1,909,398</td>
<td>0.00%</td>
<td>3</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Construction Loan</td>
<td>Conventional Loan</td>
<td>$11,000,000</td>
<td>6.00%</td>
<td>1</td>
</tr>
</tbody>
</table>

### Third Party Equity

| National Equity Fund    | HTC | $1,500,000 | $2,669,733 | $13,348,665 | 0.89 |

### Grant

| City of Houston          | §11.9(d)(2) LPS Contribution | $500 | $500 | 0.00% | 0 | 0 |

### Deferred Developer Fee

<table>
<thead>
<tr>
<th>Direct Loan Match</th>
</tr>
</thead>
</table>

### Other

| City of Houston via Sponsor Loan | HOME Program | $18,352,710 | 0.00% | 2 | $18,352,710 | 0.00% | 40 | 40 |
| NHH Sponsor Loan - Charitable Funds | Charitable Fundraising | $1,564,423 | 3.00% | 4 | $1,885,491 | 3.00% | 40 | 40 |

| Total Sources of Funds   | $35,496,764 | | |
| Total Uses of Funds      | $35,496,764 | | |
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).

Please see the attached Finance Narrative.

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.

Reserves are calculated at $300 per unit, as required by the City of Houston Housing & Community Development.

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.

Please see the attached Finance Narrative.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
<th>Printed Name</th>
<th>Date</th>
</tr>
</thead>
</table>

Telephone: ___________________________________________________________

Email address: ________________________________________________________

If a revised form is submitted, date of submission: ______________________
# 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>Lien Position</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$1,909,398</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$1,909,398</td>
<td>0.00%</td>
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<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>Construction Loan</td>
<td>Conventional Loan</td>
<td>$11,000,000</td>
<td>6.00%</td>
<td>$</td>
<td>0.00%</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>National Equity Fund</td>
<td>HTC $ 1,500,000</td>
<td>$ 2,669,733</td>
<td>$ 13,348,665</td>
<td>0.89</td>
</tr>
<tr>
<td>Grant</td>
<td>City of Houston $11.9(4)(2); PS Contribution</td>
<td>$500</td>
<td>$500</td>
<td>0.00%</td>
<td>0</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td>$18,352,710</td>
<td>0.00%</td>
<td>$18,352,710</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>HOME Program</td>
<td>$1,564,423</td>
<td>3.00%</td>
<td>$1,885,491</td>
<td>3.00%</td>
</tr>
<tr>
<td></td>
<td>NHH Sponsor Loan - Charitable Funds</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Charitable Fundraising</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$35,496,764</td>
<td></td>
<td></td>
<td>$35,496,764</td>
<td></td>
</tr>
<tr>
<td>Total Uses of Funds</td>
<td>$35,496,764</td>
<td></td>
<td></td>
<td>$35,496,764</td>
<td></td>
</tr>
</tbody>
</table>
INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the 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).

Please see the attached Finance Narrative.

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.

Reserves are calculated at 3% of roof, as required by the City of Houston Housing & Community Development.

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.

Please see the attached Finance Narrative.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: 713.766.2505

Email address: ken@vendicore.com

If a revised form is submitted, date of submission:

2/28/2019
New Hope Housing Avenue J
FINANCING NARRATIVE

Construction Sources - $35,496,764
Construction sources include:
1. TDHCA Direct Loan in the amount of $1,909,398* – We are requesting an award of TCAP funds.
2. Construction Loan in the amount of $11,000,000, provided by BBVA Compass and funded through construction draws (see included term sheet from BBVA Compass),
3. Tax credit equity in the amount of $2,669,733, from National Equity Fund,
4. Funds granted and/or loaned to the nonprofit sponsor in the amount of $18,352,710, from the City of Houston. All funds from the City of Houston will be structured as a loan to the partnership from the recipient, Houston Area Community Development Corporation**, and paid through construction draws,
5. City of Houston Grant in the amount of $500 to be funded at closing,
6. Charitable Contributions will be loaned to the partnership from New Hope Housing, Inc. The amount detailed below will be made available to the partnership at closing:
   - Sponsor Loan at closing $1,564,423*
     *Sponsor loan will fully fund at closing and be held in a controlled account by the lender, the portion unused during construction will be held as collateral against the construction loan

Permanent Sources - $35,496,764
Permanent sources include:
1. TDHCA Direct Loan in the amount of $1,909,398* – We are requesting an award of TCAP funds,
2. Tax credit equity in the amount of $13,348,665, which will in large part be used to pay off the outstanding construction loan at project completion with approximately 20% funded at closing (see equity LOI for installment benchmarks),
3. Funds granted and/or loaned to the nonprofit sponsor in the amount of $18,352,710, from the City of Houston. All funds from the City of Houston will be structured as a loan to the partnership from the recipient, Houston Area Community Development Corporation, and paid through construction draws,
4. City of Houston Grant in the amount of $500 to be funded at closing,
5. Charitable Contributions will be loaned to the partnership from New Hope Housing, Inc. The total amount detailed below will be made available to the partnership at closing. All charitable receipts are expected to fund prior to the proposed development’s Placement in Service:
   a. Brown Foundation $500,000 Expected Application Date: Oct-2019
   b. Arnold Foundation $800,000 Expected Application Date: Aug-2019
   c. Cullen Foundation $250,000 Expected Application Date: Aug-2019
   d. Fondren Foundation $250,000 Expected Application Date: Sept-2019
   e. To be determined $ 85,491 Expected Application Date: Dec-2019
   CHARITABLE TOTAL $1,885,491*

*A portion of the charitable contributions will be used for TCAP Match.
**Houston Area Community Development Corporation is a CHDO affiliate of New Hope Housing, Inc., and is wholly controlled by New Hope Housing, Inc., the project Guarantor.
Long Term Feasibility & Historical Fundraising Efforts
Based on historical fundraising and our ongoing fundraising efforts, we fully expect to raise the anticipated sources outlined on the Charitable Contributions source list. New Hope Housing, Inc. (“NHHI”) is also prepared to provide an Operating Subsidy, should the project require it. Below is a brief overview of NHHI’s recent fundraising history for operations and services:

Fiscal Period                          Total
FY 01/01/14 - 12/31/14   $               1,170,963
FY 01/01/15 - 12/31/15   $               1,045,292
FY 01/01/16 - 12/31/16   $               1,076,725
FY 01/01/17 - 12/31/17   $               1,378,165
FY 01/01/18 - 12/31/18   $               1,331,520
AVERAGE ANNUAL OVER 5 YEARS $               1,200,533

Operating Subsidy Agreement
New Hope Housing, Inc. has approved an Operating Subsidy Agreement for New Hope Housing Avenue J in an amount sufficient to provide NHH Avenue J, Ltd. (the “Project Owner”) funding in an amount sufficient to pay for actual operational and maintenance costs in the first year of operations, with the Operational Subsidy increasing up to 4% per year thereafter:

$775 for each and every 1 Bedroom unit per month
$927 for each and every 2 Bedroom unit per month
February 24, 2019

NHH Avenue J, Ltd.
3315 Harrisburg Blvd., Suite 400
Houston, Texas 77003

RE: NEW HOPE HOUSING AVENUE J
OPERATIONAL SUBSIDY

Ladies and Gentlemen:

This is to confirm that New Hope Housing, Inc., a Texas nonprofit corporation (“NHHI”), will provide to NHH Avenue J, Ltd. (the “Project Owner”), certain funds for the ongoing operation of the New Hope Housing Avenue J (the “Project”), a proposed 100-unit facility to provide residential and supportive services. NHHI agrees to provide funding in the form of an Operational Subsidy, which the Project Owner shall use toward the operational and maintenance costs of the Project.

The amount of Operational Subsidy will be a sum sufficient to fund normal operations and maintenance of the Project, but not to exceed:

   $775 for each and every 1 Bedroom unit per month
   $927 for each and every 2 Bedroom unit per month

NHHI will increase the amount thereafter based on actual expenses as necessary for normal operation and maintenance of the Project. NHHI will provide the Operational Subsidy to the Project Owner pursuant to its commitment letter of even date herewith.

Sincerely,

Joy Horak-Brown
President and CEO
February 24, 2019

NHH Avenue J, Ltd.
3315 Harrisburg Blvd., Suite 400
Houston, Texas 77003

RE: NEW HOPE HOUSING AVENUE J
OPERATIONAL SUBSIDY

Ladies and Gentlemen:

We are pleased to inform you that New Hope Housing, Inc., a Texas nonprofit corporation; (“NHHI”) has approved the following subsidy payments (the “Operational Subsidy”) for the operation and maintenance of New Hope Housing Avenue J (the “Project”). NHHI hereby commits to provide to NHH Avenue J, Ltd. (the “Project Owner”) funding in an amount sufficient to pay for normal operations and maintenance of the Project, not to exceed:

$775 for each and every 1 Bedroom unit per month
$927 for each and every 2 Bedroom unit per month

NHHI will increase the amount thereafter based on actual expenses as necessary for normal operation and maintenance of the Project. NHHI will provide the Operational Subsidy to the Project Owner pursuant to its commitment letter of even date herewith.

The Operational Subsidy will be subject to the following described terms and conditions:

TERMS SUMMARY

Project Owner: NHH Avenue J, Ltd.

Conditions: Operational Subsidy payments will be conditioned upon: (i) the Project Owner’s receiving for the Project an allocation of Housing Tax Credits from the Texas Department of Housing and Community Affairs (“TDHCA”); (ii) the closing of Housing Tax Credit financing from a tax credit investor/syndicator on or before November 29, 2019; and (iii) the completion of construction of the Project.
Subsidy Amount: From time to time the Project Owner and NHHI will agree upon a base amount of monthly Operational Subsidy necessary for the normal operation and maintenance of the Project, as budgeted by the Project Owner for the ensuing year. The base amount of the Operational Subsidy:

$775 for each and every 1 Bedroom unit per month
$927 for each and every 2 Bedroom unit per month

NHHI will increase the amount thereafter up to 4% per year based on actual expenses as necessary for normal operation and maintenance of the Project. NHHI will not subsidize the Project in excess of the amount required.

Payment Dates: Operational Subsidy payments will be payable on the first day of the month following the Placed in Service date, and on the first date of each calendar month thereafter. Should the Project fail to receive Housing Tax Credit financing, or should the Project fail to be Placed in Service, then no Operational Subsidy payments will be owed.

Purpose of Subsidy: Operational Subsidy for operational and maintenance costs of the Project.

Term: The Operational Subsidy payments will continue each month for fifteen (15) years following the Place In Service date, and shall be renewable thereafter in five (5) year extension periods.

Adjustments: From time to time throughout the term of this Operational Subsidy, the monthly base Operation Subsidy payment may be adjusted pursuant to a written agreement between NHHI and the Project Owner.

Cooperation: NHHI intends to use funding from various sources in order to fund the Operational Subsidy payments described herein. NHHI and the Project Owner shall agree to cooperate in developing and implementing standards to insure that the Project facility and the services provided at the Project meet or exceed the requirements of funding sources.
THE PARTIES HERETO EXPRESSLY ACKNOWLEDGE AND AGREE THAT, WITH REGARD TO
THE SUBJECT MATTER OF THIS COMMITMENT LETTER AND THE TRANSACTIONS
CONTEMPLATED HEREIN (1) THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES
HERETO AND (2) THIS COMMITMENT LETTER, INCLUDING THE DEFINED TERMS AND ALL
EXHIBITS AND ADDENDA, IF ANY, ATTACHED HERETO, (a) EMBODIES THE FINAL AND
COMPLETE AGREEMENT BETWEEN THE PARTIES; (b) SUPERSEDES ALL PRIOR AND
CONTEMPORANEOUS NEGOTIATIONS, OFFERS, PROPOSALS, AGREEMENTS, COMMITMENTS,
PROMISES, ACTS, CONDUCT, COURSE OF DEALING, REPRESENTATIONS, STATEMENTS,
ASSURANCES, AND UNDERSTANDINGS, WHETHER ORAL OR WRITTEN; AND (c) MAY NOT BE
VARIED OR CONTRADICTED BY EVIDENCE OF ANY SUCH PRIOR OR CONTEMPORANEOUS
MATTER OR BY EVIDENCE OF ANY SUBSEQUENT ORAL AGREEMENT OF THE PARTIES
HERETO.

The acceptance of this commitment letter shall be indicated by Borrower’s signature below.

NEW HOPE HOUSING, INC., a Texas nonprofit corporation

By: ________________________________
    Joy Horak-Brown
    President & CEO

Accepted:

NHH Avenue J, Ltd., a Texas limited partnership (to be formed)

By: NHH Avenue J GP, LLC, its General Partner

By: Houston Area Community Development Corporation., its Sole Member

By: ________________________________
    Joy Horak-Brown, President and CEO
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.
NHH Avenue J, Ltd.

Determination of Financial Capacity by Nonprofit Sponsor with Independent Accountants’ Report on Applying Agreed-Upon Procedures

February 25, 2019
INDEPENDENT ACCOUNTANTS’ REPORT
ON APPLYING AGREED-UPON PROCEDURES

New Hope Housing, Inc. and the
Texas Department of Housing and Community Affairs (the "Agency"): RE: 2019 Application for 9% tax credits
Proposed Name of Project: New Hope Housing Avenue J
Name of Proposed Project Owner: NHH Avenue J, Ltd.

We have performed the procedures enumerated below, which were agreed to by the Houston Area Community Development Corporation (the "Sponsor"), and specified by the Texas Department of Housing and Community Affairs (the "Agency") (together the "Specified Users"), solely to assist you with respect to verifying that the Sponsor has the capacity to provide capital from funds that are not otherwise committed or pledged, as of February 25, 2019, with respect to the 2019 Application for 9% low-income housing tax credits of New Hope Housing Avenue J (the "Proposed Development"), to be submitted to the Agency. The Proposed Development will be owned by NHH Avenue J, Ltd. (the "Development Owner"). NHH Avenue J GP, LLC is a to-be-formed entity which will serve as the general partner of the Development Owner. The sole member of NHH Avenue J GP, LLC is Houston Area Community Development Corporation, which is affiliated with New Hope Housing, Inc. (the "Guarantor"). The Sponsor's management is responsible for determining that the Guarantor has the capacity to provide capital from funds that are not otherwise committed or pledged, as of February 25, 2019, with respect to the 2019 Application for 9% low-income housing tax credits of the Proposed Development.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Our procedures and findings are as follows:

- We read the TDHCA 2019 Qualified Allocation Plan, in effect for the 2019 Housing Tax Credit Program Application, and determined that the Development Owner is required to submit a letter verifying the capacity of the Guarantor to provide capital from funds that are not otherwise committed or pledged;
- We obtained the Schedule of Sources and Uses of Funds (the "Sources & Uses"). The Sources & Uses indicate the intention of the Guarantor to provide owner contributions to the Development Owner for the Proposed Development in the amount of $1,885,491 (the "NHH Sponsor Loan");
- We obtained a letter from BBVA Compass (the "BBVA Letter") regarding the potential uses of funds included on the Statement. The BBVA Letter confirmed that the Guarantor has the capacity to provide $1,150,000 (the “BBVA Confirmed Amount”) of the Deposit Balance in development funding from funds that are not otherwise committed or pledged;
We obtained a letter from Wells Fargo Bank, N.A. (the "Wells Fargo Letter") regarding the potential uses of the Sponsor’s funds. The Wells Fargo Letter confirmed that the Development Owner has the capacity to provide $4,332,327 (the “Wells Fargo Confirmed Amount”) in development funding from funds that are not otherwise committed or pledged;

We obtained an organization chart (the "Organization Chart") for the Development Owner, which identifies the partners of the Development owner, and the composition of the board of directors of the Sponsor. From the organization chart, we determined that Karen Gwin is the Treasurer and CFO of the Sponsor; and

We obtained representations from Karen Gwin, in her capacity as the Treasurer and CFO of the Sponsor, regarding the Sponsor's intention to provide capital to fund the Proposed Development. Based on those representations we determined that the Sponsor intends to provide $1,885,491 in the form of the NHH Sponsor Loan to the Development Owner, to be used for the construction and development of the Proposed Development.

Based on the BBVA Confirmed Amount and the Wells Fargo Confirmed Amount, the BBVA Letter, the Wells Fargo Letter, the Organization Chart, and representations from the Sponsor as to its intended actions, we determined that, as of February 25, 2019, the Sponsor has the capacity to provide the Development Owner with funds to support the NHH Sponsor Loan for the Proposed Development.

In making the above determinations we relied on the representations made by the Sponsor as to its intended course of action for the Proposed Development and the sources of funds therein. The final determination of the actual amount of the NHH Sponsor Loan to be provided by the Sponsor to the Development Owner cannot be made until the Proposed Development has been completed and the sources of funds can be properly evaluated, during the final cost certification process and the application for a final award of IRS Forms 8609.

We were not engaged to, and did not, conduct an audit, the objective of which would be the expression of an opinion on whether the Sponsor has the capacity to provide capital from funds that are not otherwise committed or pledged, as of February 25, 2019, related to the 2019 Application for 9% low income housing tax credits of the Proposed Development. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report is intended solely for the information and use of by the Sponsor and the Agency and is not intended to be and should not be used by anyone other than those specified parties.

Austin, Texas
February 28, 2019

Contact person for questions about this report: George F. Littlejohn, CPA
Phone# (512) 340-0420
E-Mail: george.littlejohn@novoco.com
February 22, 2019

New Hope Housing, Inc.
c/o Joy Horak-Brown
President and CEO
3315 Harrisburg Boulevard, Suite 400
Houston, TX 77003

Re: Availability of New Hope Housing, Inc. Funds

Dear Joy,

The purpose of this letter is to confirm the availability of funding pursuant to 10 TAC 11.204(7)(C) of the 2019 Texas Department of Housing and Community Affairs (“TDHCA”) Uniform Multifamily Rules (the “Rules”). Please accept this letter as confirmation that New Hope Housing, Inc. has the capacity to provide $1,150,000 in development funding from funds that are not otherwise committed or pledged.

Please contact me at 713-966-2303 with any questions.

Sincerely,

[Signature]

Ken Overshiner, Senior Vice President,
Community Development Capital, Compass Bank
February 21, 2019

New Hope Housing, Inc.
c/o Joy Horak-Brown
President and CEO
3315 Harrisburg Blvd., Suite 400
Houston, Texas 77003

Re: Availability of New Hope Housing, Inc. Funds

Dear Joy,

The purpose of this letter is to confirm the availability of funding pursuant to 10 TAC Section 11.204(7)(c). Please accept this letter as confirmation that New Hope Housing, Inc. has the capacity to provide $4,332,327.72 in development funding from funds that are not otherwise committed or pledged.

Please contact me at 281-324-7328 with any questions.

Sincerely,

Susan Holcomb, Vice President
Wells Fargo Bank, N.A.
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>$95,470</td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) <strong>CANNOT INCLUDE DEVELOPER FEES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Real Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Value of Match Pledged</td>
<td>$95,470</td>
<td></td>
</tr>
<tr>
<td>Total Amount of MF Direct Loan funds Requested</td>
<td>$1,909,398</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>5.00%</td>
<td></td>
</tr>
</tbody>
</table>

Match source to be determined prior to award.
### Finance Scoring (for Competitive HTC Applications ONLY)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Points Claimed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</strong></td>
<td>Name of the Local Political Subdivision providing the funding: City of Houston</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.</td>
<td></td>
</tr>
<tr>
<td>Total Points Claimed:</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>2. Financial Feasibility (§11.9(e)(1))</strong></td>
<td>Eligible Pro-Forma and letter stating the Development is financially feasible.</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>Eligible Pro-Forma and letter stating Development and Principals are acceptable.</td>
<td>18</td>
</tr>
<tr>
<td>Total Points Claimed:</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td><strong>3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))</strong></td>
<td>Percent of Units restricted to serve households at or below 30% of AMGI</td>
<td>20.00%</td>
</tr>
<tr>
<td></td>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>4.23%</td>
</tr>
<tr>
<td>Eligibility for points:</td>
<td>Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Housing Tax Credit Request</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Housing Tax Credit Request</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Housing Tax Credit Request</td>
<td>1</td>
</tr>
<tr>
<td>* Be sure no more than 50% of Developer fees are deferred.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Points Claimed:</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>
**Supporting Documents Should be Included Behind this Tab**

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

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**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.

- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- n/a Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) **was submitted behind TAB 19.**

- Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]

- n/a Evidence of Rental Assistance/Subsidy
# 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 come and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the pro forma period should be attached to this exhibit.

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$795,156</td>
<td>$811,059</td>
<td>$827,280</td>
<td>$843,826</td>
<td>$860,702</td>
<td>$950,285</td>
<td>$1,049,191</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL GROSS ANNUAL RENTAL INCOME</td>
<td>$795,156</td>
<td>$811,059</td>
<td>$827,280</td>
<td>$843,826</td>
<td>$860,702</td>
<td>$950,285</td>
<td>$1,049,191</td>
</tr>
<tr>
<td>Revision for Vacancy &amp; Collection Loss</td>
<td>($55,651)</td>
<td>($56,774)</td>
<td>($57,910)</td>
<td>($59,068)</td>
<td>($60,249)</td>
<td>($66,520)</td>
<td>($73,443)</td>
</tr>
<tr>
<td>Net Concessions</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$739,405</td>
<td>$754,285</td>
<td>$769,371</td>
<td>$784,758</td>
<td>$800,453</td>
<td>$883,765</td>
<td>$975,748</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management Fee</td>
<td>$46,252</td>
<td>$47,640</td>
<td>$49,069</td>
<td>$50,541</td>
<td>$52,057</td>
<td>$60,348</td>
</tr>
<tr>
<td>Personnel Payroll Tax &amp; Employee Benefits</td>
<td>$169,010</td>
<td>$174,080</td>
<td>$179,303</td>
<td>$184,682</td>
<td>$190,222</td>
<td>$220,520</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$100,348</td>
<td>$103,358</td>
<td>$106,459</td>
<td>$109,653</td>
<td>$112,943</td>
<td>$130,931</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$20,200</td>
<td>$20,806</td>
<td>$21,430</td>
<td>$22,073</td>
<td>$22,735</td>
<td>$26,356</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$64,800</td>
<td>$66,744</td>
<td>$68,746</td>
<td>$70,809</td>
<td>$72,933</td>
<td>$84,549</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$120,000</td>
<td>$123,600</td>
<td>$127,308</td>
<td>$131,127</td>
<td>$135,061</td>
<td>$156,573</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$57,500</td>
<td>$59,225</td>
<td>$61,002</td>
<td>$62,832</td>
<td>$64,717</td>
<td>$75,024</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$30,000</td>
<td>$30,900</td>
<td>$31,827</td>
<td>$32,782</td>
<td>$33,765</td>
<td>$39,143</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$5,649</td>
<td>$5,818</td>
<td>$5,993</td>
<td>$6,173</td>
<td>$6,358</td>
<td>$7,371</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$650,724</td>
<td>$669,886</td>
<td>$689,605</td>
<td>$709,909</td>
<td>$730,814</td>
<td>$845,005</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>($88,761)</td>
<td>($84,399)</td>
<td>($79,765)</td>
<td>($74,849)</td>
<td>($69,639)</td>
<td>($38,761)</td>
<td>($1,405)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DEBT SERVICE</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second Deed of Trust Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$88,761</td>
<td>$84,399</td>
<td>$79,765</td>
<td>$74,849</td>
<td>$69,639</td>
<td>$38,761</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$88,761</td>
<td>$173,160</td>
<td>$252,926</td>
<td>$327,775</td>
<td>$397,414</td>
<td>$668,414</td>
</tr>
</tbody>
</table>

Debt Coverage Ratio

[DIV/OI]

Other (Describe)

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

Signature, Authorized Representative, Construction or Permanent Lender

[Signature, Authorized Representative, Syndicator]

Ken Overshiner  
Printed Name: 2/26/19  
Phone: (713) 966-2303  
Email: Ken.Overshiner@bbva.com

Signature, Authorized Representative, Construction or Permanent Lender

[Signature, Authorized Representative, Syndicator]

Jason Aldridge  
Printed Name: 2/26/19  
Phone: (713) 966-2303  
Email: jaldridge@bbva.com

If a revised form is submitted, date of submission: 2/28/19
February 28, 2019

NHH Avenue J, Ltd.
c/o Joy Horak-Brown, President and CEO
Houston Area Community Development Corporation
3315 Harrisburg Boulevard, Suite 400
Houston, TX 77003

Re: New Hope Avenue J, Houston, TX

Dear Joy,

I have received and reviewed the 15 year pro forma for New Hope Avenue J. The attached 15 year pro forma was prepared by NHH Avenue J, Ltd., the applicant, and indicates that the development would maintain no less than a 1.15 debt coverage ratio throughout the initial fifteen years of operation following stabilization. The proforma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the current underwriting parameters of BBVA Compass and consistent with the loan terms indicated in the term sheet. These projections, which indicate that the Development is expected to be feasible for fifteen years, are made based upon the preliminary information provided by the borrower, and are subject to further due diligence review and revision by BBVA Compass.

Additionally, BBVA Compass has performed a preliminary review of the credit worthiness of NHH Avenue J, Ltd., and its principal Houston Area Community Development Corporation. At this time, BBVA Compass has no reservations with New Hope Avenue J, Ltd., or any of the principals or guarantors of the borrower. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

Please be advised that this letter does not represent a commitment by BBVA Compass to provide financing for the Development, nor an offer to commit. Any such commitment would be subject to receipt and satisfactory review of all then-current due diligence materials required by BBVA Compass.

If you should have any questions, please feel free to contact me at 713-966-2303.

Sincerely,

Ken L. Overshiner
Senior Vice President
Community Development Capital
Dear Joy,

BBVA Compass Bank (the “Bank”) is pleased to provide you with this Letter of Terms for the Construction financing of the New Hope Housing at Avenue J affordable housing community. The following terms and conditions were based upon a preliminary review of the Borrower’s 2019 TDHCA Housing Tax Credit Application:

Borrower: NHH Avenue J, Ltd.

Collateral: The Subject Loan shall be secured by a first mortgage lien and an assignment of rents and leases on the 100-unit LIHTC project to be located in Houston, Texas. Additionally, the Loan shall be secured by an Assignment of the General Partner Interest and Deferred Developer’s Fee.

Amount: Up to $11,000,000. The Loan amount shall be limited to 80% of the LIHTC Investment Value, which is the combined value of the Tax Credits plus the stabilized value of the Real Estate based upon an Appraisal acceptable to the Bank.

Interest Rate: 1 month Libor + 2.50%. Interest-only payments shall be due monthly. Bank is utilizing a 6.00% underwriting rate for the loan.

Fees: 1% Origination Fee. Additionally, the Borrower shall be responsible for the reimbursement of other costs related to the extension of this loan including, but not limited to: appraisal fees, the Bank’s legal fees, environmental and other third party review fees.

Maturity: Twenty-four (24) Months from Closing with a six month extension at Bank’s option.

Guarantee: Full payment and completion guarantees and environmental indemnity by a guarantor or guarantors satisfactory to BBVA Compass.

Tax Credit Equity: Approximately $13,348,665. Equity pay in schedule and investor must be acceptable to BBVA Compass.

Repayment: Construction loan will be repaid from equity funded at completion or after completion, along with the permanent loan (if any).

Loan to Value: Up to 80% including the value of the real estate and tax credits.
Conditions to Closing:

- Borrower, Managing Member, and Guarantor certify that there are no defaults, no material litigation and no material adverse change in the financial or project information provided to Bank in connection with the Loan request.
- Receipt, review and approval of appraisal, environmental assessment, construction consultant and other third party reports.
- Contractor shall be acceptable to bank.
- All documentation satisfactory to Bank and its legal counsel.
- Evidence of a commitment by a tax credit investor acceptable to Bank for the acquisition of 9% low income housing tax credits on terms, including pay-in schedule amounts and timing, acceptable to Bank.
- All subsidy funds must be committed and closed simultaneously with the closing of the Loan.
- Final project budget to be approved by Bank, including a 5% hard cost contingency.
- Receipt of all required municipal and other governmental approvals.
- Approval of current financial statements of the Guarantor.
- Borrower counsel opinion in form and content satisfactory to Bank.
- Mortgage title insurance policy insuring the bank’s lien shall contain no objectionable liens, including matters of the survey.
- Bank shall receive and approve the following items prior to the closing of the construction loan:
  - Final plans and specs stamped by architect
  - Copy of construction contract and final budget
  - Copy of builders risk policy with Compass Bank named as loss payee
  - Copy of recorded limited partnership and syndication agreements.
- All terms subject to market fluctuation.

Acknowledgement Of Sources: The Bank acknowledges all proposed sources of funds as represented on the Schedule of Sources of Funds.

Readiness to Proceed: Bank acknowledges the required closing date being on or before November 29, 2019.

Unless extended by the Bank at its sole discretion, the preliminary terms contained in this proposal shall automatically expire December 31, 2019, and are subject to receipt, review and acceptance of all due diligence materials by BBVA Compass. BBVA Compass cannot issue a legally binding lending commitment until formal credit approval has been obtained.

BBVA Compass wishes to thank you for the opportunity to provide financing for this project. If you have any questions, please feel free to contact me at 713-966-2303.

Sincerely,

Ken L. Overshiner
Senior Vice President,
Community Development Capital
February 28, 2019

NHH Avenue J, Ltd.
Ms. Joy Horak-Brown, CEO
Houston Area Community Development Corp. (“HACDC”)
3315 Harrisburg Blvd, Suite 400
Houston, TX 77003

Re: New Hope Housing at Avenue J

Dear Ms. Horak-Brown:

On behalf of National Equity Fund, Inc. (“NEF”), I am pleased to provide this Letter of Intent (“Letter”) which outlines the principal business terms of our proposed investment in the above-named Project. We invest through our affiliate, NEF Assignment Corporation (“Assignment Corporation”), by purchasing a [99.99%] interest in the Limited Partnership formed to own and operate the Project. When we refer to “NEF,” we mean National Equity Fund, Inc. and its affiliates, including without limitation Assignment Corporation. As a preliminary matter, I will note that the terms of this Letter are based on certain assumptions which are incorporated in the corresponding TDHCA application. Changes in those assumptions may result in changes to the terms of our proposed investment.

Upon your acceptance of this Letter, we will begin our standard due diligence activities. Upon successful completion of our due diligence and receipt of internal approvals, we will prepare a Limited Partnership Agreement, based on our current model form (“Limited Partnership Agreement”), and related closing agreements. These agreements will incorporate the terms appearing in this Letter, subject to any modifications that may be required to obtain final investment approval. We will then proceed to close this investment. NEF is aware that the applicant is seeking Readiness to Proceed points included in the 2019 QAP because the site is located in a FEMA declared disaster county. NEF is aware of the requirement to close on or before the last business day in November 2019 and fully intends to work with applicant to meet this required deadline. NEF and New Hope partnered on New Hope’s 2018 9% project, Dale Carnegie, which was closed successfully by October 31, 2018 to meet 2018’s readiness requirement. NEF has reviewed the following complete due diligence as of the issuance of this letter:

1. The financial feasibility of the Project including the review of site location (market study to be reviewed by May 1, 2019);
2. The financial capacity of the Guarantors;
3. The financial capacity and experience of the general contractor;
4. Architect contract;
5. Survey and title commitment;
6. Architectural drawings;
7. Site feasibility study.
1. **Project**

The Project consists of a proposed LIHTC, multifamily community which will consist of 100 supportive housing units located in Houston, TX. All units will be set aside for tenants with incomes at or below 60% of Area Median Income.

2. **Property Ownership**

<table>
<thead>
<tr>
<th>Limited Partnership:</th>
<th>NHH Avenue J, Ltd (the “Limited Partnership”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Partner:</td>
<td>NHH Avenue J GP, LLC - 100% owned by HACDC</td>
</tr>
<tr>
<td>Sponsor/Developer:</td>
<td>HACDC</td>
</tr>
<tr>
<td>Guarantors:</td>
<td>New Hope Housing, Inc., Houston Area Community</td>
</tr>
<tr>
<td></td>
<td>Development Corporation (HACDC), and NHH at</td>
</tr>
<tr>
<td></td>
<td>Avenue J GP, LLC. NEF has reviewed the entities</td>
</tr>
<tr>
<td></td>
<td>and principals involved and has no reservations</td>
</tr>
<tr>
<td></td>
<td>at this time.</td>
</tr>
<tr>
<td>Limited Partner:</td>
<td>One or more investor funds, limited partnerships</td>
</tr>
<tr>
<td></td>
<td>or limited liability companies of which NEF or</td>
</tr>
<tr>
<td></td>
<td>its affiliate is the general partner or</td>
</tr>
<tr>
<td></td>
<td>managing member, or Assignment Corporation, as</td>
</tr>
<tr>
<td></td>
<td>nominee, on behalf of one or more such entities.</td>
</tr>
</tbody>
</table>

3. **Project Financing**

   A. **Construction Loan.** The Limited Partnership expects to receive a construction loan term sheet or commitment for the Project from BBVA Compass of approximately $11,000,000 for an initial term of at least 24 months and a 6 month extension at an estimated 6.0% interest rate.

   B. **Permanent Financing.** The permanent financing on the project is as follows: (All loans are non-recourse loans, unless otherwise noted, and all financing structures must be acceptable to NEF.)

<table>
<thead>
<tr>
<th>Lender</th>
<th>Lender/Source</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Term</th>
<th>Amort</th>
<th>Hard/Soft Debt</th>
<th>Available During Const. (y/n)</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Mortgage</td>
<td>TDHCA</td>
<td>$1,909,398</td>
<td>0.0%</td>
<td>40</td>
<td>40</td>
<td>Soft</td>
<td>Yes</td>
</tr>
<tr>
<td>Second Mortgage</td>
<td>City of Houston</td>
<td>$18,352,710</td>
<td>0.0%</td>
<td>40</td>
<td>40</td>
<td>Soft</td>
<td>Yes</td>
</tr>
<tr>
<td>Third Mortgage</td>
<td>New Hope</td>
<td>$1,885,491</td>
<td>3.0%</td>
<td>40</td>
<td>40</td>
<td>Soft</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Permanent amortizing debt must be a fixed-rate commitment for a minimum of 15 years with terms acceptable to NEF. NEF acknowledges the amounts and terms of funding sources above.
4. **Timing Assumptions**

This Letter is based on the following timing assumptions:

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited Partnership Closing</td>
<td>11/29/19</td>
</tr>
<tr>
<td>Construction Start</td>
<td>11/29/19</td>
</tr>
<tr>
<td>Placed In Service Date</td>
<td>9/1/21</td>
</tr>
<tr>
<td>100% Qualified Occupancy</td>
<td>4/1/22</td>
</tr>
<tr>
<td>Stabilized Occupancy</td>
<td>7/1/22</td>
</tr>
</tbody>
</table>

If these timing assumptions are not met, the terms of our proposed investment are subject to change. The term “Tax Credit Compliance Period” means, for each building in the Project, the 15 taxable years beginning with the first taxable year of the ‘Credit Period’, as defined in Section 42 of the Internal Revenue Code, as amended (“Code”).

5. **Tax Credit Price and Pay-In Schedule**

The Limited Partner will purchase the Tax Credits described in Paragraph 6 for a total purchase price of $13,348,665 (“Capital Contributions”), or $0.89 cents for each $1.00 of projected Tax Credits on an annual Tax Credit award of $1,500,000. Proceeds of the Capital Contributions will be used to fund Project equity (“Project Equity”) and the non-deferred portion of the Developer Fee (“Non-Deferred Developer Fee”). NEF will advance Project Equity and the Non-Deferred Developer Fee in installments, based upon its determination that the conditions specified in the Limited Partnership Agreement for payment of that installment (“Applicable Conditions”) have been met. We make this determination based on our review and approval of certain documents you provide to us. Equity disbursements during construction are expected to be made through the construction lender’s escrow or, if there is no construction lender, through a title company using a disbursement agreement acceptable to NEF. We currently expect installments of Project Equity will be paid according to the schedule below. The schedule identifies some of the Applicable Conditions that will apply to each payment.

A. **First Installment:** $2,669,733 (20.0%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

   (i) Admission of NEF to the Limited Partnership and commencement of construction.
   
   (ii) $55,000 of this installment will be utilized to pay NEF’s syndication fee which will cover all of NEF’s closing cost

B. **Second Installment:** $4,004,560 (30.0%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

   (i) Completion of 100% of Project construction (final lien waivers);
   
   (ii) Temporary (or, if available, Final) Certificates of Occupancy;
(iii) Architect’s certification indicating that all the work has been completed substantially in accordance with plans and specifications;
(iv) Satisfaction of the 10% Carryover Allocation requirements (if not addressed at Closing);
(v) Owner’s title insurance policy in final form;
(vi) Architect’s certification indicating that all the work has been completed substantially in accordance with plans and specifications;
(vii) Draft Cost Certification verifying the Tax Credit basis;

C. Third Installment: $6,006,899 (45%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

(i) 100% Qualified Occupancy of all Project Tax Credit Units;
(ii) Funding of the Project’s permanent loan and receipt of executed permanent loan documents in approved form;
(iii) Payment of any amounts required by the General Partner’s Development Completion Guaranty;
(iv) Achievement of Stabilized Occupancy (generally defined as at least 93% occupancy with a Debt Service Coverage Ratio of 1.15x or better for a three consecutive month period after construction completion.
(vi) Completion of any outstanding punch list items;
(vii) Owner’s date down title insurance coverage;
(viii) “As-Built” ALTA survey;
(ix) Final lien waivers from the General Contractor;
(x) If applicable, receipt (or evidence of filing) of real estate tax abatement;
(xi) Final Certificates of Occupancy, if not previously provided;
(xii) Final Cost Certification verifying the Tax Credit basis;
(xiii) Funding of Project reserves (or funding with the proceeds of this installment) at the required levels;
(xiv) If applicable, satisfaction of radon testing requirements;
(xv) Recorded Extended Use Agreement; and

D. Fourth Installment: $667,473 (5%). The Applicable Conditions for this payment will include satisfactory evidence or approval of:

(i) The first year’s tax return and K-1;
(ii) Fully executed Form 8609 for all Project buildings; and

6. Developer Fee

The Developer will earn a fee for development services in the total amount of $4,127,021 (the “Developer Fee”). None is projected to be deferred. If for some unforeseen reason a portion of the Developer Fee is deferred it will be payable from cash received from the operation of the Limited Partnership, after payment of debt service and operating expenses (“Cash Flow”), during the Tax Credit Compliance Period. Any principal balance and/or accrued interest on the Deferred Developer Fee remaining unpaid by the end of the eleventh (11th) year of the Tax Credit Compliance Period must be paid in full by the General Partner.
Cash developer fee will be funded as follows: 25% at First Installment, 25% at Second Installment, 40% at Third Installment, and 10% at Fourth Installment. Pay-ins subject to final underwriting and approval.

7. Reserve Requirements

A. **Operating Reserve.** $321,857, will be funded from a portion of the Limited Partner’s Capital Contributions. The General Partner will be permitted to use funds in the Operating Reserve account prior to any draw on its Operating Deficit Guaranty obligation. We approve all withdrawals from the Operating Reserve account. This Operating Reserve account remains with the Limited Partnership through the Tax Credit Compliance Period and any funds in the account at the end of that period will be distributed according to the priorities identified for Sale/Refinancing proceeds under Paragraph 13 hereof.

B. **Replacement Reserve.** The General Partner must fund the Replacement Reserve account in the annual amount of $300 per unit per year (to be increased annually by 3% per annum from Project revenues throughout the Tax Credit Compliance Period. We must approve withdrawals that in the aggregate during any calendar year exceed the lesser of (i) $5,000 or (ii) ten percent (10%) of the amount then remaining in the Replacement Reserve account. Any funds remaining in the Replacement Reserve account at the end of the Tax Credit Compliance Period will be distributed according to the priorities identified for Sale/Refinancing proceeds under Paragraph 13 hereof.

8. General Partner Guaranties and Other Obligations

A. **Development Completion Guaranty.** Guarantors will provide an unlimited guarantee of development completion which includes payments required for construction completion, funding of any operating deficits prior to Stabilized Occupancy, and conversion of the construction loan to a right-sized permanent loan having debt service requirements consistent with targeted debt service coverage levels. The General Partner will provide monthly reports to us during construction. The general contractor will provide (i) either a Stipulated Sum Contract or a Guaranteed Maximum Price Contract (using the current AIA form of agreement), and (ii) either a letter of credit equal to 15% of the total construction cost or a 100% payment and performance bond.

B. **Operating Deficit Guaranty.** Guarantors will provide an Operating Deficit Guaranty in the amount of $321,857 until the Project has maintained a 1.15 annual Debt Service Coverage Ratio for two consecutive years after the third anniversary of the date Stabilized Occupancy is achieved. If at the end of that period the Operating Reserve is not funded at the level specified in Paragraph 7.A above, the Operating Deficit Guaranty will remain in effect until the General Partner causes the Operating Reserve to be funded at the required level in the manner provided in the Limited Partnership Agreement.
C. Repurchase. Guarantor is required to repurchase the Limited Partner’s interest if certain major adverse events occur that threaten the continuing viability of the Project or its ability to generate the projected Tax Credits. The conditions triggering this repurchase obligation and the repurchase amount are described in detail in the Limited Partnership Agreement.

D. Environmental Indemnification. Guarantor will provide an environmental indemnification with regard to the presence of any hazardous substances or the existence of other environmental conditions at the Project Property. Our standard environmental indemnification provisions are contained in the Limited Partnership Agreement.

9. Limited Partner Transfers

The Limited Partner will have certain rights to transfer its interest in the Limited Partnership, including the right to withdraw from the Limited Partnership at any time after the Limited Partner has satisfied its obligation to pay Capital Contributions and the right to put its interest to the General Partner upon the expiration of the Tax Credit Compliance Period.

10. Reports

During the term of our investment, the General Partner will provide the following reports: (i) quarterly management and financial reports for the Limited Partnership, (ii) state and federal tax returns, (iii) monthly construction status and lease-up reports, (iv) copies of all construction loan draw requests, (v) annual audited financial statements for the Limited Partnership prepared in accordance with generally accepted accounting principles (GAAP), (vi) annual budget, and (vii) other information regarding significant Limited Partnership operations. The General Partner is required to submit such reports to the Limited Partner within the time frames established by the Limited Partnership Agreement. The fiscal year of the Limited Partnership will be the calendar year unless otherwise specified by us.

11. Summary

This Letter summarizes the general terms and conditions of our investment which will be further detailed in the Limited Partnership Agreement. If these terms are acceptable to you, please sign and return this Letter to:

Jason Aldridge  | Vice President of Originations
NATIONAL EQUITY FUND ®
5332 Longview St
Dallas, TX 75206
Phone (972) 741-5150

This Letter is valid until July 31, 2019 with an LPA closing no later than November 29, 2019. If this Letter is not signed by you prior to such date due to changes in market conditions or other assumptions on which this Letter is based, we will extend the date so long as you continue to
work with us in good faith to restructure the transaction in a mutually satisfactory manner. We reserve the right to terminate this Letter at any time if we determine that such efforts are not likely to lead to a result reasonably satisfactory to us within a reasonable period of time not to exceed sixty (60) days from the date of this Letter.

By signing this Letter, and in consideration of the cost and expense incurred or to be incurred by us in conducting due diligence documentation and review, the Sponsor/General Partner hereby grants NEF or its affiliate the right to acquire a 99.99% interest in the Limited Partnership and the exclusive right to syndicate the Tax Credits generated by the Project. Our exclusive right to syndicate the tax credits shall continue until the earlier of (i) the date that occurs two years from the date of this letter or (ii) the date on which we agree in writing to terminate its exclusive right to syndicate the Tax Credits. Also, by executing this Letter you hereby authorize us to make any credit inquiries that we may deem necessary as part of its underwriting. These credit inquiries may be performed on the General Partner, Sponsor/Developer, Guarantors, or any other entities as determined to be necessary by us.

As next steps, we will perform a site visit and conduct document review and other due diligence activities to verify the information that has been provided and will be provided and the assumptions contained in the Projections. Our ability to recommend this proposed investment for final internal approval will depend upon a satisfactory outcome to these due diligence activities. Final internal approval requires action by our Investment Review Committee. If the committee grants approval, we will prepare the Limited Partnership Agreement and discuss with you and your attorneys all closing documentation and checklist items. This Investment Review Committee must approve this investment and the closing must occur by the date shown in Paragraph 5 above. We reserve the right to terminate this Letter if we determine that any of the conditions described in this paragraph have not or will not be met in a timely manner.

Upon receipt of this Letter executed by you, NEF will continue its due diligence on the Project investment. At your request, we may engage outside counsel to draft documents and conduct legal reviews prior to approval of this transaction by our Investment Review Committee, on the condition that you assume responsibility for payment of our legal fees if the transaction is not approved or does not close due to a change of assumptions incorporated in the Projections or other reasons outside of NEF’s control.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
We look forward to working with you and your organization on this important affordable housing project in your community.

Sincerely,

NATIONAL EQUITY FUND, INC.

[Signature]

Jason Aldridge, Vice President
February 26, 2019

Houston Area Community Development Corporation
3315 Harrisburg Boulevard Suite 400
Houston, TX 77003

Re: NHH Avenue J

Attention: Joy Horak-Brown

In response to your request for financing for your proposed development, NHH Avenue J; we are pleased to provide you with this acknowledgement of receipt and disclosure of terms and conditions by the Housing and Community Development Department of the City of Houston (“the City”). This letter contains an outline of terms only. This letter does not represent a commitment by the City or create any obligation whatsoever on the City’s part as it has not received approval by city council.

ADDRESS: 5220 Avenue J, Houston, TX 77011.

PURPOSE: To provide permanent term gap financing towards the new construction of a 100-unit multi-family development.

AMOUNT: The loan requested is $18,352,710.

LOAN TERM: The loan term will be for a 40-year period that will include a 24-month construction period.

PAYMENT TERMS: The loan will be payable with non-amortizing interest only payments to commence 24 months after closing, subject to available cash flow. A portion of the loan balance will be payable in event of sale or cash out refinance, prior to maturity.

LOAN RATE: The rate will be equal to 1.0%.

The City will close the Notice of Funding Availability for its multifamily program on March 29th, 2019 and will make its recommendations for awards by June 1, 2019. Afterwards, the recommended applications will be underwritten and submitted for city council approval. The City is aware the applicant’s TDHCA Housing Tax Credit application has elected to close its financing by no later than November 29, 2019.

Sincerely,

Ray S. Miller
Assistant Director
February 27, 2019

Joy Horak-Brown
3315 Harrisburg Blvd. Suite 400
Houston, TX 77003

RE: Conditional Grant Commitment
TDHCA Application no. 19146
NHH Avenue J

Dear Ms. Horak-Brown:

This letter represents the Housing and Community Development Department’s conditional grant commitment to support eligible pre-development costs for the above referenced property subject to the terms and conditions listed below. The City of Houston (“City”) affirms and attests that any funds herein committed were not first provided to the City by the applicant, the developer, consultant, related party, or any individual or entity acting on behalf of the proposed applicant.

1. **APPLICANT:** NHH Avenue J, Ltd.

2. **TOTAL GRANT AMOUNT:** $500

3. **COMMITMENT CANCELLATION:** This commitment shall be deemed cancelled and void upon the event of any of the following: a) withdrawal of the application by applicant, or b) upon TDHCA’s termination or cancellation, if any, of the application or subsequent tax credit award letter, or c) failure to receive a 2019 award of tax credits from TDHCA

Please indicate your acceptance and agreement with the above terms and conditions by executing this letter agreement below. Please return the original to me and keep a copy for your records. This commitment shall remain in effect for no more than 30 days from the above date unless it is accepted and fully executed by all parties within that 30-day period. Beyond that expiration date this commitment shall be null and void. This commitment shall not be transferable or assignable by the applicant or to any other party.
CITY OF HOUSTON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

ACCEPTED AND AGREED:

NHH Avenue J, Ltd.

By: _____________________________ Date: February 28, 2019

Name: Joy Horak-Brown
Title: HACDC & New Hope Housing, Inc.

President & CEO
March 1, 2019

Ms. Joy Horak-Brown
President and CEO
Houston Area Community Development Corporation
3315 Harrisburg Blvd., Suite 400
Houston, Texas 77003

Re: Commitment of $18,352,710 Loan to NHH Avenue J, Ltd.

Dear Ladies and Gentlemen:

We are pleased to inform you that Houston Area Community Development Corporation ("Lender") has approved a loan in an amount not to exceed $18,352,710 (the “Loan”) to Borrower (hereinafter defined), subject to the following described terms and conditions:

**LOAN TERMS SUMMARY**

<table>
<thead>
<tr>
<th>Borrower:</th>
<th>NHH Avenue J, Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount:</td>
<td>$18,352,710</td>
</tr>
<tr>
<td>Term of Loan:</td>
<td>40 years</td>
</tr>
<tr>
<td>Interest Rate:</td>
<td>0%</td>
</tr>
<tr>
<td>Payment Terms:</td>
<td>No payments required during the term of the loan. Balloon payment will be required at maturity. The Loan is subject to compliance with all applicable affordability standards and other compliance requirements during the term of the loan. The loan is not forgivable.</td>
</tr>
<tr>
<td>Additional Requirements:</td>
<td>Applicable compliance standards of U.S. Dept. of HUD and the City of Houston.</td>
</tr>
<tr>
<td>Personal Liability:</td>
<td>The Loan shall be nonrecourse as to Borrower and its partners.</td>
</tr>
</tbody>
</table>
The acceptance of this commitment letter shall be indicated by Borrower's signature below.

THE PARTIES HERETO EXPRESSLY ACKNOWLEDGE AND AGREE THAT, WITH REGARD TO THE SUBJECT MATTER OF THIS COMMITMENT LETTER AND THE TRANSACTIONS CONTEMPLATED HEREIN (1) THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES HERETO AND (2) THIS COMMITMENT LETTER, INCLUDING THE DEFINED TERMS AND ALL EXHIBITS AND ADDENDA, IF ANY, ATTACHED HERETO, (a) EMBODIES THE FINAL AND COMPLETE AGREEMENT BETWEEN THE PARTIES; (b) SUPERSEDES ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS, OFFERS, PROPOSALS, AGREEMENTS, COMMITMENTS, PROMISES, ACTS, CONDUCT, COURSE OF DEALING, REPRESENTATIONS, STATEMENTS, ASSURANCES, AND UNDERSTANDINGS, WHETHER ORAL OR WRITTEN; AND (c) MAY NOT BE VARIED OR CONTRADICTED BY EVIDENCE OF ANY SUCH PRIOR OR CONTEMPORANEOUS MATTER OR BY EVIDENCE OF ANY SUBSEQUENT ORAL AGREEMENT OF THE PARTIES HERETO.

HOUSTON AREA COMMUNITY DEVELOPMENT CORPORATION, a Texas nonprofit corporation

By:  
Name: Joy Horak-Brown  
Title: President & CEO

Accepted:

NHH AVENUE J, LTD., a Texas limited partnership
By: NHH Avenue J GP, LLC, its general partner

By: Houston Area Community Development Corporation, its sole member

By:  
Name: Joy Horak-Brown  
Title: President & CEO
March 1, 2019

Ms. Joy Horak-Brown  
President and CEO  
Houston Area Community Development Corporation  
3315 Harrisburg Blvd., Suite 400  
Houston, Texas 77003

Re: Commitment of $1,885,491 Loan to NHH Avenue J, Ltd.

Dear Ladies and Gentlemen:

We are pleased to inform you that Houston Area Community Development Corporation ("Lender") has approved a loan in the amount of $1,885,491 (the “Loan”) to Borrower (hereinafter defined), subject to the following described terms and conditions:

**LOAN TERMS SUMMARY**

<table>
<thead>
<tr>
<th><strong>Borrower:</strong></th>
<th>NHH Avenue J, Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amount:</strong></td>
<td>$1,885,491</td>
</tr>
<tr>
<td><strong>Term of Loan:</strong></td>
<td>40 years</td>
</tr>
<tr>
<td><strong>Interest Rate:</strong></td>
<td>3%</td>
</tr>
</tbody>
</table>

**Payment Terms:** No payments required during the term of the loan. Balloon payment may be required at maturity. Subject to compliance with all applicable affordability standards and other compliance requirements during the term of the loan. The loan is forgivable and comprised of private donations, not Federal funds.

**Personal Liability:** The Loan shall be nonrecourse as to Borrower and its partners.
The acceptance of this commitment letter shall be indicated by Borrower's signature below.

THE PARTIES HERETO EXPRESSLY ACKNOWLEDGE AND AGREE THAT, WITH REGARD TO THE SUBJECT MATTER OF THIS COMMITMENT LETTER AND THE TRANSACTIONS CONTEMPLATED HEREIN (1) THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES HERETO AND (2) THIS COMMITMENT LETTER, INCLUDING THE DEFINED TERMS AND ALL EXHIBITS AND ADDENDA, IF ANY, ATTACHED HERETO, (a) EMBODIES THE FINAL AND COMPLETE AGREEMENT BETWEEN THE PARTIES; (b) SUPERSEDES ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS, OFFERS, PROPOSALS, AGREEMENTS, COMMITMENTS, PROMISES, ACTS, CONDUCT, COURSE OF DEALINGS, REPRESENTATIONS, STATEMENTS, ASSURANCES, AND UNDERSTANDINGS, WHETHER ORAL OR WRITTEN; AND (c) MAY NOT BE VARIED OR CONTRADICTED BY EVIDENCE OF ANY SUCH PRIOR OR CONTEMPORANEOUS MATTER OR BY EVIDENCE OF ANY SUBSEQUENT ORAL AGREEMENT OF THE PARTIES HERETO.

HOUSTON AREA COMMUNITY DEVELOPMENT CORPORATION, a Texas nonprofit corporation

By:  
Name: Joy Horak-Brown  
Title: President & CEO

Accepted:

NHH AVENUE J, LTD., a Texas limited partnership
By: NHH Avenue J GP, LLC, its general partner

By: Houston Area Community Development Corporation, its sole member

By:  
Name: Joy Horak-Brown  
Title: President & CEO
NHH Avenue J, Ltd.

Determination of Financial Capacity by Nonprofit Sponsor with Independent Accountants’ Report on Applying Agreed-Upon Procedures

February 25, 2019
INDEPENDENT ACCOUNTANTS’ REPORT
ON APPLYING AGREED-UPON PROCEDURES

New Hope Housing, Inc. and the
Texas Department of Housing and Community Affairs (the "Agency"): RE: 2019 Application for 9% tax credits

Proposed Name of Project: New Hope Housing Avenue J
Name of Proposed Project Owner: NHH Avenue J, Ltd.

We have performed the procedures enumerated below, which were agreed to by the Houston Area Community Development Corporation (the "Sponsor"), and specified by the Texas Department of Housing and Community Affairs (the "Agency") (together the "Specified Users"), solely to assist you with respect to verifying that the Sponsor has the capacity to provide capital from funds that are not otherwise committed or pledged, as of February 25, 2019, with respect to the 2019 Application for 9% low-income housing tax credits of New Hope Housing Avenue J (the "Proposed Development"), to be submitted to the Agency. The Proposed Development will be owned by NHH Avenue J, Ltd. (the "Development Owner"). NHH Avenue J GP, LLC is a to-be-formed entity which will serve as the general partner of the Development Owner. The sole member of NHH Avenue J GP, LLC is Houston Area Community Development Corporation, which is affiliated with New Hope Housing, Inc. (the "Guarantor"). The Sponsor's management is responsible for determining that the Guarantor has the capacity to provide capital from funds that are not otherwise committed or pledged, as of February 25, 2019, with respect to the 2019 Application for 9% low-income housing tax credits of the Proposed Development.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Our procedures and findings are as follows:

- We read the TDHCA 2019 Qualified Allocation Plan, in effect for the 2019 Housing Tax Credit Program Application, and determined that the Development Owner is required to submit a letter verifying the capacity of the Guarantor to provide capital from funds that are not otherwise committed or pledged;

- We obtained the Schedule of Sources and Uses of Funds (the "Sources & Uses"). The Sources & Uses indicate the intention of the Guarantor to provide owner contributions to the Development Owner for the Proposed Development in the amount of $1,885,491 (the "NHH Sponsor Loan");

- We obtained a letter from BBVA Compass (the "BBVA Letter") regarding the potential uses of funds included on the Statement. The BBVA Letter confirmed that the Guarantor has the capacity to provide $1,150,000 (the “BBVA Confirmed Amount”) of the Deposit Balance in development funding from funds that are not otherwise committed or pledged;
We obtained a letter from Wells Fargo Bank, N.A. the "Wells Fargo Letter") regarding the potential uses of the Sponsor’s funds. The Wells Fargo Letter confirmed that the Development Owner has the capacity to provide $4,332,327 (the “Wells Fargo Confirmed Amount”) in development funding from funds that are not otherwise committed or pledged;

- We obtained an organization chart (the "Organization Chart") for the Development Owner, which identifies the partners of the Development owner, and the composition of the board of directors of the Sponsor. From the organization chart, we determined that Karen Gwin is the Treasurer and CFO of the Sponsor; and

- We obtained representations from Karen Gwin, in her capacity as the Treasurer and CFO of the Sponsor, regarding the Sponsor's intention to provide capital to fund the Proposed Development. Based on those representations we determined that the Sponsor intends to provide $1,885,491 in the form of the NHH Sponsor Loan to the Development Owner, to be used for the construction and development of the Proposed Development.

Based on the BBVA Confirmed Amount and the Wells Fargo Confirmed Amount, the BBVA Letter, the Wells Fargo Letter, the Organization Chart, and representations from the Sponsor as to its intended actions, we determined that, as of February 25, 2019, the Sponsor has the capacity to provide the Development Owner with funds to support the NHH Sponsor Loan for the Proposed Development.

In making the above determinations we relied on the representations made by the Sponsor as to its intended course of action for the Proposed Development and the sources of funds therein. The final determination of the actual amount of the NHH Sponsor Loan to be provided by the Sponsor to the Development Owner cannot be made until the Proposed Development has been completed and the sources of funds can be properly evaluated, during the final cost certification process and the application for a final award of IRS Forms 8609.

We were not engaged to, and did not, conduct an audit, the objective of which would be the expression of an opinion on whether the Sponsor has the capacity to provide capital from funds that are not otherwise committed or pledged, as of February 25, 2019, related to the 2019 Application for 9% low income housing tax credits of the Proposed Development. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report is intended solely for the information and use of by the Sponsor and the Agency and is not intended to be and should not be used by anyone other than those specified parties.

Austin, Texas
February 28, 2019

Contact person for questions about this report: George F. Littlejohn, CPA
Phone# (512) 340-0420
E-Mail: george.littlejohn@novoco.com
February 22, 2019

New Hope Housing, Inc.
c/o Joy Horak-Brown
President and CEO
3315 Harrisburg Boulevard, Suite 400
Houston, TX 77003

Re: Availability of New Hope Housing, Inc. Funds

Dear Joy,

The purpose of this letter is to confirm the availability of funding pursuant to 10 TAC 11.204(7)(C) of the 2019 Texas Department of Housing and Community Affairs (“TDHCA”) Uniform Multifamily Rules (the “Rules”). Please accept this letter as confirmation that New Hope Housing, Inc. has the capacity to provide $1,150,000 in development funding from funds that are not otherwise committed or pledged.

Please contact me at 713-966-2303 with any questions.

Sincerely,

Ken Overshiner, Senior Vice President,
Community Development Capital, Compass Bank
February 21, 2019

New Hope Housing, Inc.
c/o Joy Horak-Brown
President and CEO
3315 Harrisburg Blvd., Suite 400
Houston, Texas 77003

Re: Availability of New Hope Housing, Inc. Funds

Dear Joy,

The purpose of this letter is to confirm the availability of funding pursuant to 10 TAC Section 11.204(7)(c). Please accept this letter as confirmation that New Hope Housing, Inc. has the capacity to provide $4,332,327.72 in development funding from funds that are not otherwise committed or pledged.

Please contact me at 281-324-7328 with any questions.

Sincerely,

Susan Holcomb, Vice President
Wells Fargo Bank, N.A.
CERTIFIED RESOLUTION
OF THE BOARD OF DIRECTORS OF
NEW HOPE HOUSING, INC.
NEW HOPE HOUSING AVENUE J

New Hope Housing, Inc., a Texas nonprofit corporation ("NHHI"), by action of its Board of Directors duly taken and effective February 24, 2019, has adopted the following resolution:

WHEREAS, Houston Area Community Development Corporation, an affiliate of NHHI, has formed NHH Avenue J GP, LLC, sole general partner of NHH Avenue J, Ltd., for the purpose of providing affordable housing specifically through the construction and operation of New Hope Housing Avenue J; and

WHEREAS, NHH Avenue J, Ltd. is seeking funds from the Texas Department of Housing and Community Affairs ("TDHCA") for the construction of New Hope Housing Avenue J; and

WHEREAS, TDHCA has projected a potential operating shortfall by New Hope Housing Avenue J over the 30-year affordability period; and

WHEREAS, NHHI has been successfully fundraising for many years and has averaged approximately $1,000,000 in operating and services funds per year for the past six years and expects to continue its fundraising efforts in the future; and

WHEREAS, NHHI is irrevocably committed, as guarantor of Avenue J, Ltd., to take all necessary actions to ensure the financial feasibility and viability of New Hope Housing Avenue J; it is hereby

RESOLVED, that NHHI, in its capacity as guarantor of NHH Avenue J, Ltd., pledges to take all requisite actions to secure sufficient funds to cover any operating shortfall through organizational fundraising, including without limitation foundation grants and charitable contributions.

IN WITNESS WHEREOF, the undersigned certifies that this resolution has been duly adopted and remains in full force and effect as of this 24th day of February 2019.

__________________________________________
Emily Abeln
Secretary
New Hope Housing, Inc.
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:
   - Yes If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - No 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: 100.00%
     - Cash flow from operations: 100.00%
     - Developer Fee: 100.00%
     - Total: 300.00% (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
   - n/a No Principals of the Qualified Nonprofit or HUB are related Parties to any other Principals of the Applicant or Developer.
   - X Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.

   Points Claimed: 2

2. Application is attempting to score as a participating Nonprofit or certified HUB and meets the criteria below:
   - X 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.
   - X 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
NEW HOPE HOUSING, INC. & HACDC
SUMMARY OF SERVICE TO HOUSTON, TEXAS

Houston Area Community Development Corporation (HACDC), a nonprofit CHDO subsidiary of nonprofit New Hope Housing, Inc. (NHH), provides life-stabilizing, affordable, permanent housing with support services for people who live on very limited incomes. Our vision is to be an enduring institution serving Houston’s most vulnerable citizens. Our mission is to stabilize lives through high-quality Housing + Services.

A Proven Debt-Free Business Model
NHH/HACDC is recognized as having established the model for single room occupancy (SRO) housing in the State of Texas, and is the preeminent model for permanent supportive housing for families. We implement the highest management standards of the private sector multifamily industry at all our properties. Meticulous standards of property design, landscape, maintenance and repair are imperative to protect the investment of donors and the fiscal integrity of each property. This formula is an integral part of our business model and the standard of operation at all of our properties, in the corporate office and the community services space. We have also implemented this standard to our first project serving formerly homeless and at-risk families at NHH Reed, which was placed in service in May 2018.

Our proven business model means that we can efficiently replicate developing debt-free housing for individuals and families that operates in the black. This paradigm allows us to offer some of Houston’s lowest rental rates – that include free utilities and cable TV access – with property income covering all building operating costs and a long-term replacement reserve.

Innovative Access to Funding Sources
NHH/HACDC has placed in service our eighth and ninth developments – NHH Reed and NHH Harrisburg. Financial investments totaling more than $60MM was assembled through a public/private partnership, including 4% Low Income Housing Tax Credits (LIHTC) and Private Activity Bonds; significant funding from the City of Houston; and private contributions from area foundations, corporations and individuals.

NHH’s accomplishments to date speak to the organization’s strengths. In the past several years we have:

1) Provided opportunities of hope and promise and helped stabilize the lives of more than 8,700 people since inception.

2) Offered 1,001 units of high-quality permanent, supportive, affordable SRO housing at eight properties to Houston’s low-income individuals, many who ultimately move to market-rate housing or reconnect with family. Of note, our very first SRO – NHH Hamilton – was decommissioned in 2018, ultimately being replaced by NHH Harrisburg. In November 2018, we broke ground on our tenth development (now ninth property) at NHH Dale Carnegie, a 170-unit SRO community for formerly homeless and at-risk individuals.

3) Strengthened our Resident Services Program by forming additional important collaborations with area social service providers – such as Star of Hope, SEARCH Homeless Services and Healthcare for the Homeless – to help meet the demand of our growing resident population and to maximize grant dollars/avoid duplicating services.
4) Led the charge supporting the City of Houston’s initiative to end chronic ‘street’, veteran and family homelessness, including adding access to 2,500 units of Permanent Supportive Housing (PSH), which is defined as housing with both rental supports and vital services. PSH is a nationally recognized model for successfully housing homeless persons with extreme challenges. NHH is the largest single housing provider for PSH in support of this citywide initiative with more than 50% of our portfolio dedicated to PSH.

5) Opened NHH Harrisburg and NHH Reed, our fourth and fifth LEED for Homes certified multifamily housing communities. Harrisburg joins our Rittenhouse, Perry and Sakowitz in achieving LEED platinum certification. Reed attained LEED gold certification. This has become the standard at our future developments, and we anticipate certification for NHH Dale Carnegie which is now under development. The green features we implement result in lower energy and maintenance costs, which allows NHH to continue offering life-stabilizing quality housing at a rental rate well below market.

6) Maintained a continuous development cycle to assist the City of Houston in meeting established housing priorities. For example, just as we were completing construction of Harrisburg and Reed, we began developing NHH Dale Carnegie. Dale Carnegie is a 170-unit SRO located in southwest Houston in a Tax Increment Reinvestment Zone (TIRZ), and it neighbors one of Mayor Turner’s Complete Communities, which is an initiative that identifies priority urban neighborhoods for revitalization.

7) Continued to adhere to our debt-free business model, which allows us to maintain affordable rents to serve Houston’s low-income population. Upon achieving stabilized occupancy, NHH communities are self-sustaining and operate in the black, with rental rates covering building operations and a long-term maintenance reserve.

The organization’s short-term and long-range goals and initiatives are:

1) Successfully secure private funding and complete construction on NHH Dale Carnegie by fall of 2020;
2) Finalize site planning and secure 2019 LIHTC funding on our eleventh affordable housing development, designed to be the second property NHH operates for vulnerable families and the working class;
3) Secure project-based vouchers for 120 individuals at our new Dale Carnegie community;
4) Continue working with CB Richard Ellis to secure a retail tenant for the NHH Harrisburg mixed-use development;
5) Work more efficiently between internal teams, attributed to the relocation of our corporate office to a larger space and bringing departments together that were previously scattered across NHH’s housing sites;
6) Continue to expand the organization’s mission to include mixed income housing; and to serve other vulnerable and at-risk citizens, such as families at the lower end of the economic workforce, seniors and veterans; and,
7) Expand our Resident Services Program through enhanced staff training, improved monitoring and assessment of service outcomes, and continuing collaborations with social service providers, offering more robust, wrap-around support services to meet the unique needs of our residents.
**Significant Achievements**

As the largest SRO housing provider in the State of Texas, our organization’s asset portfolio today includes seven SRO communities with 1,001 efficiency units and one apartment community for families with 187 units comprised of 1, 2 and 3-bedrooms. Additionally, we have one development under construction and another in the pre-development stage.

New Hope’s communities include:

1. **Canal** – Houston’s first SRO in a neighborhood that opened in 2005. Designed by renowned Texas architect Val Glitsch, the Canal building is a modern addition to the Second Ward/East End while reflecting the Hispanic heritage of the neighborhood.
   - Location: 2821 Canal St, 77003
   - Total units: 134, 100% Affordable
   - Type of development: Income restricted SRO
   - Total Development Cost: $6MM
   - Average Occupancy Rate: >95%
   - DCR: Debt free
   - Canal is a 2009 Houston Urban Land Institute (ULI) Development of Distinction award-winning property.
   - Canal was also selected as one of the 25 finalists from among a broad mix of exemplary projects from North and South America for a ULI Award for Excellence.
   - 35% of the units are dedicated to PSH.

2. **Congress** – A Downtown Houston residential landmark since 1925. It was newly renovated by NHHI and reopened in 2012.
   - Location: 1414 Congress, 77002
   - Total units: 57, 100% Affordable
   - Type of development: Income restricted SRO
   - Total Development Cost: $4.2MM
   - Average Occupancy Rate: >95%
   - DCR: Debt free
   - Through an important collaboration with area social service providers, Congress houses the chronically and literally homeless.
   - 100% of the units are dedicated to PSH.

3. **Brays Crossing** – Our first development supported partially by LIHTC, Brays Crossing is the rehabilitation of the HouTex Inn, a certified public nuisance property, and opened in 2010. It includes important public art components.
   - Location: 6311 Gulf Freeway, 77023
   - Total units: 149, 100% Affordable
   - Type of development: Income restricted SRO
   - Total Development Cost: $15MM
   - Average Occupancy Rate: >95%
   - DCR: Debt free
   - Brays Crossing received the 2011 Urban Land Institute (ULI) International Award for Excellence in North and South America.
   - Brays Crossing was designated by ULI-Houston as a 2011 Development of Distinction.
   - Brays Crossing was featured in the *Public Service: Architecture for Everyone*, AIA Houston exhibition.
The AIA Houston Design Awards program selected Brays Crossing as the winner of the AIA Houston Renovation Award.

25% of the units are dedicated to PSH.

4. **Sakowitz** – A new construction LIHTC development located in Fifth Ward/Denver Harbor that also opened in 2010. Sakowitz is the first LEED certified affordable multifamily housing in the State of Texas, and it is *platinum* – the highest level of certification. The fact that this distinction goes to a supportive housing property is especially significant.

- Location: 2424 Sakowitz, 77020
- Total units: 166, 100% Affordable
- Type of development: Income restricted SRO
- Total Development Cost: $10.8MM
- Average Occupancy Rate: >95%
- DCR: Debt free
- Sakowitz received a 2012 Award of Excellence from the National Association of Housing and Redevelopment Officials (NAHRO).
- In honor of constructing Sakowitz, New Hope was named the 2011 Outstanding Affordable Developer by the U.S. Green Building Council.
- 43% of the units are dedicated to PSH.

5. **Perry** – A new construction LIHTC development located south of the University of Houston off Old Spanish Trail and Cullen Boulevard. Perry is NHH’s second LEED platinum property. It opened in 2012.

- Location: 4415 Perry, 77021
- Total units: 160, 100% Affordable
- Type of development: Income restricted SRO
- Total Development Cost: $12.4MM
- Average Occupancy Rate: >95%
- DCR: Debt free
- Perry received the Keep Houston Beautiful Mayor’s Proud Partner Award and was also a finalist for the Houston Business Journal Landmark Award.
- Perry received the Homeless Housing Commendation from International Making Cities Livable; and the Houston Apartment Association presented Perry with the New Development – Affordable Tax Credit Landmark Award.
- 69% of the units are dedicated to PSH.

6. **Rittenhouse** – A new construction LIHTC development located off I-45 North at the corner of Stuebner Airline and W Rittenhouse Road. Rittenhouse is NHH’s third LEED platinum property that opened in 2013, the organization’s 20th Anniversary year.

- Location: 577 W Rittenhouse Rd, 77091
- Total units: 160, 100% Affordable
- Type of development: Income restricted SRO
- Total Development Cost: $13.8MM
- Average Occupancy Rate: >95%
- DCR: Debt free
- Project was designed by Ernesto Maldonado of GSMA, who designed the award-winning Brays Crossing.
- Rittenhouse received the Keep Houston Beautiful, J. Howard Rambin III Founder’s Award; and the 2015 ULI-Houston Development of Distinction Award.
72% of the units are dedicated to PSH.

7. **Harrisburg** – A new construction, mixed-use, transit oriented 4% LIHTC development located along Houston’s East End light rail. This is NHH’s first foray into mixed use development, incorporating 4,000 SF of ground floor retail as well as 7,000 SF of Class A commercial office space, which is now home to NHH’s corporate headquarters – its launch pad into the future. The retail element was developed and financed by NHH in response to the special request of the neighborhood – honoring the neighborhood’s vision. Harrisburg opened in early 2018, kicking off NHH’s 25th Anniversary banner year. Harrisburg is NHH’s fourth LEED platinum certified property.

   - Location: 3315 Harrisburg Blvd, 77003
   - Total units: 175, 100% Affordable
   - Type of development: Income restricted SRO
   - Total Development Cost: $26.9MM
   - Average Occupancy Rate: >95%
   - DCR: Debt free
   - Harrisburg has already been honored with the AIA Houston Design Award.
   - 70% of the units are dedicated to PSH.

8. **Reed** – 1BR, 2BR, and 3BR apartment units – Through a partnership with the Star of Hope and adjacent to their 41-acre Cornerstone Community campus, Reed is designed to lift formerly homeless and at-risk families from generational poverty. Reed is our first supportive housing for vulnerable families, and it attained LEED gold certification. Its placed in service date is May 2018.

   - Location: 2605 Reed Rd, 77051
   - Total units: 187, 100% Affordable
   - Type of development: Income restricted SRO
   - Total Development Cost: $34MM
   - Average Occupancy Rate: >95%
   - DCR: Debt free
   - Reed is expected to be a national model for prevention and intervention.
   - 62% of the units are dedicated to PSH.

9. **Dale Carnegie** – A new construction LIHTC development located off I-69 on the southeast corner of Regency Square Boulevard and Dale Carnegie Lane in Houston’s southwest corridor. This is NHH’s latest SRO property currently under construction and anticipated to open its doors in the 4th quarter of 2020.

   - Location: 7025 Regency Square Boulevard Houston, Texas 77036
   - Total Units: 170, 100% Affordable
   - Type of Development: Income restricted SRO
   - Total Development Cost: $30MM
   - Average Occupancy Rate: >95%
   - DCR: Debt Free
   - Expected to be LEED Certified.
We expect a portion of our units to serve persons with disabilities or transitioning out of homelessness. We anticipate at least 120 units will be dedicated to the City’s PSH initiative and be served by project based vouchers issued from the Houston Housing Authority.

Awards and Publications
We are an award-winning organization pioneering the effort to build supportive affordable SRO housing in neighborhoods.

In addition to the awards mentioned above, both Brays Crossing and Sakowitz received Houston Business Journal 2011 Landmark Awards. In 2010/2011, Brays Crossing also received two awards from BUILDER magazine, the ARCHITECT Magazine’s LIVE Annual Design Award and the Mayor’s Proud Partner Keep Houston Beautiful Award. Additionally, Congress was awarded by Mental Health America of Greater Houston with the Mental Health Makes a Difference Award.

Our properties consistently receive positive press surrounding their respective grand openings – with featured stories in publications such as, the Houston Chronicle, Houston Business Journal, La Semana News, Culture Map, ABODE Magazine, Texas Architect Magazine, Affordable Housing Finance Magazine, Ultimate East End, Real Estate BISNOW, and a variety of online news publications.

Other awards include: 2008 Bank of America Neighborhood Builder; 2006 Innovation Award, CDC Association of Greater Houston; Outstanding Community Organization, 2006, Texas Homeless Network; 2006 Mayor’s Proud Partner, Keep Houston Beautiful; AIA/Houston Design Award 2006; Finalist, Houston Business Journal Landmark Award 2006; Semi-Finalist, The I. Donald Terner Prize for Innovation and Leadership in Affordable Housing 2006; East End Chamber of Commerce 2005 Amigo Award. Other recognition includes: Enterprise Foundation Best Practice, 2003; Local Area Best Practice, HUD, 2000; Citations of Honor, Texas Society of Architects and AIA/Houston, 1998; Greater Houston Preservation Alliance 1998 Good Brick Award; Certified Commercial Investment Member (CCIM) “ACE” Award, 1996.
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.

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.

All Persons who have actual or apparent authority to exercise Control must be identified on the Organizational Chart.

Information about Organizations that will own or control the Applicant or other related organizations will be provided in the List of Organizations with an Ownership Special Interest in the Applicant form.

If a revised chart is submitted, include the date of submission!
* HACDC is a non-profit Community Housing Development Organization controlled by New Hope Housing, a Texas nonprofit

** Low-income neighborhood representatives
### DEVELOPER ORGANIZATION CHART

**Houston Area Community Development Corporation**
3315 Harrisburg Blvd, Suite 400
Houston, TX 77003

#### Board of Directors

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Business Address</th>
<th>Home Address</th>
<th>Business Phone</th>
<th>Home Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanford W. Criner, Jr.</td>
<td>Executive Chairman</td>
<td>2800 Post Oak Blvd., Suite 225, Houston, TX 77056</td>
<td>2125 Tinker Road, Houston, TX 77019</td>
<td>713.222.0900</td>
<td>713.881.0900</td>
</tr>
<tr>
<td>Kenneth J. Valach</td>
<td>Vice Chair</td>
<td>820 Gessner, Suite 760 Houston, Texas 77024</td>
<td>5 Lazaar Trail, Houston, TX 77024-5006</td>
<td>713.222.0900</td>
<td>713.569.4833</td>
</tr>
<tr>
<td>Michael M. Fowler</td>
<td>Chairman Emeritus</td>
<td>712 Main Street, Suite 1700, Houston, TX 77002</td>
<td>1411 North Boulevard, Houston, TX 77006</td>
<td>713.422.0900</td>
<td>713.524.7265</td>
</tr>
<tr>
<td>Preston Roe</td>
<td>Secretary of the Board</td>
<td>Retired</td>
<td>3751 Florida Street, Houston, TX 77021</td>
<td>713.222.0900</td>
<td>713.747.4358</td>
</tr>
<tr>
<td>Irma G. Galvan</td>
<td>Director</td>
<td>Retired</td>
<td>22 North Chenevert, Houston, TX 77002</td>
<td>713.222.0900</td>
<td>713.747.4358</td>
</tr>
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#### Officers of the Corporation

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<td>President &amp; CEO</td>
<td>3315 Harrisburg Blvd., Suite 400, Houston 77003</td>
<td>1914 West Gray, #306, Houston, TX 77019</td>
<td>713.222.0900</td>
<td>713.547.2113</td>
</tr>
<tr>
<td>Karen Briggs Gwin</td>
<td>Treasurer &amp; CFO</td>
<td>3315 Harrisburg Blvd., Suite 400, Houston 77003</td>
<td>1011 Walton St., Houston, TX</td>
<td>713.222.0900</td>
<td>713.502.2835</td>
</tr>
<tr>
<td>Nicole Caster-Mason</td>
<td>VP, Fund Development/Communications</td>
<td>3315 Harrisburg Blvd., Suite 400, Houston 77003</td>
<td>2214 Singleton Street, Houston, TX 77008</td>
<td>713.222.0900</td>
<td>713.528.8729</td>
</tr>
<tr>
<td>Tamara Foster</td>
<td>VP, Onsite Operations</td>
<td>3315 Harrisburg Blvd., Suite 400, Houston 77003</td>
<td>3219 Jewel Ann, Houston, TX 77082</td>
<td>713.222.0900</td>
<td>281.752.4486</td>
</tr>
<tr>
<td>Emily Abeln</td>
<td>VP, Real Estate Development &amp; Secretary</td>
<td>3315 Harrisburg Blvd., Suite 400, Houston 77003</td>
<td>10726 Longmont Dr., Houston, TX 77042</td>
<td>713.222.0900</td>
<td>713.569.4833</td>
</tr>
</tbody>
</table>
GUARANTOR ORGANIZATION CHART

New Hope Housing, Inc.
3315 Harrisburg Blvd, Suite 400
Houston, TX 77003

Board of Directors
0%
Sanford W. Criner, Jr., Executive Chairman
Kenneth J. Valach, Vice Chair
Michael M. Fowler, Chairman Emeritus
J. Renea Burns, Director
Philip A. Croker, Director
Carolyn W. Dorros, Director
James E. Furr, Director
Catherine B. James, Director
Teshia N. Judkins, Director
Andrea M. Link, Director
Melissa M. Noriega, Director
Carleton Riser, Director
Matthew M. J. Stahlbaum, Director
Garrett W. Thompson, Director

Officers of the Corporation
0%
Sanford W. Criner, Jr.
Executive Chairman
Kenneth J. Valach
Vice Chair
Michael M. Fowler
Chairman Emeritus
Joy Horak-Brown
President & CEO
Karen Briggs Gwin
Treasurer & CFO
Nicole Cassier-Mason
VP, Fund Development/Communications
Tamara Foster
VP, Onsite Operations
Emily Abeln
VP, Real Estate Development & Secretary
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.

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Organization Legal Name: NHH Avenue J GP, LLC.</th>
<th>Role/Title</th>
<th>General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
<td>City: Houston</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>NHH Avenue J, Ltd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
<td>Date formed:</td>
<td>n/a</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone:</td>
<td>(713) 222-0290</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td>1. HACDC</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
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<tr>
<td></td>
<td>2. n/a</td>
<td>TDHCA Experience:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. n/a</td>
<td>TDHCA Experience:</td>
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<td></td>
<td>4. n/a</td>
<td>TDHCA Experience:</td>
<td></td>
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<tr>
<td></td>
<td>5. n/a</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>6. n/a</td>
<td>TDHCA Experience:</td>
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<table>
<thead>
<tr>
<th>Org. 2</th>
<th>Organization Legal Name: Houston Area Community Development Corporation (HACDC)</th>
<th>Role/Title</th>
<th>Sponsor/Developer/ Sole Member of GP</th>
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<tbody>
<tr>
<td>Address:</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
<td>City: Houston</td>
<td>State: TX</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
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<td>Organization legally formed?</td>
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<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone:</td>
<td>(713) 222-0290</td>
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<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td>1. Sanford W. Criner, Jr.</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>2. Kenneth J. Valach</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>3. Michael M. Fowler</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>4. Preston Roe</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>5. Irma G. Galvan</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>6. Joy Horak-Brown</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>7. Karen Briggs Gwin</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>8. Nicole Cassier-Mason</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>9. Tamara Foster</td>
<td>TDHCA Experience:</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>10. Emily Abeln</td>
<td>TDHCA Experience:</td>
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<td></td>
<td>11.</td>
<td>TDHCA Experience:</td>
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<tr>
<td></td>
<td>12.</td>
<td>TDHCA Experience:</td>
<td></td>
</tr>
<tr>
<td>Organization Legal Name</td>
<td>New Hope Housing, Inc.</td>
<td>Role/Title</td>
<td>Guarantor</td>
</tr>
<tr>
<td>-------------------------</td>
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<td>City</td>
<td>Houston</td>
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<td>Name(s) of Entities the Organization Owns or Controls</td>
<td>Houston Area Community Development Corporation (HACDC)</td>
<td></td>
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<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed:</td>
<td>1/2/1993</td>
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<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone:</td>
<td>(713) 222-0290</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

| TDHCA Experience: | Yes | TDHCA Experience: | Yes | TDHCA Experience: | Yes |
| TDHCA Experience: | Yes | TDHCA Experience: | Yes | TDHCA Experience: | Yes |
| TDHCA Experience: | Yes | TDHCA Experience: | Yes | TDHCA Experience: | Yes |
| TDHCA Experience: | Yes | TDHCA Experience: | Yes | TDHCA Experience: | Yes |
| TDHCA Experience: | Yes | TDHCA Experience: | Yes | TDHCA Experience: | Yes |
| TDHCA Experience: | Yes | TDHCA Experience: | Yes | TDHCA Experience: | Yes |
The Previous Participation Form is posted in a separate Excel Workbook that includes "Instructions" for copying it.
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:
Houston Area Community Development Corporation ("HACDC")
Sole member of sole General Partner

Email Address:
joy@newhopehousing.com

City & State of Home Addr:
Houston, Texas

Applicant Legal Name:
NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

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<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>12008</td>
<td>NHH at Rittenhouse</td>
<td>Houston</td>
<td>HTC</td>
<td>Jan-15</td>
<td></td>
</tr>
<tr>
<td>16405</td>
<td>NHH at Harrisburg</td>
<td>Houston</td>
<td>HTC &amp; TCAP</td>
<td>Apr-16</td>
<td></td>
</tr>
<tr>
<td>16406</td>
<td>NHH at Reed</td>
<td>Houston</td>
<td>HTC &amp; TCAP</td>
<td>Sep-16</td>
<td></td>
</tr>
<tr>
<td>18137</td>
<td>NHH Dale Carnegie</td>
<td>Houston</td>
<td>HTC &amp; TCAP</td>
<td>Jan-18</td>
<td></td>
</tr>
</tbody>
</table>

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

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<table>
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<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
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<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
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<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: New Hope Housing, Inc. - Guarantor and controlling member of HACDC

Email Address: joy@newhopehousing.com

City & State of Home Addr: Houston, Texas

Applicant Legal Name: NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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<th>Program</th>
<th>Control began (mm/yy)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1000084</td>
<td>NHH at Canal</td>
<td>Houston</td>
<td>HOME</td>
<td></td>
<td>Nov-03</td>
</tr>
<tr>
<td>7210</td>
<td>NHH at Brays Crossing</td>
<td>Houston</td>
<td>HTC</td>
<td></td>
<td>Oct-10</td>
</tr>
<tr>
<td>8232</td>
<td>NHH at Sakowitz</td>
<td>Houston</td>
<td>HTC</td>
<td></td>
<td>Sep-10</td>
</tr>
<tr>
<td>10084</td>
<td>NHH at Perry</td>
<td>Houston</td>
<td>HTC</td>
<td></td>
<td>Aug-12</td>
</tr>
<tr>
<td>12008</td>
<td>NHH at Rittenhouse</td>
<td>Houston</td>
<td>HTC</td>
<td></td>
<td>Jan-15</td>
</tr>
<tr>
<td>16405</td>
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<td>HTC &amp; TCAP</td>
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<td>Houston</td>
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<td></td>
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<td>NHH Dale Carnegie</td>
<td>Houston</td>
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<tr>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
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</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

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<th>Property City</th>
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<td>HTC &amp; TCAP</td>
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X By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

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<td>Other:</td>
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Previous Participation Form

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Person/Role:  
Kenneth J. Valach, Vice Chair - HACDC & New Hope Housing, Inc.

Email Address:  
ken@tcr.com

City & State of Home Addr:  
Houston, Texas

Applicant Legal Name:  
NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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<tbody>
<tr>
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<td>7210</td>
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<td>HTC</td>
<td>Oct-10</td>
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<th>Michael M. Fowler, Chairman Emeritus - HACDC &amp; New Hope Housing, Inc.</th>
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<td><a href="mailto:mmf@bunkerh.com">mmf@bunkerh.com</a></td>
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Person/Role: Irma G. Galvan, Director - HACDC
Email Address: does not have email address. Can be reached at 713.222.0767
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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Person/Role: Joy Horak-Brown, President & CEO - HACDC & New Hope Housing, Inc.
Email Address: joy@newhopehousing.com
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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<th>Karen Briggs Gwin, Treasurer &amp; CFO - HACDC &amp; New Hope Housing, Inc.</th>
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<tr>
<td>Email Address:</td>
<td><a href="mailto:karen@newhopehousing.com">karen@newhopehousing.com</a></td>
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Person/Role: Nicole Cassier-Mason, VP, Fund Development/Communications HACDC & New Hope Housing, Inc.

Email Address: nicole@newhopehousing.com

City & State of Home Addr: Houston, Texas

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**Person/Role:**
- Tamara Foster, VP, Onsite Operations
- HACDC & New Hope Housing, Inc.

**Email Address:**
- tf@newhopehousing.com

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Person/Role: Emily Abeln - VP, Real Estate Development & Secretary
HACDC & New Hope Housing, Inc.

Email Address: emily@newhopehousing.com

City & State of Home Addr: Houston, TX

Applicant Legal Name: NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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Person/Role: J. Renea Burns, Director - New Hope Housing, Inc.
Email Address: reburns@deloitte.com
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

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Person/Role: Philip A. Croker, Director - New Hope Housing, Inc.
Email Address: philip.croker@hines.com
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

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Person/Role: James E. Furr, Director - New Hope Housing, Inc.
Email Address: jimfurr67@gmail.com
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

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Person/Role:  Catherine B. James, Director - New Hope Housing, Inc.
Email Address:  catherine.james@dynegy.com
City & State of Home Addr:  Houston, Texas
Applicant Legal Name:  NHH Avenue J, Ltd.

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Person/Role:  
Teshia N. Judkins, Director - New Hope Housing, Inc.

Email Address:  
tjudkins@abhr.com

City & State of Home Addr:  
Houston, Texas

Applicant Legal Name:  
NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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Person/Role: Andrea M. Link, Director - New Hope Housing, Inc.
Email Address: alink@bcm.edu
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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Andrea M. Link, Director - New Hope Housing, Inc.
Email Address: alink@bcm.edu
City & State of Home Addr: Houston, Texas
Previous Participation Form

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Person/Role:  
Melissa M. Noriega, Director - New Hope Housing, Inc.

Email Address:  
melissanoriega@gmail.com

City & State of Home Addr:  
Houston, Texas

Applicant Legal Name:  
NHH Avenue J, Ltd.

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Person/Role: Carleton Riser, Director - New Hope Housing, Inc.
Email Address: carleton.riser@transwestern.com
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

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Person/Role: Matthew M. J. Stahlbaum, Director - New Hope Housing, Inc.
Email Address: msthlba@yahoo.com
City & State of Home Addr: Houston, Texas
Applicant Legal Name: NHH Avenue J, Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, RHD), and BOND) that you have controlled at any time.

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Person/Role: Garrett W. Thompson, Director - New Hope Housing, Inc.

Email Address: garrett@ctr-partners.com

City & State of Home Addr: Houston, Texas

Applicant Legal Name: NHH Avenue J, Ltd.

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<td>HTC &amp; TCAP</td>
<td>Apr-16</td>
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<td>HTC &amp; TCAP</td>
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<td>NHH Dale Carnegie</td>
<td>Houston</td>
<td>HTC &amp; TCAP</td>
<td>Jan-18</td>
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</tbody>
</table>

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

☒ 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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<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
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<td>Bootstrap</td>
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<tr>
<td>Other:</td>
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# 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.

<table>
<thead>
<tr>
<th>Organization Name:</th>
<th>Houston Area Community Development Corporation</th>
</tr>
</thead>
</table>

- **Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period?** Yes

- **If no to the question above, what is its current legal status?** n/a

- **If “Other” please specify:** n/a

<table>
<thead>
<tr>
<th>Date of legal formation of Nonprofit Organization:</th>
<th>1999</th>
</tr>
</thead>
</table>

1) **Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity?** Yes

   - **If “Yes”, will this nonprofit organization Control the Applicant?** Yes
   - **What is the ownership percentage of this nonprofit organization?** 100%

2) **Describe the nonprofit’s participation:** Sole member of the sole General Partner of the Limited Partnership

3) **Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:** Sponsor, developer, and owner

4) **Will the nonprofit receive part of the development fees paid in connection with the development?** Yes

   - **If "Yes," explain:** The nonprofit will receive 100% of the development fees
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanford W. Criner, Jr.</td>
<td>Executive Chairman</td>
<td>2800 Post Oak Boulevard, Suite 225</td>
<td>Houston</td>
<td>TX</td>
<td>77019</td>
</tr>
<tr>
<td>Kenneth J. Valach</td>
<td>Vice Chair</td>
<td>820 Gessner, Suite 760</td>
<td>Houston</td>
<td>TX</td>
<td>77024</td>
</tr>
<tr>
<td>Michael M. Fowler</td>
<td>Chairman Emeritus</td>
<td>712 Main Street, Suite 1700</td>
<td>Houston</td>
<td>TX</td>
<td>77002</td>
</tr>
<tr>
<td>Preston Roe</td>
<td>Secretary of the Board</td>
<td>3731 Florinda Street</td>
<td>Houston</td>
<td>TX</td>
<td>77021</td>
</tr>
<tr>
<td>Irma G. Galvan</td>
<td>Director</td>
<td>22 North Chenevert Street</td>
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<tr>
<td>Joy Horak-Brown</td>
<td>President &amp; CEO</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
<td>Houston</td>
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</tr>
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<tr>
<td>Karen Briggs-Gwin</td>
<td>Treasurer &amp; CFO</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
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<tr>
<td></td>
<td></td>
<td><a href="mailto:karen@newhopehousing.com">karen@newhopehousing.com</a></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Treasurer &amp; CFO, HACDC &amp; NHHI</td>
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<td></td>
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<tr>
<td>Nicole Cassier-Mason</td>
<td>VP, Fund Development &amp; Communications</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
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<tr>
<td>Tamara Foster</td>
<td>VP, Onsite Operations</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
<td>Houston</td>
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<td>77003</td>
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<tr>
<td></td>
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<td><a href="mailto:tjf@newhopehousing.com">tjf@newhopehousing.com</a></td>
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<td>VP, HACDC &amp; NHHI</td>
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<tr>
<td>Emily Abeln</td>
<td>VP, Real Estate Development &amp; Secretary</td>
<td>3315 Harrisburg Boulevard, Suite 400</td>
<td>Houston</td>
<td>TX</td>
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**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.

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## 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:** New Hope Housing, Inc.

- Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period? **Yes**

- If no to the question above, what is its current legal status? **n/a**

- If "Other" please specify: **n/a**

- Date of legal formation of Nonprofit Organization: **1993**

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity? **Yes**

   - If "Yes", will this nonprofit organization Control the Applicant? **No**

   - What is the ownership percentage of this nonprofit organization? **0%**

2) Describe the nonprofit’s participation: **Guarantor and Property Manager**

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period: **Guarantor and Property Manager**

4) Will the nonprofit receive part of the development fees paid in connection with the development? **No**

   - If "Yes," explain:
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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<td>77024</td>
</tr>
<tr>
<td>Michael M. Fowler</td>
<td>Chairman Emeritus</td>
<td>712 Main Street, Suite 1700</td>
<td>Houston</td>
<td>TX</td>
<td>77002</td>
</tr>
<tr>
<td>J. Renea Burns</td>
<td>Director</td>
<td>1111 Bagby, Suite 4500</td>
<td>Houston</td>
<td>TX</td>
<td>77002</td>
</tr>
<tr>
<td>Philip A. Croker</td>
<td>Director</td>
<td>609 Main Street, Suite 4400</td>
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<td>TX</td>
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<tr>
<td>Carolyn W. Dorros</td>
<td>Director</td>
<td>20 Briar Hollow lane</td>
<td>Houston</td>
<td>TX</td>
<td>77027</td>
</tr>
<tr>
<td>James E. Furr</td>
<td>Director</td>
<td>1901 Bolsover</td>
<td>Houston</td>
<td>TX</td>
<td>77005</td>
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**Phone Numbers and Email Addresses:**

<table>
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<tr>
<th>Name</th>
<th>Phone</th>
<th>Fax or Email</th>
<th>Occupation</th>
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<tbody>
<tr>
<td>Sanford W. Criner, Jr.</td>
<td>(713) 881-0936</td>
<td><a href="mailto:sanford.criner@cbre.com">sanford.criner@cbre.com</a></td>
<td>Vice Chairman, CB Richard Ellis</td>
</tr>
<tr>
<td>Kenneth J. Valach</td>
<td>(713) 706-1580</td>
<td><a href="mailto:ken@trc.com">ken@trc.com</a></td>
<td>CEO, Trammell Crow Residential</td>
</tr>
<tr>
<td>Michael M. Fowler</td>
<td>(713) 428-7800</td>
<td><a href="mailto:mmf@bunkerh.com">mmf@bunkerh.com</a></td>
<td>Principal, Bunker Hill Group</td>
</tr>
<tr>
<td>J. Renea Burns</td>
<td>(713) 982-2000</td>
<td><a href="mailto:reburns@deloitte.com">reburns@deloitte.com</a></td>
<td>CPA</td>
</tr>
<tr>
<td>Philip A. Croker</td>
<td>(713) 237-5674</td>
<td><a href="mailto:philip.croker@hines.com">philip.croker@hines.com</a></td>
<td>Real Estate Developer</td>
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<tr>
<td>Carolyn W. Dorros</td>
<td>(713) 626-8050</td>
<td><a href="mailto:ced@wolfcompanies.com">ced@wolfcompanies.com</a></td>
<td>EVP, Real Estate</td>
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<tr>
<td>James E. Furr</td>
<td>(713) 523-3710</td>
<td><a href="mailto:jim.furr67@gmail.com">jim.furr67@gmail.com</a></td>
<td>Retired Architect, Firm Principal</td>
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<tr>
<td>Name</td>
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<tr>
<td>Catherine B. James</td>
<td>Director</td>
<td>601 Travis Street, Suite 1400</td>
<td></td>
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<tr>
<td>Teshia N. Judkins</td>
<td>Director</td>
<td>3200 Southwest Freeway, Suite 2600</td>
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<tr>
<td>Andrea M. Link</td>
<td>Director</td>
<td>1934 Caroline Street</td>
<td></td>
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<tr>
<td>Melissa M. Noriega</td>
<td>Director</td>
<td>4500 Bissonnet</td>
<td></td>
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<tr>
<td>Carleton Riser</td>
<td>Director</td>
<td>1900 West Loop South, Suite 1300</td>
<td></td>
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<tr>
<td>Matthew M. J. Stahlbaum</td>
<td>Director</td>
<td>4635 Ivanhoe Street</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
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</tr>
<tr>
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<td>--------------------------</td>
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<td>Garrett W. Thompson</td>
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<td>501 Crawford Street</td>
<td>Houston</td>
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<td>Joy Horak-Brown</td>
<td>President &amp; CEO</td>
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<td>Houston</td>
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</tbody>
</table>
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)
Dear Applicant:

Based on the information you recently submitted, we have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in 501(c)(3) is still in effect.

This classification is based on the assumption that your operations will continue as you have stated. If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status.

This supersedes our letter dated May 2, 1997.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, you should keep it in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.
HOUSTON AREA COMMUNITY DEVELOPMENT

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

[Signature]

District Director
Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantees and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

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Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

[Signature]

District Director

Letter 1050 (00/GA)
Coats | Rose
A Professional Corporation

February 21, 2019

To: Texas Department of Housing and Community Affairs
    P.O. Box 13941
    221 East 11th Street
    Austin, TX 78711-3941

Re: Nonprofit – Houston Area Community Development Corporation;
    Development – New Hope Housing Avenue J;
    Owner – NHH Avenue J, Ltd.

Ladies and Gentlemen:

NHH Avenue J, Ltd., a limited partnership, is the Applicant. Houston Area Community Development Corporation, a Texas nonprofit corporation, is the sole member of the sole general partner of the Applicant. We have been asked to render our legal opinion to meet the requirements of Tex. Gov’t Code, §2306.6706 and 10 TAC §11.204(14)(A)(iii). This opinion is issued to the Texas Department of Housing and Community Affairs (the “Department”) so that the Department, its governing board, and its staff may rely on it in making any determinations that the Applicant is eligible under Tex. Gov’t Code, §2306.6706(b) for a housing tax credit allocation from the nonprofit set-aside.

In rendering our opinion, we have reviewed the Articles of Incorporation and Bylaws of Houston Area Community Development Corporation, the sole member of the sole general partner of the Applicant and the Letter of Determination dated June 10, 1999 from the Internal Revenue Service regarding Houston Area Community Development Corporation’s status as an organization exempt from taxes under the Internal Revenue Code. We have also examined the records of Houston Area Community Development Corporation to determine whether or not there exists any identity of interest between Houston Area Community Development Corporation and any for-profit sponsors of the above-referenced development, (the “Development”). We have reviewed, or will review upon execution, the original or certified copies of the development agreement, the partnership agreement, and such other documents, instruments, and writings as we deemed necessary or advisable to enable us to render this opinion. We have assumed and relied upon the genuineness of all certifications and have no reason to question them. The review of all such documents, individually and collectively, forms the basis for our opinion.
Based upon the foregoing, it is our opinion that:

(1) Houston Area Community Development Corporation is not affiliated with or Controlled (within the meaning of 10 TAC §11.1(d)(30)) by a for-profit organization with respect to the Development.

(2) Houston Area Community Development Corporation is a “Qualified Nonprofit Organization” within the meaning of §2306.6706 and §42(h)(5) of the Internal Revenue Code.

(3) Houston Area Community Development Corporation is an organization described in paragraph (3) or (4) of §501(c), is exempt from taxation under §501(a) of the Internal Revenue Code, and is an organization that has its Internal Revenue Service documentation of designation as a Section 501(c)(3) or 501(c)(4) organization as of the beginning of the Application Acceptance Period. Houston Area Community Development Corporation is the sole member of the sole general partner of the Applicant.

(4) Houston Area Community Development Corporation is an organization which specifically has the providing of low-income housing as one of its tax exempt purposes and the development and operation of the Development as low income housing is a legal purpose of the Applicant.

(5) NHH Avenue J, Ltd. is eligible for a housing credit allocation from a set-aside reserved for the use of qualified nonprofit organizations. Houston Area Community Development Corporation will control NHH Avenue J, Ltd. as the sole member of the sole general partner of NHH Avenue J, Ltd. and otherwise meets the requirements of §2306.6706 and §2306.6729 of the Tex. Gov’t Code and §42(h)(5) of the Internal Revenue Code.

(6) New Hope Housing Avenue J will have Houston Area Community Development Corporation be the Developer or co-Developer as evidenced in the development agreement.

(7) Houston Area Community Development Corporation prohibits any member of its board of directors, other than a chief staff member, serving concurrently as a member of the board, from receiving material compensation for service on the Board.

(8) Houston Area Community Development Corporation has the ability to do business as a nonprofit in Texas.

Sincerely,

Scott Marks
Scott A. Marks
Director
Houston Area Community Development Corporation

Financial Statements
and Single Audit Reports
for the year ended December 31, 2017
## Houston Area Community Development Corporation

### Table of Contents

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</tr>
</thead>
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</tr>
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<tr>
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<td>3</td>
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<td>4</td>
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<tr>
<td>Statement of Cash Flows for the year ended December 31, 2017</td>
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<tr>
<td>Notes to Financial Statements for the year ended December 31, 2017</td>
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<td><strong>Supplementary Information:</strong></td>
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<tr>
<td>Schedule of Expenditures of Federal Awards for the year ended December 31, 2017</td>
<td>12</td>
</tr>
<tr>
<td>Note to Schedule of Expenditures of Federal Awards for the year ended December 31, 2017</td>
<td>13</td>
</tr>
<tr>
<td><strong>Independent Auditors’ Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards</strong></td>
<td>14</td>
</tr>
<tr>
<td><strong>Independent Auditors’ Report on Compliance for Each Major Program and Report on Internal Control Over Compliance Required by the Uniform Guidance</strong></td>
<td>16</td>
</tr>
<tr>
<td>Schedule of Findings and Questioned Costs for the year ended December 31, 2017</td>
<td>18</td>
</tr>
<tr>
<td>Corrective Action Plan</td>
<td>21</td>
</tr>
</tbody>
</table>
Independent Auditors’ Report

To the Board of Directors of
    Houston Area Community Development Corporation:

We have audited the accompanying financial statements of Houston Area Community Development Corporation, which comprise the statement of financial position as of December 31, 2017 and the related statements of activities and of cash flows for the year then ended, and the related notes to the financial statements.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors’ Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors’ judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Houston Area Community Development Corporation as of December 31, 2017 and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.
Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information included in the schedule of expenditures of federal awards for the year ended December 31, 2017, as required by Title 2 U. S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Report Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated April 9, 2018, on our consideration of Houston Area Community Development Corporation’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Houston Area Community Development’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Houston Area Community Development Corporation’s internal control over financial reporting and compliance.

Blazek & Vetterling

April 9, 2018
# Houston Area Community Development Corporation

## Statement of Financial Position as of December 31, 2017

### ASSETS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$ 548,029</td>
</tr>
<tr>
<td>Prepaid expenses and other receivables</td>
<td>20,480</td>
</tr>
<tr>
<td>Cash contractually restricted for replacement and other reserves</td>
<td>124,320</td>
</tr>
<tr>
<td>Cash held for capital projects</td>
<td>751,663</td>
</tr>
<tr>
<td>Receivable from New Hope Housing, Inc.</td>
<td>781,822</td>
</tr>
<tr>
<td>Notes receivable from affiliates <em>(Note 3)</em></td>
<td>32,229,527</td>
</tr>
<tr>
<td>Property, net <em>(Note 4)</em></td>
<td>3,924,280</td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td><strong>$ 38,380,121</strong></td>
</tr>
</tbody>
</table>

### LIABILITIES AND NET ASSETS

<table>
<thead>
<tr>
<th>Liabilities:</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$ 5,094</td>
</tr>
<tr>
<td>Security deposits and prepaid rents</td>
<td>28,388</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>33,482</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commitments and contingencies <em>(Notes 4 and 5)</em></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unrestricted net assets</td>
<td><strong>38,346,639</strong></td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES AND NET ASSETS</strong></td>
<td><strong>$ 38,380,121</strong></td>
</tr>
</tbody>
</table>

*See accompanying notes to financial statements.*
# Houston Area Community Development Corporation

**Statement of Activities for the year ended December 31, 2017**

<table>
<thead>
<tr>
<th></th>
<th>UNRESTRICTED</th>
<th>TEMPORARILY RESTRICTED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUE:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government grants <em>(Note 6)</em></td>
<td></td>
<td>$15,045,960</td>
<td>$15,045,960</td>
</tr>
<tr>
<td>Apartment rentals</td>
<td>$462,686</td>
<td></td>
<td>462,686</td>
</tr>
<tr>
<td>Interest and other income</td>
<td>300,734</td>
<td></td>
<td>300,734</td>
</tr>
<tr>
<td><strong>Total revenue</strong></td>
<td>$763,420</td>
<td></td>
<td>15,809,380</td>
</tr>
<tr>
<td><strong>Net assets released from restrictions:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital expenditures</td>
<td>$15,045,960</td>
<td>(15,045,960)</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$15,809,380</td>
<td>0</td>
<td>15,809,380</td>
</tr>
<tr>
<td><strong>EXPENSES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment services</td>
<td>599,710</td>
<td></td>
<td>599,710</td>
</tr>
<tr>
<td>Project development</td>
<td>188,523</td>
<td></td>
<td>188,523</td>
</tr>
<tr>
<td><strong>Total program services</strong></td>
<td>788,233</td>
<td></td>
<td>788,233</td>
</tr>
<tr>
<td>Management and general</td>
<td>51,659</td>
<td></td>
<td>51,659</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>839,892</td>
<td></td>
<td>839,892</td>
</tr>
<tr>
<td><strong>CHANGES IN NET ASSETS</strong></td>
<td>14,969,488</td>
<td>14,969,488</td>
<td></td>
</tr>
<tr>
<td>Net assets, beginning of year</td>
<td>23,377,151</td>
<td>0</td>
<td>23,377,151</td>
</tr>
<tr>
<td>Net assets, end of year</td>
<td>$38,346,639</td>
<td>$0</td>
<td>$38,346,639</td>
</tr>
</tbody>
</table>

*See accompanying notes to financial statements.*
Houston Area Community Development Corporation

Statement of Cash Flows for the year ended December 31, 2017

CASH FLOWS FROM OPERATING ACTIVITIES:

Changes in unrestricted net assets $ 14,969,488

Adjustments to reconcile changes in unrestricted net assets to net cash provided by operating activities:

Depreciation 224,226
Grants restricted for capital projects (15,045,960)

Changes in operating assets and liabilities:

Prepaid expenses and other receivables 26,350
Receivable from New Hope Housing, Inc. (133,651)
Accounts payable and accrued expenses 1,912
Payable to affiliates
Security deposits and prepaid rents 6,178

Net cash provided by operating activities 48,543

CASH FLOWS FROM INVESTING ACTIVITIES:

Expenditures for acquisition and construction of property (750)
Issuance of notes receivable to affiliates (15,045,960)
Payment received on notes receivable from affiliates 140,541

Net cash used by investing activities (14,906,169)

CASH FLOWS FROM FINANCING ACTIVITIES:

Proceeds from grants restricted for capital projects 15,045,960

NET CHANGE IN CASH 188,334

Cash, beginning of year 1,235,678

Cash, end of year $ 1,424,012

Summary of cash:

Cash $ 548,029
Cash contractually restricted for replacement and other reserves 124,320
Cash held for capital projects 751,663

Total cash $ 1,424,012

See accompanying notes to financial statements.
NOTE 1 – ORGANIZATION

Organization – Houston Area Community Development Corporation (HACDC) was incorporated in Texas in 1992. HACDC is certified as a Community Housing Development Organization (CHDO) established by the U. S. Department of Housing and Urban Development (HUD). A CHDO’s primary purpose is to develop affordable housing for the community it serves. HACDC was originally established to develop a property under HUD’s Section 8 mod-rehab program. The 57-unit building opened in March 1998. It is located at 1414 Congress Street and is an adapted reuse of the historic Power Hotel, which was built in 1925. Intensive renovations in 2007 were funded by the City of Houston (the City), the Downtown Redevelopment Authority, and private contributors. The Congress Street property reopened in September 2010 as affordable SRO housing. At least one-third of the board of directors of HACDC is composed of residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations.

New Hope Housing, Inc. (NHHI) was created in January 1993 to develop and provide life-stabilizing affordable, permanent housing with supportive services for people who live on limited incomes. NHHI became HACDC’s sole member in 2003. For more than 20 years, NHHI, HACDC, and several affiliated corporations (collectively New Hope) have developed properties that help people mend their lives and recover their dignity by providing affordable, beautiful, and supportive housing. Their robust combination of permanent housing and services affords people the opportunity to stabilize and improve their lives and remain in housing – free from the threat of homelessness.

Affiliated organizations – HACDC is affiliated with the following corporations:

NHHI began operations with 40 units in March 1995. The Hamilton Street Residence was expanded twice due to demand and now contains 129 units designed to serve people living alone who have a job or other source of income, and who are capable of independent living.

NHH-Canal Street Apartments, Inc. (NHH-Canal) was incorporated in April 2001 as a Texas nonprofit corporation, with NHHI as its sole member, to develop a SRO property at 2821 Canal Street.

FDI-Houston SRO, Ltd. (FDI) is a limited liability partnership formed in 2007 to acquire and redevelop an existing property, creating Brays Crossing, a 149-unit SRO. NHH at Brays Crossing, LLC is the general partner and .01% owner of FDI; NEF Assignment Corporation is the limited partner and 99.99% owner of FDI. NHHI is the sole member of NHH at Brays Crossing, LLC.

Sakowitz SRO, Ltd. (Sakowitz) is a limited liability partnership formed in 2008 to develop 2424 Sakowitz, a 166-unit SRO. NHH at Sakowitz, LLC is the general partner of Sakowitz and .01% owner of Sakowitz; NEF Assignment Corporation is the limited partner and 99.99% owner of Sakowitz. NHHI is the sole member of NHH at Sakowitz, LLC.

Perry SRO, Ltd. (Perry) is a limited liability partnership formed in 2010 to develop 4415 Perry, a 160-unit SRO. NHH at Perry, LLC is the general partner and 0.01% owner of Perry; NEF Assignment Corporation is the limited partner and 99.99% owner of Perry. NHHI is the sole member of NHH at Perry, LLC.
Rittenhouse SRO, Ltd. (Rittenhouse) is a limited liability partnership formed in 2011 to develop New Hope Housing at Rittenhouse, a 160-unit SRO. NHH at Rittenhouse, LLC is the general partner and 0.01% owner of Rittenhouse; NEF Assignment Corporation is the limited partner and 99.99% owner of Rittenhouse. NHII is the sole member of NHH at Rittenhouse, LLC.

Harrisburg SRO, Ltd. (Harrisburg) is a limited liability partnership formed in 2015 to develop New Hope Housing at Harrisburg, a mixed-use, transit-oriented development located in Houston’s historic East End with 175 units of SRO housing and retail and office space. NHH at Harrisburg, LLC is the general partner and 0.01% owner of Harrisburg; NEF Assignment Corporation is the limited partner and 99.99% owner of Harrisburg. HACDC is the sole member of NHH at Harrisburg, LLC.

NHH at Reed, Ltd. (Reed) is a limited liability partnership formed in 2014 to develop a 187-unit property for homeless and at-risk families. NHH at Reed GP, LLC is the general partner and 0.01% owner of Reed; NEF Assignment Corporation is the limited partner and 99.99% owner of Reed; HACDC is the sole member. The development will contain 1, 2 and 3 bedroom apartments and will be situated on approximately 8 acres at 2605 Reed Road, west of Highway 288 and south of the 610 Loop.

Federal income tax status – HACDC is exempt from federal income tax under §501(c)(3) of the Internal Revenue Code. HACDC is further classified as a public charity as described in §509(a)(1) and §170(b)(1)(A)(vi).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash concentration – Bank deposits exceed the federally insured limit per depositor per institution.

Property is reported at cost, if purchased, or at fair market value at the date of gift, if donated. Depreciation is calculated using the straight-line method based upon the estimated useful lives of 27.5 years for buildings and improvements and 5 years for furniture, fixtures, and equipment.

HACDC reviews its rental property for impairment or disposal to determine if the carrying value exceeds the undiscounted cash flows expected to be derived from the assets. If the carrying value exceeds the cash flows, then recorded amounts of the assets will be reduced to their fair value. No impairment losses were recognized during the year ended December 31, 2017.

Project development fees are recognized as the projects are completed in accordance with the development agreements. On tax credit projects, development fees are typically 15% of the total development cost. HACDC uses these fees to support the organization’s operations and as working capital for future project development.

Apartment rentals are recognized as rent becomes due. Rental payments received in advance are deferred until earned and reported as prepaid rent. Rental rates are set based on the operating expenses of each property and are established at rates at or below HUD defined maximum rental rates. The rental rates include free utilities and access to cable television. All apartment leases are short-term operating leases.

Estimates – Management must make estimates and assumptions to prepare financial statements in accordance with generally accepted accounting principles. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, the amounts of reported revenue and expenses, and the allocation of expenses among various functions. Actual results could vary from the estimates that were used.

Restatement – Beginning net assets was decreased by approximately $420,000 to correctly reflect a change in the useful life of the buildings to 27.5 years. This resulted in an increase in accumulated depreciation but did not effect the change in net assets for 2017.
Recent financial accounting pronouncements – In August 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*. The amendments in this ASU are aimed at providing more useful information to users of not-for-profit financial statements. Under this ASU, net assets will be presented in two classes: net assets with donor restrictions and net assets without donor restrictions and underwater endowments will be grouped with net assets with donor restrictions. New or enhanced disclosures will be required about the nature and composition of net assets, and the liquidity and availability of resources for general operating expenditures within one year of the balance sheet date. Expenses will be required to be presented by both nature and function and investment return will be presented net of external and direct internal investment expenses. Absent explicit donor stipulations, restrictions on long-lived assets will expire when assets are placed in service. The ASU is effective for fiscal periods beginning after December 15, 2017, but early adoption is permitted. This ASU will impact the presentation and disclosures of the financial statements.

In May 2014, the FASB issued ASU 2014-09, *Revenue from Contracts with Customers*, which replaces most existing revenue recognition guidance for exchange transactions not specifically covered by other guidance. This ASU does not apply to non-exchange transactions such as contributions. The core principle of the new guidance is that an entity should recognize revenue in an amount that reflects the consideration to which it expects to be entitled in exchange for transferred goods or services and establishes a 5-step process to determine when performance obligations are satisfied and revenue is recognized. The ASU is effective for fiscal periods beginning after December 15, 2018, but early adoption is permitted. Management believes the adoption of this ASU will not have a material impact on their financial statements.

NOTE 3 – NOTES RECEIVABLE FROM AFFILIATES

HACDC entered into an agreement on October 15, 2007 to lend up to $9,264,198 to FDI. The note is secured by a deed of trust on FDI’s property. The note bears interest at 5% per annum. Payments are payable solely from net cash flow available for distribution. The note matures on October 15, 2047. Interest earned in 2017 was $72,356. At December 31, 2017, the outstanding principal and interest were $7,292,791 and $545,254, respectively, and is included in notes receivable from affiliates.

HACDC entered into an agreement on August 31, 2009 to lend up to $3,000,000 to Sakowitz. The note is secured by a deed of trust on Sakowitz’s property. The note bears interest at a rate of 2.25% per annum. Payments are payable solely from net cash flow available for distribution. The note matures on September 1, 2039. Interest earned in 2017 was $53,184. At December 31, 2017, the outstanding principal and interest were $3,060,729 and $8,445, respectively, and is included in notes receivable from affiliates.

HACDC entered into an agreement on August 5, 2011 to lend up to $3,000,000 to Perry. The note is secured by a deed of trust on Perry’s property. The note bears interest at a rate of 2.50% per annum. Payments are payable solely from net cash flow available for distribution. The note matures on August 5, 2051. Interest earned in 2017 was $74,408. At December 31, 2017, the outstanding principal and interest were $2,886,066 and $6,012, respectively, and is included in notes receivable from affiliates.

HACDC entered into an agreement on November 8, 2012 to lend up to $1,600,000 to Rittenhouse. The note was modified on December 6, 2013 to provide additional funding of $1,352,464. The note is secured by a deed of trust on Rittenhouse’s property. The note bears interest at a rate of 3% per annum. Payments are payable solely from net cash flow available for distribution. The note matures on
November 8, 2052. Interest earned in 2017 was $98,571. At December 31, 2017, the outstanding principal and interest were $2,952,464 and $431,806, respectively, and is included in notes receivable from affiliates.

HACDC entered into an agreement on April 7, 2016 to lend up to $5,986,233 to Harrisburg. The note is secured by a deed of trust on Harrisburg’s property. The note does not bear interest and matures 30 years after completion of the facility. No payments of principal or interest will be payable, except in the event of default. If no event of default occurs, the loan will be deemed paid at maturity. At December 31, 2017, the outstanding principal was $5,955,960 and is included in notes receivable from affiliates.

HACDC entered into an agreement on September 21, 2016 to lend up to $10,100,000 to Reed. The note is secured by a deed of trust on Reed’s property. The note does not bear interest and matures on September 21, 2056. No payments of principal or interest will be payable, except in the event of default. If no event of default occurs, the loan will be deemed paid at maturity. At December 31, 2017, the outstanding principal was $9,090,000 and is included in notes receivable from affiliates.

NOTE 4 – PROPERTY

Property at December 31, 2017 consists of the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>$215,450</td>
</tr>
<tr>
<td>Buildings and improvements</td>
<td>6,195,463</td>
</tr>
<tr>
<td>Furniture, fixtures, and equipment</td>
<td>119,940</td>
</tr>
<tr>
<td>Construction in progress</td>
<td>750</td>
</tr>
<tr>
<td>Total property, at cost</td>
<td>6,531,603</td>
</tr>
<tr>
<td>Accumulated depreciation</td>
<td>(2,607,323)</td>
</tr>
<tr>
<td>Property, net</td>
<td>$3,924,280</td>
</tr>
</tbody>
</table>

At December 31, 2017, HACDC had outstanding construction contract commitments totaling approximately $8,600,000 related to the construction of Harrisburg and Reed.

NOTE 5 – COMMITMENTS AND CONTINGENCIES

A portion of the development costs of New Hope’s properties has been funded through Home Investment Partnership Program (HOME) funds and other governmental grants or performance-based loans. These agreements have various restrictive covenants, including operating and financial constraints such as limitations on transfer or sale of the properties or additional borrowings and required replacement and other reserves. These sources of funding generally place specific long-term restrictions on the properties as to their operation as affordable housing. Should these restrictions not be met in the future, HACDC would be responsible for refunding all or a portion of these proceeds to the government. A liability for such repayment is not reported in these financial statements because management believes the properties are being operated in accordance with such restrictions. The principal outstanding contingencies are as follows:

Congress Street – This property was originally funded in 1998 in part with HOME funds, a $1,282,787 deferred payment loan agreement with the City. Under the terms of the agreement, these amounts and accrued interest were to be forgiven 20 years after project completion (in 2018), provided HACDC continued to comply with the terms of the agreement. As discussed in Note 1, the property was renovated in 2007. In 2008, HACDC received a grant from Main Street Market Square Redevelopment Authority (the Authority), a local government corporation, that provided $1,200,000, a portion of which
was to be used to reimburse the original HOME funding, thus releasing the use restrictions on the existing loan balance at that time of $1,169,897. The terms of the agreement with the Authority require HACDC to maintain and operate the property as affordable housing for at least 15 years (in 2025) from the date the renovation was completed and available for habitation.

Payoff of the previous deferred payment loan agreement with the City allowed HACDC and the City to enter into a new agreement to fund renovations with $3,000,000 in HOME funds. Under the terms of the new agreement, this amount and accrued interest will be forgiven 15 years (in 2025) from completion of the project provided that HACDC continues to comply with the terms of the agreement. 

Brays Crossing – In 2008, HACDC entered into a deferred payment loan agreement with the City totaling $9,264,198 to provide HOME funding for a loan to be made by HACDC to FDI to fund a portion of the acquisition and rehabilitation costs for this property. Under the terms of the agreement, the loan and accrued interest will be forgiven 15 years after completion of the facility (in 2025), provided HACDC complies with the provisions of the agreement. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with FDI and by a lien against the financed property.

Sakowitz – In 2009, HACDC entered into a $3,000,000 loan agreement with the City to provide HOME funding for a loan to be made by HACDC to Sakowitz to fund a portion of the construction costs for this property. Under the terms of the agreement, the loan plus accrued interest will be forgiven 15 years after completion of the facility (in 2025), provided HACDC complies with the provisions of the agreement. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with Sakowitz and by a lien against the financed property.

Perry – In 2011, HACDC entered into a $3,000,000 deferred payment loan agreement with the City to provide HOME funding for a loan to be made by HACDC to Perry to fund a portion of the construction costs for this property. Under the terms of the agreement, the loan and accrued interest will be forgiven 15 years after completion of the facility (in 2027), provided HACDC complies with the provisions of the contract. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with Perry and by a lien against the financed property.

Rittenhouse – In 2012, HACDC entered into a $1,600,000 grant agreement with the City to provide funding through the City’s Homeless and Housing Consolidated Bond Fund program. In 2013, HACDC and the City amended the grant agreement increasing the available funds by $1,352,464 ($799,429 in State Housing Trust Funds and $553,035 in State Bond Revenue Funds) passed through the City from the Texas Department of Housing and Community Affairs’ Homeless and Housing Services program for a total grant amount of $2,952,464. This agreement is for a loan to be made by HACDC to Rittenhouse to fund a portion of the construction costs for this property. Under the terms of the grant agreement, the affordability period will expire 20 years after completion of the facility (in 2034), provided HACDC complies with the provisions of the contract.

Harrisburg – In 2016, HACDC entered into a deferred payment loan agreement with the City totaling $5,986,233 to provide HOME funding for a loan to be made by HACDC to Harrisburg to fund a portion of the construction costs for this property. Under the terms of the agreement, the loan and accrued interest will be forgiven 20 years after completion of the facility, provided HACDC complies with the provisions of the contract. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with Harrisburg and by a lien against the property. In accordance with the City Agreement, HACDC entered into an agreement on April 7, 2016 to lend up to $5,986,233 to Harrisburg. The note is secured by a deed of trust on Harrisburg’s property. The note bears interest at
a rate of 3% per annum. Payments are payable solely from net cash flow available for distribution. The note matures on April 7, 2036. At December 31, 2017, $5,955,960 had been drawn down under this agreement.

Also in 2016, HACDC entered into a $631,500 grant agreement with the City to provide funding through the City’s Homeless and Housing Consolidated Bond Fund program. This agreement is for a loan to be made by HACDC to Harrisburg to fund a portion of the construction costs for this property. Under the terms of the grant agreement, the affordability period will expire 20 years after completion of the facility, provided HACDC complies with the provisions of the contract. In accordance with the City agreement, HACDC entered into an agreement on April 7, 2016 to lend up to $631,500 to Harrisburg. The note is secured by a deed of trust on Harrisburg’s property. The note bears no interest. Payments are payable solely from net cash flow available for distribution. The note matures on April 7, 2036. At December 31, 2017, there were no amounts drawn under this agreement.

Reed – In 2016, HACDC entered into a $10,100,000 grant agreement with the City to provide funding through the City’s Homeless and Housing Consolidated Bond Fund program. This agreement is for a loan to be made by HACDC to Reed to fund a portion of the construction costs for this property. Under the terms of the grant agreement, the affordability period will expire 20 years after completion of the facility, provided HACDC complies with the provisions of the contract. In accordance with the City agreement, HACDC entered into an agreement on September 21, 2016 to lend up to $10,100,000 to Reed. The note is secured by a deed of trust on Reed’s property. The note bears no interest. Payments are payable solely from net cash flow available for distribution. The note matures on September 21, 2056. At December 31, 2017, $9,090,000 had been drawn down under this agreement.

NOTE 6 – GOVERNMENT GRANTS

Government grant revenue at December 31, 2017 includes the following:

| U. S. Department of Housing and Urban Development passed through City of Houston | $ 5,955,960 |
| City of Houston – Homeless and Housing Consolidated Bond Fund | $ 9,090,000 |

Total government grants $ 15,045,960

HACDC’s government grants require fulfillment of certain conditions as set forth in the grant contracts and are subject to review and audit by the awarding agencies. Such reviews and audits could result in the discovery of unallowable activities and unallowable costs. Consequently, any of the funding sources may, at their discretion, request reimbursement for expenses or return of funds as a result of non-compliance by HACDC with the terms of the contracts. Management believes such disallowances, if any, would not be material to HACDC’s financial position or changes in net assets.

NOTE 7 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 9, 2018, which is the date that the financial statements were available for issuance. In 2018, the Hamilton property sale was completed and the Series 2016 Harrisburg bonds totaling $13,500,000 were repaid. No other events were identified that are required to be disclosed or would have a material impact on reported net assets or changes in net assets.
Houston Area Community Development Corporation

Schedule of Expenditures of Federal Awards for the year ended December 31, 2017

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>Program Title &amp; Period</th>
<th>CFDA #</th>
<th>Grantor Number</th>
<th>Award Amount</th>
<th>Federal Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</td>
<td>Passed through City of Houston: Home Investment Partnership Program</td>
<td>#1</td>
<td>08/13/15 – *</td>
<td>14.239</td>
<td>4600013379</td>
</tr>
</tbody>
</table>

TOTAL FEDERAL AWARDS $5,955,960

*Grant agreement expires 20 years from the date of completion.
NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation – The schedule of expenditures of federal awards (the schedule) is prepared on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U. S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Federal expenditures include allowable costs funded by federal grants. Allowable costs are subject to the cost principles of the Uniform Guidance, and include costs that are recognized as expenses in HACDC’s financial statements in conformity with generally accepted accounting principles. HACDC has not elected to use the 10% de minimis cost rate for indirect costs.

Because the schedule presents only a selected portion of the operations of HACDC, they are not intended to and do not present the financial position, changes in net assets, or cash flows of HACDC.
Independent Auditors’ Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards

To the Board of Directors of
Houston Area Community Development Corporation:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of Houston Area Community Development Corporation (HACDC), which comprise the statement of financial position as of December 31, 2017 and the related statements of activities and of cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated April 9, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered HACDC’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of HACDC’s internal control. Accordingly, we do not express an opinion on the effectiveness of HACDC’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether HACDC’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.
Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Blazek & Vetterling

April 9, 2018
Independent Auditors’ Report on Compliance for Each Major Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

To the Board of Directors of
Houston Area Community Development Corporation:

Report on Compliance for Each Major Federal Program

We have audited Houston Area Community Development Corporation’s (HACDC) compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of HACDC’s major federal programs for the year ended December 31, 2017. HACDC’s major federal programs are identified in the summary of auditors’ results section of the accompanying schedule of findings and questioned costs.

Management’s Responsibility

Management is responsible for compliance with the requirements of federal statutes, regulations, and the terms and conditions of its federal programs.

Auditors’ Responsibility

Our responsibility is to express an opinion on compliance for each of HACDC’s major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U. S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about HACDC’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of HACDC’s compliance.

Opinion on Each Major Federal Program

In our opinion, HACDC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2017.
Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as findings #2017-001 and #2017-002. Our opinion on each major federal program is not modified with respect to these matters.

HACDC’s response to the noncompliance findings identified in our audit is described in the accompanying Corrective Action Plan. HACDC’s response was not subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of HACDC is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered HACDC’s internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of HACDC’s internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Blazek & Vetterling

April 9, 2018
Houston Area Community Development Corporation

Schedule of Findings and Questioned Costs for the year ended December 31, 2017

Section I – Summary of Auditors’ Results

Financial Statements

Type of auditors’ report issued: ☒ unmodified ☐ qualified ☐ adverse ☐ disclaimer

Internal control over financial reporting:
• Material weakness(es) identified? ☐ yes ☒ no
• Significant deficiency(ies) identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported

Noncompliance material to the financial statements noted? ☐ yes ☒ no

Federal Awards

Internal control over major programs:
• Material weakness(es) identified? ☐ yes ☒ no
• Significant deficiency(ies) identified that are not considered to be material weakness(es)? ☐ yes ☒ none reported

Type of auditors’ report issued on compliance for major programs: ☒ unmodified ☐ qualified ☐ adverse ☐ disclaimer

Any audit findings disclosed that are required to be reported in accordance with 2 CFR §200.516(a)? ☒ yes ☐ no

Identification of major programs:

<table>
<thead>
<tr>
<th>CFDA Number(s)</th>
<th>Name of Federal Program or Cluster</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.239</td>
<td>Home Investment Partnership Program</td>
</tr>
</tbody>
</table>

Dollar threshold used to distinguish between Type A and Type B programs: $750,000

Auditee qualified as a low-risk auditee? ☐ yes ☒ no

Section II – Financial Statement Findings

There were no findings related to the financial statements which are required to be reported in accordance with Government Auditing Standards.
Section III – Federal Award Findings and Questioned Costs

Finding #2017-001 – Other Noncompliance

Applicable federal program:

U. S. Department of Housing and Urban Development
Home Investment Partnership Program
CFDA #14.239
Contract #4600013379

Criteria: Procurement – HACDC and its subcontractors are required to comply with the City of Houston’s (the City) compliance standards. The standards state that a subcontractor with contracts of $100,000 or more must follow the EBid procurement process if “new” employment or contracting opportunities are needed to complete the scope of work.

Condition and context: As a result of our review of procurement compliance for a subcontractor with a contract in excess of $100,000, we noted that the work was further subcontracted. For one of the contractors the work was not submitted for procurement under the EBid process as required.

Cause: The finding occurred as a result of the subcontractor’s failure to monitor the procurement requirements.

Effect: Failure to follow the City’s procurement policies could result in the procurement not being conducted in a manner to provide a full and open competition nor allow for Section 3 business concerns to be able to submit bids.

Recommendation: Re-emphasize the monitoring procedures to ensure that any subcontracted work meets the procurement standard requirements and is properly procured in accordance with the City’s policies.

Views of responsible officials and planned corrective actions: Management concurs and has provided a Corrective Action Plan.

Finding #2017-002 – Other Noncompliance

Applicable federal program:

U. S. Department of Housing and Urban Development
Home Investment Partnership Program
CFDA #14.239
Contract #4600013379

Criteria: Other Contract Compliance – HACDC and its subcontractors are required to comply with the City’s compliance standards. The standards state that for subcontractors whose contract amount is equal to or greater than $100,000 and is not solely a supplier, that those subcontractors must submit a Utilization Plan and list whether the subcontractor is self-performing or are further subcontracting the
scope of work under contract. The Utilization Plan is required to be submitted at the receipt of the Notice of Intent to Award and then once every three months or when there is a change to utilization or contract amounts, whichever comes first. Furthermore, the subcontractor shall list all lower-tier subcontractors, professional services and suppliers being utilized to complete the scope of work.

**Condition and context:** We noted the following in our testing of 11 subcontractors/lower-tier subcontractors being used by the builder:

- 2 subcontractors used lower-tier subcontractors that were not listed on submitted Utilization Plans.
- 3 subcontractors/lower-tier subcontractors did not submit Utilization Plans within the allotted time period.

**Cause:** The finding occurred as a result of the failure to monitor subcontractors’ compliance with the City’s requirements.

**Effect:** Failure to follow the City’s compliance requirements could result in loss of funding.

**Recommendation:** Re-emphasize monitoring procedures to ensure that subcontractors are following compliance requirements in accordance with the City’s policies.

**Views of responsible officials and planned corrective actions:** Management concurs and has provided a Corrective Action Plan.
CORRECTIVE ACTION PLAN

April 9, 2018

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Houston Area Community Development Corporation (HACDC) respectfully submits the following corrective action plan for the year ended December 31, 2017. The audit was performed by: Blazek & Vetterling, 2900 Weslayan, Suite 200, Houston, Texas, 77027.

The findings from the December 31, 2017, schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

FINDINGS – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

Finding #2017-001 – Other Noncompliance

Recommendation: Re-emphasize the monitoring procedures to ensure that any subcontracted work meets the procurement standard requirements and is properly procured in accordance with the City’s policies.

Planned corrective action: Management has notified the prime subcontractor at risk, Camden Builders, Inc. (Camden), the need to closely monitor the procurement process to ensure its subcontractors are compliant with the Section 3 procurement standard requirement. Management has been advised by Camden that the reported instances of noncompliance have been satisfactorily resolved.

Responsible officer: Karen Briggs Gwin

Estimated completion date: Immediately

Finding #2017-002 – Other Noncompliance

Recommendation: Re-emphasize monitoring procedures to ensure that subcontractors are following compliance requirements in accordance with the City’s policies.

Planned corrective action: Management has emphasized to prime subcontractor at risk, Camden, the need to submit timely and accurate utilization plans. Management has been advised by Camden that a corrective action plan has been implemented for future projects to ensure timely reports. Camden will require subcontractors to submit monthly utilization plans to prevent overlaps between each submission. Camden will cross check with Davis Bacon to ensure all lower tier subcontractors are listed on the utilization plan. Camden will hold payment from subcontractors until all information is accurate and correct.
**Responsible officer:** Karen Briggs Gwin

**Estimated completion date:** Immediately

If the U. S. Department of Housing and Urban Development has questions regarding this plan, please call Karen Briggs Gwin at (713) 222-0290.

Sincerely,

Karen Briggs Gwin
Treasurer and CFO
New Hope Housing, Inc.
and Affiliates

Consolidated Financial Statements
and Independent Auditors’ Report
for the years ended December 31, 2017 and 2016
## New Hope Housing, Inc. and Affiliates

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<th>Page</th>
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</thead>
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</tr>
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<td><strong>Financial Statements:</strong></td>
<td></td>
</tr>
<tr>
<td>Consolidated Statements of Financial Position as of December 31, 2017</td>
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</tr>
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<td>Consolidated Statement of Activities for the year ended December 31, 2017</td>
<td>4</td>
</tr>
<tr>
<td>Consolidated Statement of Activities for the year ended December 31, 2016</td>
<td>5</td>
</tr>
<tr>
<td>Consolidated Statements of Cash Flows for the years ended December 31, 2017 and 2016</td>
<td>6</td>
</tr>
<tr>
<td>Notes to Consolidated Financial Statements for the years ended December 31, 2017 and 2016</td>
<td>7</td>
</tr>
</tbody>
</table>
Independent Auditors’ Report

To the Board of Directors of
New Hope Housing, Inc.:

We have audited the accompanying financial statements of New Hope Housing, Inc. and Affiliates, which comprise the consolidated statements of financial position as of December 31, 2017 and 2016 and the related consolidated statements of activities and of cash flows for the years then ended, and the related notes to the financial statements.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors’ Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We did not audit the December 31, 2017 and 2016 balance sheets of FDI-Houston SRO, Ltd. (FDI), of Perry SRO, Ltd. (Perry), of Sakowitz SRO, Ltd. (Sakowitz), of Rittenhouse SRO, Ltd. (Rittenhouse), of Harrisburg SRO, Ltd. (Harrisburg) and of NHH at Reed, Ltd. (Reed), which statements reflect total assets of $116,952,732 and $92,487,122 as of December 31, 2017 and 2016. We did not audit the statement of operations of FDI, Perry, Sakowitz, and Rittenhouse for the year ended December 31, 2017, which reflects total revenue of $4,271,912 and total expenses of $5,652,478. We did not audit the statement of operations of FDI, Perry, Sakowitz and Rittenhouse for the year ended December 31, 2016, which reflects total revenue of $4,050,350 and total expenses of $5,477,046. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for FDI, Perry, Sakowitz, and Rittenhouse, is based solely on the reports of the other auditors. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform our audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors’ judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.
We believe that the audit evidence we have obtained and the reports of the other auditors are sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, based on the audit evidence we have obtained and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the consolidated financial position of New Hope Housing, Inc. and Affiliates as of December 31, 2017 and 2016 and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Blazek & Vetterling

April 9, 2018
New Hope Housing, Inc. and Affiliates

Consolidated Statements of Financial Position as of December 31, 2017 and 2016

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ASSETS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash</td>
<td>$2,011,333</td>
<td>$2,065,558</td>
</tr>
<tr>
<td>Prepaid expenses and other receivables</td>
<td>483,644</td>
<td>153,390</td>
</tr>
<tr>
<td>Cash board-designated as reserves for strategic projects and initiatives</td>
<td>4,500,000</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Operating pledges receivable (Note 3)</td>
<td>589,454</td>
<td>439,069</td>
</tr>
<tr>
<td>Cash contractually restricted for replacement and other reserves</td>
<td>3,892,402</td>
<td>3,362,022</td>
</tr>
<tr>
<td>Other assets</td>
<td>233,466</td>
<td>480,317</td>
</tr>
<tr>
<td>Cash donor and contractually restricted for capital projects</td>
<td>22,523,413</td>
<td>16,105,290</td>
</tr>
<tr>
<td>Bond proceeds held in trust restricted for capital projects and bond interest</td>
<td>8,776,059</td>
<td>19,670,312</td>
</tr>
<tr>
<td>Pledges receivable restricted for capital projects, net (Note 3)</td>
<td>212,500</td>
<td>520,840</td>
</tr>
<tr>
<td>Property, net (Note 4)</td>
<td>90,627,031</td>
<td>63,342,983</td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>$133,849,302</td>
<td>$108,139,781</td>
</tr>
</tbody>
</table>

| **LIABILITIES AND NET ASSETS** |            |            |
| Liabilities:                |            |            |
| Accounts payable and accrued expenses | $226,732   | $113,663   |
| Construction payable        | 6,483,446  | 1,072,892  |
| Refundable advance (Note 5) | 2,683,000  | 2,250,000  |
| Bonds payable, net (Note 6) | 30,426,414 | 30,292,736 |
| Notes payable (Note 7)      | 236,689    | 236,689    |
| Security deposits and prepaid rents | 221,570   | 189,970    |
| Total liabilities           | 40,277,851 | 34,155,950 |

| Commitments and contingencies (Notes 4 and 8) |            |            |
| Net assets:                                |            |            |
| Unrestricted                               | 53,906,093 | 39,741,655 |
| Temporarily restricted (Note 9)            | 15,768,938 | 12,579,489 |
| Total net assets                           | 69,675,031 | 52,321,144 |

| Noncontrolling ownership interest (Note 10) |            |            |
| Total net assets                           | 93,571,451 | 73,983,831 |
| **TOTAL LIABILITIES AND NET ASSETS**       | $133,849,302 | $108,139,781 |

See accompanying notes to consolidated financial statements.
New Hope Housing, Inc. and Affiliates

Consolidated Statement of Activities for the year ended December 31, 2017

<table>
<thead>
<tr>
<th></th>
<th>UNRESTRICTED</th>
<th>TEMPORARILY RESTRICTED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUE:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment rentals</td>
<td>$ 6,129,878</td>
<td>$ 6,129,878</td>
<td></td>
</tr>
<tr>
<td>Contributions</td>
<td>668,421</td>
<td>2,364,745</td>
<td>3,033,166</td>
</tr>
<tr>
<td>Government grants and contracts <em>(Note 11)</em></td>
<td>657,165</td>
<td>16,545,960</td>
<td>17,203,125</td>
</tr>
<tr>
<td>Project development fees</td>
<td>166,873</td>
<td></td>
<td>166,873</td>
</tr>
<tr>
<td>Interest and other income</td>
<td>106,271</td>
<td></td>
<td>106,271</td>
</tr>
<tr>
<td><strong>Total revenue</strong></td>
<td>7,728,608</td>
<td>18,910,705</td>
<td>26,639,313</td>
</tr>
<tr>
<td><strong>Net assets released from restrictions:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital expenditures</td>
<td>15,045,960</td>
<td>(15,045,960)</td>
<td></td>
</tr>
<tr>
<td>Program expenditures</td>
<td>634,246</td>
<td>(634,246)</td>
<td></td>
</tr>
<tr>
<td>Expiration of time restrictions</td>
<td>41,050</td>
<td>(41,050)</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>23,449,864</td>
<td>3,189,449</td>
<td>26,639,313</td>
</tr>
<tr>
<td><strong>EXPENSES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating</td>
<td>5,305,698</td>
<td>5,305,698</td>
<td></td>
</tr>
<tr>
<td>Depreciation</td>
<td>2,933,083</td>
<td>2,933,083</td>
<td></td>
</tr>
<tr>
<td>Emancipation operations</td>
<td>848,527</td>
<td>848,527</td>
<td></td>
</tr>
<tr>
<td>Project development</td>
<td>338,342</td>
<td>338,342</td>
<td></td>
</tr>
<tr>
<td>Resident support programs</td>
<td>488,903</td>
<td>488,903</td>
<td></td>
</tr>
<tr>
<td><strong>Total program services</strong></td>
<td>9,914,553</td>
<td>9,914,553</td>
<td></td>
</tr>
<tr>
<td>Management and general</td>
<td>306,058</td>
<td>306,058</td>
<td></td>
</tr>
<tr>
<td>Fundraising</td>
<td>445,243</td>
<td>445,243</td>
<td></td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>10,665,854</td>
<td>10,665,854</td>
<td></td>
</tr>
<tr>
<td><strong>CHANGES IN NET ASSETS BEFORE NONCONTROLLING OWNERSHIP INTEREST</strong></td>
<td>12,784,010</td>
<td>3,189,449</td>
<td>15,973,459</td>
</tr>
<tr>
<td>Noncontrolling ownership interest loss <em>(Note 10)</em></td>
<td>1,380,428</td>
<td></td>
<td>1,380,428</td>
</tr>
<tr>
<td><strong>CHANGES IN NET ASSETS</strong></td>
<td>14,164,438</td>
<td>3,189,449</td>
<td>17,353,887</td>
</tr>
<tr>
<td>Net assets, beginning of year</td>
<td>39,741,655</td>
<td>12,579,489</td>
<td>52,321,144</td>
</tr>
<tr>
<td>Net assets, end of year</td>
<td>$ 53,906,093</td>
<td>$ 15,768,938</td>
<td>$ 69,675,031</td>
</tr>
</tbody>
</table>

See accompanying notes to consolidated financial statements.
New Hope Housing, Inc. and Affiliates

Consolidated Statement of Activities for the year ended December 31, 2016

<table>
<thead>
<tr>
<th></th>
<th>UNRESTRICTED</th>
<th>TEMPORARILY UNRESTRICTED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUE:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment rentals</td>
<td>$ 5,880,515</td>
<td>$ 5,880,515</td>
<td></td>
</tr>
<tr>
<td>Contributions</td>
<td>632,623</td>
<td>955,140</td>
<td>1,587,763</td>
</tr>
<tr>
<td>Project development fees</td>
<td>1,014,286</td>
<td></td>
<td>1,014,286</td>
</tr>
<tr>
<td>Interest and other income</td>
<td>90,995</td>
<td></td>
<td>90,995</td>
</tr>
<tr>
<td>Total revenue</td>
<td>7,618,419</td>
<td>955,140</td>
<td>8,573,559</td>
</tr>
<tr>
<td><strong>Net assets released from restrictions:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program expenditures</td>
<td>569,930</td>
<td>(569,930)</td>
<td></td>
</tr>
<tr>
<td>Expiration of time restrictions</td>
<td>81,165</td>
<td>(81,165)</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>8,269,514</td>
<td>304,045</td>
<td>8,573,559</td>
</tr>
<tr>
<td><strong>EXPENSES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating</td>
<td>4,855,552</td>
<td></td>
<td>4,855,552</td>
</tr>
<tr>
<td>Depreciation</td>
<td>2,604,982</td>
<td></td>
<td>2,604,982</td>
</tr>
<tr>
<td>Project development</td>
<td>414,034</td>
<td></td>
<td>414,034</td>
</tr>
<tr>
<td>Resident support programs</td>
<td>586,027</td>
<td></td>
<td>586,027</td>
</tr>
<tr>
<td>Total program services</td>
<td>8,460,595</td>
<td></td>
<td>8,460,595</td>
</tr>
<tr>
<td>Management and general</td>
<td>303,796</td>
<td></td>
<td>303,796</td>
</tr>
<tr>
<td>Fundraising</td>
<td>483,513</td>
<td></td>
<td>483,513</td>
</tr>
<tr>
<td>Total expenses</td>
<td>9,247,904</td>
<td></td>
<td>9,247,904</td>
</tr>
<tr>
<td><strong>CHANGES IN NET ASSETS BEFORE NONCONTROLLING OWNERSHIP INTEREST</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Noncontrolling ownership interest loss (<em>Note 10</em>)</td>
<td>1,426,553</td>
<td></td>
<td>1,426,553</td>
</tr>
<tr>
<td><strong>CHANGES IN NET ASSETS</strong></td>
<td>448,163</td>
<td>304,045</td>
<td>752,208</td>
</tr>
<tr>
<td>Net assets, beginning of year</td>
<td>39,293,492</td>
<td>12,275,444</td>
<td>51,568,936</td>
</tr>
<tr>
<td>Net assets, end of year</td>
<td>$ 39,741,655</td>
<td>$ 12,579,489</td>
<td>$ 52,321,144</td>
</tr>
</tbody>
</table>

See accompanying notes to consolidated financial statements.
New Hope Housing, Inc. and Affiliates

Consolidated Statements of Cash Flows for the years ended December 31, 2017 and 2016

CASH FLOWS FROM OPERATING ACTIVITIES:
Changes in net assets $ 17,353,887 $ 752,208
Adjustments to reconcile changes in net assets to net cash provided by operating activities:
  Depreciation 2,933,084 2,604,982
  Amortization of debt issuance costs 482,865 240,716
  Government grants and contributions restricted for capital projects (17,580,960) (650,000)
Changes in operating assets and liabilities:
  Prepaid expenses and other receivables 243,367 (57,312)
  Operating pledges receivable (150,385) 166,147
  Accounts payable and accrued expenses 113,069 7,762
  Refundable advance 433,000
  Security deposits and prepaid rents 31,600 (11,354)
Net cash provided by operating activities 3,859,527 3,053,149

CASH FLOWS FROM INVESTING ACTIVITIES:
Expenditures for acquisition and construction of property (24,806,578) (8,579,900)

CASH FLOWS FROM FINANCING ACTIVITIES:
Proceeds from government grants and contributions restricted for capital projects 17,562,530 1,091,664
Changes in noncontrolling ownership interest 2,233,733 1,154,379
Payments of debt issuance costs (349,187) (947,980)
Proceeds from bonds payable 31,000,000
Proceeds from notes payable 236,689
Net cash provided by financing activities 19,447,076 32,534,752

NET CHANGE IN CASH (1,499,975) 27,008,001
Cash, beginning of year 43,203,182 16,195,181
Cash, end of year $ 41,703,207 $ 43,203,182

Summary of Cash:
Cash $ 2,011,333 $ 2,065,558
Cash board-designated as reserve for strategic projects and initiatives 4,500,000 2,000,000
Cash contractually restricted for replacement and other reserves 3,892,402 3,362,022
Cash donor and contractually restricted for capital projects 22,523,413 16,105,290
Bond proceeds held in trust restricted for capital projects and bond interest 8,776,059 19,670,312
Total cash $ 41,703,207 $ 43,203,182

Supplemental disclosure of cash flow information:
Interest paid $575,097 $351,513

See accompanying notes to consolidated financial statements.
NOTE 1 – ORGANIZATION

Organization – New Hope Housing, Inc. (NHHI) was created in January 1993 to develop and provide life-stabilizing affordable, permanent housing with supportive services for people who live on limited incomes. For more than 25 years, NHHI and several affiliated corporations (collectively New Hope) have developed properties that help people mend their lives and recover their dignity by providing affordable, beautiful, and supportive housing. New Hope’s robust combination of permanent housing and services affords people the opportunity to stabilize and improve their lives and remain in housing – free from the threat of homelessness.

New Hope is committed to developing additional permanent, affordable, supportive housing units to meet the strong need in Houston. It remains imperative to New Hope’s mission and vision, with important support from public and private funding, to cultivate a continuous real estate development process.

New Hope operates or is developing residential properties in the following affiliate corporations:

- **New Hope Housing, Inc.** began operations with 40 units in March 1995. The Hamilton Street Residence (Hamilton) was expanded twice due to demand and now contains 129 units designed to serve people living alone who have a job or other source of income, and who are capable of independent living.

  - The Hamilton Street Residence is located at 320 Hamilton, 100 feet from the downtown baseball stadium. The property was funded by the People of Christ Church Cathedral-Episcopal, the City of Houston (the City) Homeless and Housing Consolidated Bond Funds, the U. S. Department of Housing and Urban Development (HUD), and private foundations, corporations and individuals.

  Under the terms of an agreement for the sale of New Hope’s original 129-unit Hamilton property, Hamilton was closed in February 2018 and all existing Hamilton residents were transferred to the new Harrisburg property or to another New Hope property of their choice.

- **Houston Area Community Development Corporation** (HACDC) was incorporated in 1992 as a Texas nonprofit corporation; NHHI became its sole member in 2003. At least one-third of the board of directors of HACDC is composed of residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations.

  - HACDC was originally established to develop a property under HUD’s Section 8 mod-rehab program. The 57-unit building opened in March 1998. It is located at 1414 Congress Street and is an adapted reuse of the historic Power Hotel, which was built in 1925. Intensive renovations in 2007 were funded by the City, the Downtown Redevelopment Authority, and private contributors. The Congress Street property reopened in September 2010 as affordable SRO housing.

- **NHH-Canal Street Apartments, Inc.** (NHH-Canal) was incorporated in April 2001 as a Texas nonprofit corporation, with NHHI as its sole member, to develop a SRO property at 2821 Canal Street.

  - The 134-unit Canal Street Apartments opened in November 2005. The development was funded by the City through Home Investment Partnership Program (HOME) funds, a federal pass-through from HUD; the Texas Department of Housing and Community Affairs (the TDHCA) providing HOME funds; the Federal Home Loan Bank of Atlanta, and by private foundations, corporations and individuals.
FDI-Houston SRO, Ltd. (FDI) is a limited liability partnership formed in 2007 to acquire and redevelop an existing property, creating Brays Crossing, a 149-unit SRO. NHH at Brays Crossing, LLC is the general partner and .01% owner of FDI; NEF Assignment Corporation is the limited partner and 99.99% owner of FDI. NHHI is the sole member of NHH at Brays Crossing, LLC.

- Brays Crossing, LLC opened in 2010 in the former HouTex Inn located at 6311 Gulf Freeway, a property cited by the City as an official public nuisance due to building condition and the crime rate at the location. The City approached New Hope to redevelop the property as Brays Crossing, LLC, and granted HOME funds to HACDC to be used for the project. In addition to the City, Brays Crossing, LLC was financed with Low-Income Housing Tax Credits (HTC), a grant from Fannie Mae, and by private foundations and corporations.

Sakowitz SRO, Ltd. (Sakowitz) is a limited liability partnership formed in 2008 to develop 2424 Sakowitz, a 166-unit SRO. NHH at Sakowitz, LLC is the general partner of Sakowitz and .01% owner of Sakowitz; NEF Assignment Corporation is the limited partner and 99.99% owner of Sakowitz. NHHI is the sole member of NHH at Sakowitz, LLC.

- Sakowitz was financed with HTC, HOME funding from the City, the Midtown Redevelopment Authority, and by private foundations and corporations. The project is situated in the Fifth Ward/Denver Harbor area at 2424 Sakowitz Street and opened in September 2010.

Perry SRO, Ltd. (Perry) is a limited liability partnership formed in 2010 to develop 4415 Perry, a 160-unit SRO. NHH at Perry, LLC is the general partner and 0.01% owner of Perry; NEF Assignment Corporation is the limited partner and 99.99% owner of Perry. NHHI is the sole member of NHH at Perry, LLC.

- Perry was financed with HTC, HOME funding from the City, the Federal Home Loan Bank of Chicago, and by private foundations, corporations and individuals. The project is located on Perry Street between Foster and Eastwood and opened in October 2012.

Rittenhouse SRO, Ltd. (Rittenhouse) is a limited liability partnership formed in 2011 to develop New Hope Housing at Rittenhouse, a 160-unit SRO. NHH at Rittenhouse, LLC is the general partner and 0.01% owner of Rittenhouse; NEF Assignment Corporation is the limited partner and 99.99% owner of Rittenhouse. NHHI is the sole member of NHH at Rittenhouse, LLC.

- Rittenhouse was financed with HTC, Homeless and Housing Consolidated Bond Funds from the City, State Housing Trust Funds and State Bond Revenue Funds passed through the City from the TDHCA’s Homeless and Housing Service Program, the Federal Home Loan Bank of Atlanta, and by private foundations, corporations and individuals. The development is located off I-45 North at the corner of Stuebner Airline Road and Rittenhouse Road and opened in January 2014.

Harrisburg SRO, Ltd. (Harrisburg) is a limited liability partnership formed in 2015 to develop New Hope Housing at Harrisburg, a mixed-use, transit-oriented development located in Houston’s historic East End with 175 units of SRO housing and retail and office space. NHH at Harrisburg, LLC is the general partner and 0.01% owner of Harrisburg; NEF Assignment Corporation is the limited partner and 99.99% owner of Harrisburg. HACDC is the sole member of NHH at Harrisburg, LLC.

- Harrisburg is being financed with HTC, HOME and Homeless and Housing Consolidated Bond Funds from the City, in addition to grants and contributions from private sources. Interim financing through the construction includes tax-exempt bonds and a subordinate promissory note with the TDHCA. Harrisburg opened in February 2018.
**NHH at Reed, Ltd.** (Reed) is a limited liability partnership formed in 2014 to develop a 187-unit property for homeless and at-risk families. NHH at Reed GP, LLC is the general partner and 0.01% owner of Reed; NEF Assignment Corporation is the limited partner and 99.99% owner of Reed. HACDC is the sole member of NHH at Reed GP, LLC. The development will contain 1, 2 and 3 bedroom apartments and will be situated on approximately 8 acres at 2605 Reed Road, west of Highway 288 and south of the 610 Loop.

- New Hope will offer robust supportive services to the Reed residents, following NHHI’s housing services model. Additionally, Reed will be located immediately adjacent to a 41-acre campus being developed by Star of Hope (SOH). The campus will offer emergency and transitional services to families, including a myriad of job training and other life skills, a community center, a park and other amenities that will serve SOH’s clients and the 187 families at Reed. The apartments are being financed with HTC, Homeless and Housing Consolidated Bond Funds from the City, as well as by private foundations, corporations and individuals. Interim financing through construction includes tax-exempt bonds and a subordinate promissory note with the TDHCA. Reed is expected to open in Spring 2018.

*Harvey Response Management, Inc.* (Emancipation) was incorporated in September 2017 to provide temporary housing at the Residences on Emancipation for individuals displaced by Hurricane Harvey until they can locate permanent housing. Funding was provided by the City and private contributions. NHHI is the sole member of Emancipation.

**Basis of consolidation** – The accompanying financial statements include the consolidated activities of NHHI, HACDC, NHH-Canal, FDI, NHH at Brays Crossing, LLC, Sakowitz, NHH at Sakowitz, LLC, Perry, NHH at Perry, LLC, Rittenhouse, NHH at Rittenhouse, LLC, Harrisburg, NHH at Harrisburg, LLC, Reed, NHH at Reed GP, LLC and Emancipation (collectively New Hope).

Based on the terms of the partnership agreements, NHH at Brays Crossing, LLC, NHH at Sakowitz, LLC, NHH at Perry, LLC, NHH at Rittenhouse, LLC, NHH at Harrisburg, LLC and NHH at Reed GP, LLC are considered to control the respective limited partnerships, and as a result, the partnerships are included in these consolidated financial statements. Intercompany transactions, except revenue funded by limited partner equity transactions, have been eliminated in consolidation.

**Federal income tax status** – NHHI, HACDC, and NHH-Canal are exempt from federal income taxes under §501(c)(3) of the Internal Revenue Code. NHHI and HACDC are further classified as public charities as described in §509(a)(1) and §170(b)(1)(A)(vi). NHH-Canal is classified as a Type I supporting organization under §509(a)(3).

FDI, Sakowitz, Perry, Rittenhouse, Harrisburg and Reed are Texas limited partnerships. NHH at Brays Crossing, LLC, NHH at Sakowitz, LLC, NHH at Perry, LLC, NHH at Rittenhouse, LLC, NHH at Harrisburg, LLC and NHH at Reed GP, LLC are Texas limited liability companies. These for-profit entities are pass-through entities for tax purposes and are not subject to income taxes. Accordingly, these financial statements do not reflect a provision for income taxes.

**NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES**

**Cash** – Bank deposits exceed the federally insured limit per depositor per institution.
Restricted cash – Under the partnership agreements, the General Partner is required to maintain certain accounts for operating reserves, replacement reserves, revenue deficit reserves, windstorm insurance reserves, and rental subsidy reserves.

In accordance with bond issuance and promissory note payable agreements, bond and interest reserve accounts were established for the use of bond proceeds for construction and interest on the bonds.

Pledges receivable that are expected to be collected within one year are reported at net realizable value. Amounts expected to be collected in future years are discounted to estimate the present value of future cash flows. Discounts are computed using risk-free interest rates applicable to the years in which the promises are received. Amortization of discounts is included in contribution revenue. An allowance for pledges is made when it is believed that pledges receivable may not be collected in full.

Property is reported at cost, if purchased, or at fair market value at the date of gift, if donated. Depreciation is calculated using the straight-line method based upon the estimated useful lives of 15 years for land improvements, 27.5 to 40 years for buildings and improvements and 5 years for furniture, fixtures, and equipment.

New Hope reviews its rental property for impairment or disposal to determine if the carrying value exceeds the undiscounted cash flows expected to be derived from the assets. If the carrying value exceeds the cash flows, then recorded amounts of the assets will be reduced to their fair value. No impairment losses have been recognized during the years ended December 31, 2017 and 2016.

Net asset classification – Contributions and the related net assets are classified based on the existence or absence of donor-imposed restrictions, as follows:

- **Unrestricted net assets** include those net assets whose use is not restricted by donor-imposed stipulations, even though their use may be limited in other respects, such as by contract or board designation.
- **Temporarily restricted net assets** include contributions restricted by the donor for specific purposes or future time periods. When a purpose restriction is accomplished or a time restriction ends, temporarily restricted net assets are released to unrestricted net assets.

Apartment rentals are recognized as rent becomes due. Rental payments received in advance are deferred until earned and reported as prepaid rent. Rental rates are set based on the operating expenses of each property and are established at rates at or below HUD defined maximum rental rates. The rental rates include free utilities and access to cable television. All apartment leases are short-term operating leases.

Contributions are recognized as revenue at fair value when an unconditional commitment is received from the donor. Contributions received with donor stipulations that limit their use are classified as restricted support. Conditional contributions are recognized in the same manner when the conditions are substantially met.

Project development fees are recognized as the projects are completed in accordance with the development agreements. On tax credit projects, development fees are typically 15% of the total development cost. New Hope uses these fees to support the organization’s operations and as working capital for future project development.

Estimates – Management must make estimates and assumptions to prepare financial statements in accordance with generally accepted accounting principles. These estimates and assumptions affect the
reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, the amounts of reported revenue and expenses, and the allocation of expenses among various functions. Actual results could vary from the estimates that were used.

Recent financial accounting pronouncements – In August 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-14, Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities. The amendments in this ASU are the first phase of changes aimed at providing more useful information to users of not-for-profit financial statements. Under this ASU, net assets will be presented in two classes: net assets with donor restrictions and net assets without donor restrictions and underwater endowments will be grouped with net assets with donor restrictions. New or enhanced disclosures will be required about the nature and composition of net assets, and the liquidity and availability of resources for general operating expenditures within one year of the balance sheet date. Expenses will be required to be presented by both nature and function and investment return will be presented net of external and direct internal investment expenses. Absent explicit donor stipulations, restrictions on long-lived assets will expire when assets are placed in service. The ASU is effective for fiscal periods beginning after December 15, 2017, but early adoption is permitted. Adoption of this ASU will impact the presentation and disclosures of the financial statements.

In May 2014, the FASB issued ASU 2014-09, Revenue from Contracts with Customers, which replaces most existing revenue recognition guidance for exchange transactions not specifically covered by other guidance. This ASU does not apply to non-exchange transactions such as contributions. The core principle of the new guidance is that an entity should recognize revenue in an amount that reflects the consideration to which it expects to be entitled in exchange for transferred goods or services and establishes a 5-step process to determine when performance obligations are satisfied and revenue is recognized. The ASU is effective for fiscal periods beginning after December 15, 2018, but early adoption is permitted. Management believes the adoption of this ASU will not have a material impact on their financial statements.

NOTE 3 – PLEDGES RECEIVABLE

Pledges receivable at December 31, 2017 are expected to be collected as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Within one year</td>
<td>$ 476,954</td>
</tr>
<tr>
<td>One to five years</td>
<td>325,000</td>
</tr>
<tr>
<td>Total pledges receivable</td>
<td>$ 801,954</td>
</tr>
</tbody>
</table>

Concentration – At December 31, 2017, approximately 81% of pledges are due from three donors. At December 31, 2016, approximately 69% of pledges are due from three donors.

Conditional pledges receivable – In June 2015, NHHI received a $4,000,000 pledge conditioned upon the completion of construction for a new single room occupancy apartment unit. As of December 31, 2017, contribution revenue of $1,000,000 was received and recognized from this pledge. The conditions were met in 2018 and the pledge was paid in full.
NOTE 4 – PROPERTY

Property consists of the following:

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land and land improvements</td>
<td>$8,519,112</td>
<td>$8,503,438</td>
</tr>
<tr>
<td>Buildings and improvements</td>
<td>58,474,964</td>
<td>58,266,675</td>
</tr>
<tr>
<td>Furniture, fixtures, and equipment</td>
<td>2,091,103</td>
<td>2,053,697</td>
</tr>
<tr>
<td>Construction in progress</td>
<td>39,957,956</td>
<td>10,002,192</td>
</tr>
<tr>
<td>Total property, at cost</td>
<td>109,043,135</td>
<td>78,826,002</td>
</tr>
<tr>
<td>Accumulated depreciation</td>
<td>(18,416,104)</td>
<td>(15,483,019)</td>
</tr>
<tr>
<td>Property, net</td>
<td>$90,627,031</td>
<td>$63,342,983</td>
</tr>
</tbody>
</table>

At December 31, 2017, New Hope had outstanding construction contract commitments totaling approximately $8,600,000 related to the construction of Harrisburg and Reed.

NOTE 5 – REFUNDABLE ADVANCE ON SALE OF PROPERTY

NHHI received an advance of $2,250,000 towards the future sale of property with a net carrying value of approximately $1,100,000 at December 31, 2017. Subsequent to December 31, 2017, the sale of the Hamilton property was completed.

Included in refundable advances is approximately $433,000 in conditional contributions received for the Emancipation relief efforts whose conditions have not been met and therefore these amounts were not recognized as revenue for the year ended December 31, 2017.

NOTE 6 – BONDS PAYABLE

New Hope has utilized short-term bonds totaling $31 million to finance the construction of two new multifamily housing complexes for Harrisburg and Reed. The Series 2016 bonds for Harrisburg were repaid in March 2018 and the Series 2016 bonds for Reed will be repaid prior to March 1, 2019.

On April 1, 2016, Houston Housing Finance Corporation authorized the issuance of Series 2016 multifamily housing revenue bonds in the original principal amount of $13,500,000 to use the proceeds of the bond issuance for the acquisition, construction and equipment of Harrisburg’s 175-unit SRO housing, retail and office space complex. Harrisburg entered into a promissory note agreement with Compass Mortgage Corporation, collateralized by the property of Harrisburg, maturing on April 1, 2018, with a six-month extension. The Series 2016 bonds are tax-exempt bonds. The bonds accrue interest at a rate equal to the lesser of LIBOR, plus 2.5% per annum, multiplied by 0.65 prior to a Determination of Taxability and 1.00 on and after Determination of Taxability or maximum rate, as defined in the promissory note. The unpaid principal balance, plus all accrued and unpaid interest and other amounts owed under this bond will be payable at maturity on April 1, 2018. Interest payments are due in monthly installments commencing on the first day of the first calendar month after the first disbursement of funds. The interest rate at December 31, 2017 was 2.51%.

On September 1, 2016, Houston Housing Finance Corporation authorized the issuance of Series 2016 multifamily housing revenue bonds in the original principal amount of $17,500,000 to use the proceeds of the bond issuance for the acquisition, construction and equipment of Reed’s 187-unit property for homeless and at-risk families. Reed entered into a promissory note agreement with Compass Mortgage Corporation, collateralized by the property of Reed, maturing on March 1, 2019, with a six-month extension. The Series 2016 bonds are tax-exempt bonds. The bonds accrue interest at a rate equal to the
lesser of LIBOR, plus 2.5% per annum, multiplied by 0.65 prior to a Determination of Taxability and 1.00 on and after Determination of Taxability or maximum rate, as defined in the promissory note. The unpaid principal balance, plus all accrued and unpaid interest and other amounts owed under this bond are payable at maturity on March 1, 2019. Interest payments are due in monthly installments commencing on the first day of the first calendar month after the first disbursement of funds. The interest rate at December 31, 2017 was 2.51%.

Bonds payable consist of the following:

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2016 – Reed</td>
<td>$17,500,000</td>
<td>$17,500,000</td>
</tr>
<tr>
<td>Series 2016 – Harrisburg</td>
<td>13,500,000</td>
<td>13,500,000</td>
</tr>
<tr>
<td>Total bonds payable</td>
<td>31,000,000</td>
<td>31,000,000</td>
</tr>
<tr>
<td>Debt issuance costs – Series 2016 – Reed</td>
<td>(397,572)</td>
<td>(411,613)</td>
</tr>
<tr>
<td>Debt issuance costs – Series 2016 – Harrisburg</td>
<td>(176,014)</td>
<td>(295,651)</td>
</tr>
<tr>
<td>Bonds payable, net</td>
<td>$30,426,414</td>
<td>$30,292,736</td>
</tr>
</tbody>
</table>

Capitalized interest totaled approximately $575,000 and $403,000 in 2017 and 2016, respectively.

Debt issuance costs are being amortized over the term of the bonds and capitalized to construction in progress during the construction period. Capitalized amortization of debt issuance costs totaled $482,865 and $240,716 in 2017 and 2016, respectively.

**NOTE 7 – NOTES PAYABLE**

Harrisburg entered into a subordinate promissory note in the amount of $607,698 with the TDHCA, through its Tax Credit Assistance Program. The note is secured by the property of Harrisburg, bears no interest, and matures on September 1, 2047. Annual payments in the amount of $20,256 are payable to the extent of available surplus cash, beginning September 1, 2018. At December 31, 2017, the total outstanding principal balance was $236,689.

Reed entered into a subordinate promissory note in the amount of $660,000 with the TDHCA, through its Tax Credit Assistance Program. The note is secured by the property of Reed, bears no interest, and matures on February 1, 2049. At December 31, 2017, no amounts were outstanding on this note.

NHHI has a $2,500,000 revolving line of credit with a bank that matures on November 21, 2018. At December 31, 2017, no amounts were outstanding on this line of credit.

**NOTE 8 – CONCENTRATION OF FUNDING SOURCES AND CONTINGENCIES**

A portion of the development costs of New Hope’s properties has been funded through HOME funds and other governmental grants or performance-based loans. These agreements have various restrictive covenants, including operating and financial constraints such as limitations on transfer or sale of the properties or additional borrowings and required replacement and other reserves. These sources of funding generally place specific long-term restrictions on the properties as to their operation as affordable housing. Should these restrictions not be met in the future, New Hope would be responsible for refunding all or a portion of these proceeds to the government. A liability for such repayment is not reported in these consolidated financial statements because management believes the properties are being operated in accordance with such restrictions.
The partnerships have received funding from HTC that is contingent on their ability to maintain compliance with Section 42 of the Internal Revenue Code. Failure to maintain compliance with tenant income eligibility and rent limits, or to correct instances of noncompliance within a reasonable time period, could result in recapture of previously claimed tax credits plus interest.

The principal outstanding contingencies are as follows:

*Congress Street* – This property was originally funded in 1998 in part with HOME funds, a $1,282,787 deferred-payment loan agreement with the City. Under the terms of the agreement, these amounts and accrued interest were to be forgiven 20 years after project completion (in 2018), provided HACDC continued to comply with the terms of the agreement. As discussed in Note 1, the property was renovated in 2007. In 2008, HACDC received a grant from Main Street Market Square Redevelopment Authority (the Authority), a local government corporation, that provided $1,200,000, a portion of which was to be used to reimburse the original HOME funding, thus releasing the use restrictions on the existing loan balance at that time of $1,169,897. The terms of the agreement with the Authority require HACDC to maintain and operate the property as affordable housing for at least 15 years (2025) from the date the renovation was completed and available for habitation.

Payoff of the previous deferred payment loan agreement with the City allowed HACDC and the City to enter into a new agreement to fund renovations with $3,000,000 in HOME funds. Under the terms of the new agreement, this amount and accrued interest will be forgiven 15 years (in 2025) from completion of the project provided that HACDC continues to comply with the terms of the agreement. The loan is collateralized by the property.

*Canal Street Apartments* – This property was funded in part by a $1,500,000 HOME fund from the TDHCA, a $1,500,000 HOME fund from the City, and a $500,000 subsidy from the Federal Home Loan Bank of Atlanta. Under the terms of the agreements, these amounts and accrued interest will be forgiven 30, 20 and 15 years, respectively, after project completion (in 2035, 2025 and 2020, respectively), provided New Hope continues to comply with the terms of the agreements. The development is subject to Land Use Restriction Agreements for each of the funding sources.

*Brays Crossing* – In 2008, HACDC entered into a deferred payment loan agreement with the City totaling $9,264,198 to provide HOME funding for a loan to be made by HACDC to FDI to fund a portion of the acquisition and rehabilitation costs for this property. Under the terms of the agreement, the loan and accrued interest will be forgiven 15 years after completion of the facility (in 2025), provided HACDC complies with the terms of the agreement. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with FDI and by a lien against the financed property. Additionally, FDI received a HTC allocation, which was sold in return for a limited partnership interest. New Hope is the guarantor of the limited partnership agreement.

*Sakowitz* – In 2009, New Hope received a grant of approximately $286,500 from Midtown Redevelopment Authority, a local government corporation, to be used to purchase vacant land. A portion of the land was used for the development of Sakowitz. The terms of the agreement with Midtown Redevelopment Authority require the land to be subject to Restrictive Covenant Agreements for a term of 20 years (in 2030). In 2009, HACDC entered into a $3,000,000 loan agreement with the City to provide HOME funding for a loan to be made by HACDC to Sakowitz to fund a portion of the construction costs for this property. Under the terms of the agreement, the loan plus accrued interest will be forgiven 15 years after completion of the facility (in 2025), provided HACDC complies with the terms of the agreement. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with Sakowitz and by a lien against the financed property. Additionally, Sakowitz received a HTC allocation, which was sold in return for a limited partnership interest. New Hope is the guarantor of the limited partnership agreement.
**Perry** – In 2011, HACDC entered into a $3,000,000 deferred payment loan agreement with the City to provide HOME funding for a loan to be made by HACDC to Perry to fund a portion of the construction costs for this property. Under the terms of the agreement, the loan and accrued interest will be forgiven 15 years after completion of the facility (in 2027), provided HACDC complies with the terms of the agreement. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with Perry and by a lien against the financed property.

In 2012, New Hope received a $500,000 subsidy from the Federal Home Loan Bank of Chicago to fund a portion of the construction costs for this property. Under the terms of the agreement, this amount and accrued interest will be forgiven 15 years after completion of the facility (in 2027), provided HACDC continues to comply with the terms of the agreement. Additionally, Perry received a HTC allocation, which was sold in return for a limited partnership interest. New Hope is the guarantor of the limited partnership agreement.

**Rittenhouse** – In 2012, HACDC entered into a $1,600,000 grant agreement with the City to provide funding through the City’s Homeless and Housing Consolidated Bond Fund program. In 2013, HACDC and the City amended the grant agreement increasing the available funds by $1,352,464 ($799,429 in State Housing Trust Funds and $553,035 in State Bond Revenue Funds) passed through the City from the TDHCA’s Homeless and Housing Services program for a total grant amount of $2,952,464. This agreement is for a loan to be made by HACDC to Rittenhouse to fund a portion of the construction costs for this property. Under the terms of the grant agreement, the affordability period will expire 20 years after completion of the facility (in 2034), provided HACDC complies with the provisions of the contract.

Also in 2012, New Hope received a $500,000 subsidy from the Federal Home Loan Bank of Atlanta to fund a portion of the construction costs for this property. Under the terms of the agreement, principal and interest will be forgiven 15 years after completion of the facility (in 2029), provided New Hope continues to comply with the terms of the agreement. Additionally, Rittenhouse received a HTC allocation, which was sold in return for a limited partnership interest. New Hope is the guarantor of the limited partnership agreement.

**Harrisburg** – In 2016, HACDC entered into a deferred payment loan agreement with the City totaling $5,986,233 to provide HOME funding for a loan to be made by HACDC to Harrisburg to fund a portion of the construction costs for this property. Under the terms of the agreement, the loan and accrued interest will be forgiven 30 years after completion of the facility, provided HACDC complies with the provisions of the contract. The loan from the City is secured by a security interest in all the rights and interests in HACDC’s collateral note with Harrisburg and by a lien against the property.

Also in 2016, HACDC entered into a $631,500 grant agreement with the City to provide funding through the City’s Homeless and Housing Consolidated Bond Fund program. This agreement is for a loan to be made by HACDC to Harrisburg to fund a portion of the construction costs for this property. Under the terms of the grant agreement, the affordability period will expire 20 years after completion of the facility, provided HACDC complies with the provisions of the agreement.

In 2017, New Hope received a $1,500,000 subsidy from the Federal Home Loan Bank of San Francisco through the RAZA Development Fund to fund a portion of the construction costs for this property. Under the terms of the agreement, principal and interest will be forgiven 15 years after completion of the facility, provided New Hope continues to comply with the terms of the agreement. The note is secured by a deed of trust.
Reed – In 2016, HACDC entered into a $10,100,000 grant agreement with the City to provide funding through the City’s Homeless and Housing Consolidated Bond Fund program. This agreement is for a loan to be made by HACDC to Reed to fund a portion of the construction costs for this property. Under the terms of the grant agreement, the affordability period will expire 20 years after completion of the facility, provided HACDC complies with the provisions of the agreement.

In 2017, New Hope received a $1,500,000 subsidy from the Federal Home Loan Bank of San Francisco through the RAZA Development Fund to fund a portion of the construction costs for this property. Under the terms of the agreement, principal and interest will be forgiven 15 years after completion of the facility, provided New Hope continues to comply with the terms of the agreement. The note is secured by a deed of trust. As of December 31, 2017, this agreement has not been funded.

NOTE 9 – TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets are available for the following purposes:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>2017</th>
<th>2016</th>
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<tr>
<td>SRO construction</td>
<td>$14,653,000</td>
<td>$12,118,000</td>
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<tr>
<td>Resident services and assistance</td>
<td>463,446</td>
<td>420,439</td>
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<tr>
<td>Hurricane Harvey relief efforts</td>
<td>532,117</td>
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<tr>
<td>Use in future periods</td>
<td>120,375</td>
<td>41,050</td>
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<tr>
<td><strong>Total temporarily restricted net assets</strong></td>
<td><strong>$15,768,938</strong></td>
<td><strong>$12,579,489</strong></td>
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</tbody>
</table>

NOTE 10 – NONCONTROLLING OWNERSHIP INTEREST

Noncontrolling ownership interest represents the limited partner’s ownership of FDI, Sakowitz, Perry, Rittenhouse, Harrisburg and Reed. The changes in noncontrolling interest are as follows:

Noncontrolling ownership interest at December 31, 2015 $20,508,308
Sale of noncontrolling ownership interest in limited partnership, net 2,580,932
Change in noncontrolling ownership interest (net loss) (1,426,553)

Noncontrolling ownership interest at December 31, 2016 21,662,687
Sale of noncontrolling ownership interest in limited partnership, net 3,614,161
Change in noncontrolling ownership interest (net loss) (1,380,428)
Noncontrolling ownership interest at December 31, 2017 $23,896,420

NOTE 11 – GOVERNMENT GRANTS AND CONTRACTS

Government grant and contract revenue at December 31, 2017 includes the following:

- U. S. Department of Housing and Urban Development passed through City of Houston $5,955,960
- City of Houston – Homeless and Housing Consolidated Bond Fund 9,090,000
- Federal Home Loan Bank 1,500,000
- City of Houston – Emancipation management agreement 657,165
Total government grants and contracts $17,203,125
New Hope’s government grants require fulfillment of certain conditions as set forth in the grant contracts and are subject to review and audit by the awarding agencies. Such reviews and audits could result in the discovery of unallowable activities and unallowable costs. Consequently, any of the funding sources may, at their discretion, request reimbursement for expenses or return of funds as a result of non-compliance by New Hope with the terms of the contracts. Management believes such disallowances, if any, would not be material to New Hope’s financial position or changes in net assets.

NOTE 12 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 9, 2018, which is the date that the financial statements were available for issuance. In 2018, the Hamilton property sale was completed and the Series 2016 Harrisburg bonds totaling $13,500,000 were repaid. Additionally, the Emancipation Shelter project for Hurricane Harvey was closed as of March 31, 2018. No other events were identified that are required to be disclosed or would have a material impact on reported net assets or changes in net assets.
Certification of Board Member Residence
New Hope Housing Avenue J

I, Joy Horak-Brown, President & CEO of New Hope Housing, Inc. ("NHHI") & Houston Area Community Development Corporation ("HACDC"), hereby certify that all Board Officers and Directors of both NHHI and HACDC live within 90 miles of the proposed development, New Hope Housing Avenue J.

Signature

February 28, 2019
Date
HOUSTON AREA COMMUNITY DEVELOPMENT CORPORATION

SECRETARY’S CERTIFICATE

The undersigned does hereby certify as follows:

1. The undersigned is the duly elected, qualified and acting Secretary of Houston Area Community Development Corporation (“HACDC”), a Texas nonprofit corporation, which will serve as developer for the project of NHH Avenue J, Ltd., a Texas limited partnership (the “Partnership”).

2. Attached hereto as Exhibit A is a true, correct and complete copy of certain resolutions (the “Resolutions”) duly adopted by the Board of Directors of HACDC at a duly called meeting held on January 24, 2019. The resolutions have not been amended or revoked and are now in full force and effect.

3. The following persons are duly elected officers of HACDC:

<table>
<thead>
<tr>
<th>Incumbent</th>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanford W. Criner, Jr.</td>
<td>Executive Chairman</td>
</tr>
<tr>
<td>Kenneth J. Valach</td>
<td>Vice Chair</td>
</tr>
<tr>
<td>Michael M. Fowler</td>
<td>Chairman Emeritus</td>
</tr>
<tr>
<td>Preston Roe</td>
<td>Secretary of the Board of Directors</td>
</tr>
<tr>
<td>Joy Horak-Brown</td>
<td>President and Chief Executive Officer</td>
</tr>
<tr>
<td>Karen Briggs Gwin</td>
<td>Treasurer and Chief Financial Officer</td>
</tr>
<tr>
<td>Nicole Cassier-Mason</td>
<td>Vice President of Fund Development/Communications</td>
</tr>
<tr>
<td>Tamara J. Foster</td>
<td>Vice President of Onsite Operations</td>
</tr>
<tr>
<td>Emily Abeln</td>
<td>Secretary and Vice President of Real Estate Development</td>
</tr>
</tbody>
</table>

4. This certificate is delivered to the Texas Department of Housing and Community Affairs, and its successors and/or assigns, and which are entitled to rely on this certificate until canceled or amended by delivery of a further certificate of the Secretary of HACDC.

IN WITNESS WHEREOF, the undersigned has signed this Certificate.

Emily Abeln, Secretary
Houston Area Community Development Corporation
EXHIBIT A TO SECRETARY’S CERTIFICATE

HOUSTON AREA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTIONS

The board of directors of Houston Area Community Development Corporation, a Texas nonprofit corporation (“HACDC”), hereby adopts the following resolutions:

WHEREAS, NHH Avenue J, Ltd., a Texas limited partnership (the “Applicant”), intends to file an application (the “Application”) for an allocation of 9% Low Income Housing Tax Credits (“Tax Credits”) from the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed construction of a supportive housing development for low income individuals and families located at approximately the southwest corner of Avenue J and Engel Street, Houston, Texas, and to be known as New Hope Housing Avenue J (TDHCA 19146) (the “Development”);

WHEREAS, NHH Avenue J GP, LLC, a Texas limited liability company (the “General Partner”), has been admitted as general partner of the Applicant;

WHEREAS, HACDC is the sole member of the General Partner;

WHEREAS, in connection with the Applicant’s preparation and submission of the Application, HACDC desires to participate as nonprofit sponsor, developer, and sole member of the Applicant’s general partner;

WHEREAS, the Applicant is to be governed by a limited partnership agreement (the “Partnership Agreement”), and the General Partner desires to enter into the Partnership Agreement and serve as general partner of the Applicant;

WHEREAS, HACDC has agreed to sponsor and participate in the Application, and HACDC has further agreed to act as developer of the Project to effectuate the contemplated transactions and, in connection therewith, HACDC consents to, adopts and approves the following resolutions:

RESOLVED: That all of the documents, instruments, or other writing executed by HACDC (both individually and in a representative capacity as identified in these resolutions), in consummation of the transactions herein described (both individually and in a representative capacity as identified in these resolutions), including, but not limited to, (i) the Application and all certificates, certifications, and other documents necessary to complete the Application in accordance with the rules and regulations of the TDHCA, (ii) the Partnership Agreement, and (iii) any and all such additional documents executed to consummate the transactions contemplated herein including, without limitation, any determination notice or instrument evidencing an allocation with respect to the Application (collectively, the “Transaction Documents”) shall be in form and substance approved by the Executing Officer (as such term is hereinafter defined), both individually and in a representative capacity as identified in these resolutions, his/her approval of each such instrument to be conclusively evidenced by his execution thereof; and it is further,
RESOLVED, that the authorization of HACDC to participate in the Application for Tax Credits from the TDHCA including, without limitation, HACDC’s participation as nonprofit sponsor of the Application, as developer of the Development, and as sole member of the Applicant’s general partner, and to assist in all other aspects of the Application as may be reasonably necessary in connection with the Application, is hereby approved, ratified and confirmed; and it is further

RESOLVED, that HACDC (both individually and in a representative capacity as identified in these resolutions), review, execute and approve all other documents necessary to effectuate the foregoing transactions, all on such terms and containing such provisions as the Executing Officer shall deem appropriate, and the approval of the terms of each such instrument herein described by the Executing Officer shall be conclusively evidenced by his/her execution and delivery thereof; and it is further

RESOLVED that the authorization of HACDC, Applicant and/or General Partner to enter into the Transaction Documents and that execution and delivery in the name and on behalf of HACDC and/or General Partner and/or the Applicant, by any of the officers of HACDC of the Transaction Documents, in the form as so executed and delivered is hereby approved, ratified and confirmed; and it is further

RESOLVED, that Joy Horak-Brown, as President and CEO of HACDC, Karen Briggs Gwin as Treasurer and CFO of HACDC, Emily Abeln as Secretary of HACDC, and any other officer of HACDC (each an "Executing Officer"), acting alone without the joinder of any other officer, is hereby authorized and directed for and on behalf, and as the act and deed of HACDC and/or General Partner and/or the Applicant, to execute and deliver all other documents and other writings of every nature whatsoever in connection with the filing of the Application and the development of the Development, including but not limited to, the Transaction Documents, as the Executing Officer deems necessary in order to carry into effect the intent and purposes of these resolutions, and any other instruments approved by the Executing Officer (acting in a representative capacity as identified in these resolutions, acting individually and on behalf of the General Partner and the Applicant), executing same, his/her approval of each such instrument to be conclusively evidenced by his/her execution thereof, and to take such other action in the consummation of the transactions herein contemplated as the Executing Officer acting shall deem to be necessary or advisable, without the necessity of attestation by the secretary or other officer or director, and any and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of HACDC and/or General Partner and/or Applicant, effective as of the date such action was taken; and it is further

RESOLVED, that action by any of the officers of HACDC, and any person or persons designated and authorized so to act by any such officer, to do and perform, or cause to be done and performed, in the name and on behalf of HACDC and/or General Partner and/or the Applicant, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of HACDC or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed; and it is further
RESOLVED, that the Board of Directors finds the actions authorized by these resolutions may reasonably be expected to directly or indirectly benefit HACDC; and it is further

RESOLVED, that the Applicant and TDHCA be promptly notified in writing by the Secretary or any other officer of HACDC or any change in these resolutions, and until it has actually received such notice in writing, the Applicant is authorized to act in pursuance of these resolutions.
### Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

* If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).

**Developer:**

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
<th>Certified Texas HUB?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston Area Community Dev. Corp.</td>
<td>(713) 222-0290</td>
<td>Yes</td>
</tr>
<tr>
<td>Joy Horak-Brown</td>
<td>(713) 222-0290</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:joy@newhopehousing.com">joy@newhopehousing.com</a></td>
<td>$4,127,021</td>
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<tr>
<td>Proposed Fee</td>
<td>76-0380705</td>
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**Housing General Contractor:**

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<tr>
<th>Contact Name</th>
<th>Phone</th>
<th>Certified Texas HUB?</th>
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<tbody>
<tr>
<td>Camden Builders, Inc.</td>
<td>(713) 354-2500</td>
<td>No</td>
</tr>
<tr>
<td>Steve Hefner</td>
<td>(713) 354-2500</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:shefner@camdenliving.com">shefner@camdenliving.com</a></td>
<td>$1,274,574</td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>76-0514789</td>
<td></td>
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**Infrastructure General Contractor:**

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<tr>
<th>Contact Name</th>
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<th>Certified Texas HUB?</th>
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</thead>
<tbody>
<tr>
<td>Camden Builders, Inc.</td>
<td>(713) 354-2500</td>
<td>No</td>
</tr>
<tr>
<td>Steve Hefner</td>
<td>(713) 354-2500</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:shefner@camdenliving.com">shefner@camdenliving.com</a></td>
<td>included in GC contract</td>
</tr>
<tr>
<td>Proposed Fee</td>
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<td></td>
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**Cost Estimator:**

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<tbody>
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<td>No</td>
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**Architect:**

<table>
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<tr>
<th>Contact Name</th>
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<th>Certified Texas HUB?</th>
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</thead>
<tbody>
<tr>
<td>Kirksey Architecture</td>
<td>(713) 850-9600</td>
<td>No</td>
</tr>
<tr>
<td>Janis Brackett</td>
<td>(713) 850-9600</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:janisb@kirksey.com">janisb@kirksey.com</a></td>
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<tr>
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<tr>
<td>--------------------</td>
<td>---------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Engineer:</td>
<td>Pinnacle Structural</td>
<td>(713) 707-8911</td>
</tr>
<tr>
<td>Civil Engineer:</td>
<td>Brewer Engineering</td>
<td>(832) 615-0301</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Affordable Housing Analysts</td>
<td>(281) 387-7552</td>
</tr>
<tr>
<td>Appraiser:</td>
<td>Affordable Housing Analysts</td>
<td>(281) 387-7552</td>
</tr>
<tr>
<td>Attorney:</td>
<td>Coats, Rose, Yale, Ryman &amp; LEE, P.C.</td>
<td>(713) 651-0111</td>
</tr>
<tr>
<td>Accountant:</td>
<td>Novogradac &amp; Company</td>
<td>(512) 340-0420</td>
</tr>
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This is a direct or indirect, financial, or other interest with Applicant or other team members: No
### Property Manager:

<table>
<thead>
<tr>
<th>Name</th>
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<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Hope Housing, Inc.</td>
<td>(713) 222-0290</td>
<td></td>
</tr>
<tr>
<td>Tamara Foster</td>
<td></td>
<td>73-1419279</td>
</tr>
<tr>
<td><a href="mailto:tjf@newhopehousing.com">tjf@newhopehousing.com</a></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
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<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
<td></td>
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### Originator of Underwriter:

<table>
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<tbody>
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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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### Bond Issuer:

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<td>Email</td>
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<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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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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### Syndicator:

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<tr>
<th>Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>National Equity Fund</td>
<td>(312) 697-6166</td>
<td></td>
</tr>
<tr>
<td>Stewart Jester</td>
<td></td>
<td>36-4326848</td>
</tr>
<tr>
<td><a href="mailto:sjester@nefinc.org">sjester@nefinc.org</a></td>
<td>$25,000</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

### Supportive Services Provider:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Hope Housing, Inc.</td>
<td>(713) 222-0290</td>
<td></td>
</tr>
<tr>
<td>Sarah Mangrem</td>
<td></td>
<td>73-1419279</td>
</tr>
<tr>
<td><a href="mailto:sarah@newhopehousing.com">sarah@newhopehousing.com</a></td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Title Company</td>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Stewart Title</td>
<td>Carol Wright</td>
<td>(713) 625-8554</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:carwrigh@stewart.com">carwrigh@stewart.com</a></td>
<td>$180,000 74-0924290</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
<td></td>
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<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
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</table>

<table>
<thead>
<tr>
<th>ESA Provider:</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>InControl Technologies</td>
<td>Michael Marcon</td>
<td>(832) 559-5802</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mmarcon@incontroloctech.com">mmarcon@incontroloctech.com</a></td>
<td>$20,000 72-1352192</td>
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<tr>
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<td>No</td>
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<tr>
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<td>No</td>
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<table>
<thead>
<tr>
<th>PCA Provider:</th>
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<th>Phone</th>
</tr>
</thead>
<tbody>
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<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Email</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td></td>
<td></td>
</tr>
<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>
The form for the certification will be posted to the Department's website at

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.
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]

22 February 2019

Date

Janis Brackett

Printed Name

TX 17549

License Number and State

Kirksey Architects, Inc.

Firm Name (If applicable)
23 February 2019

RE: TDHCA Application Architect Certification
    New Hope Housing Ave J, 2019009

We certify the facility design will comply with the requirements of 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.

The units will meet the accessibility requirements as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Total Units</th>
<th>Mobility Impaired Units</th>
<th>Visually/Hearing Impaired Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>50</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>50</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL PROVIDED</strong></td>
<td><strong>100</strong></td>
<td><strong>5</strong></td>
<td><strong>2</strong></td>
</tr>
<tr>
<td><strong>TOTAL REQUIRED</strong></td>
<td></td>
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</table>

Accessible units will be dispersed throughout the facility on each habitable floor, as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Mobility Impaired 1-BR Unit</th>
<th>Mobility Impaired 2-BR Unit</th>
<th>Visually/Hearing Impaired 1-BR Unit</th>
<th>Visually/Hearing Impaired 2-BR Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
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<tr>
<td>Level 2</td>
<td>1</td>
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<tr>
<td>Level 3</td>
<td>1</td>
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<td></td>
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</tr>
<tr>
<td>Level 4</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2</strong></td>
<td><strong>3</strong></td>
<td><strong>1</strong></td>
<td><strong>1</strong></td>
</tr>
</tbody>
</table>

Sincerely,

[Signature]

Janis Brackett
Vice President

CC: Emily Abeln, Ron Lastimosa
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:

- **X** An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
- **n/a** An Experience certificate issued by the Department under the 2019 QAP.
- **n/a** An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
- **n/a** 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.

**n/a** Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(d)(1).

DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

[http://fedgov.dnb.com/webform](http://fedgov.dnb.com/webform)

Once applicants have obtained a DUNS number, they must register with the SAM database:

[https://sam.gov/portal/public/SAM](https://sam.gov/portal/public/SAM)

Applicants may provide this information with the Application or upon award.

- **n/a** Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
- **X** 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):

- **n/a** Twelve (12) or more Direct Loan-assisted units will be rehabilitated or constructed under one construction contract.
- **n/a** 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 28, 2014

Mrs. Joy Horak-Brown
c/o Emily Abeln
1117 Texas Avenue
Houston, Texas 77002

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Mrs. Horak-Brown:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.
If you have any questions or concerns regarding this certificate or the experience requirements, please contact Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

[Signature]

Cameron E. Dorsey
Director of Multifamily Finance
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. NHH Avenue J, Ltd.</td>
<td>No</td>
</tr>
<tr>
<td>2. NHH Avenue J GP, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. Houston Area Community Development Corporation (HACDC)</td>
<td>No</td>
</tr>
<tr>
<td>4. New Hope Housing, Inc. (NHHI)</td>
<td>No</td>
</tr>
<tr>
<td>5. Sanford W. Criner, Jr</td>
<td>No</td>
</tr>
<tr>
<td>6. Kenneth J. Valach</td>
<td>No</td>
</tr>
<tr>
<td>7. Michael M. Fowler</td>
<td>No</td>
</tr>
<tr>
<td>8. Preston Roe</td>
<td>No</td>
</tr>
<tr>
<td>9. Irma G. Galvan</td>
<td>No</td>
</tr>
<tr>
<td>10. J. Renea Burns</td>
<td>No</td>
</tr>
<tr>
<td>11. Philip A. Croker</td>
<td>No</td>
</tr>
<tr>
<td>12. Carolyn W. Dorros</td>
<td>No</td>
</tr>
<tr>
<td>13. James E. Furr</td>
<td>No</td>
</tr>
<tr>
<td>14. Catherine B. James</td>
<td>No</td>
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<tr>
<td>15. Teshia N. Judkins</td>
<td>No</td>
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<tr>
<td>16. Andrea M. Link</td>
<td>No</td>
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<tr>
<td>17. Melissa M. Noriega</td>
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</tr>
<tr>
<td>18. Carleton Riser</td>
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<tr>
<td>19. Matthew M. J. Stahlbaum</td>
<td>No</td>
</tr>
<tr>
<td>20. Garrett W. Thompson</td>
<td>No</td>
</tr>
<tr>
<td>21. Joy Horak-Brown</td>
<td>No</td>
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<tr>
<td>22. Karen Briggs Gwin</td>
<td>No</td>
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<tr>
<td>23. Nicole Cassier-Mason</td>
<td>No</td>
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<tr>
<td>24. Tamara Foster</td>
<td>No</td>
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<tr>
<td>25. Emily Abeln</td>
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<td>26.</td>
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<td>27.</td>
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<td>28.</td>
<td></td>
</tr>
<tr>
<td>29.</td>
<td>No</td>
</tr>
<tr>
<td>30.</td>
<td>No</td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: [Signature of Applicant]  
Date: 2/28/2019  
Its: President & CEO, HACDC & NHHI
# Community Input Scoring Items

<table>
<thead>
<tr>
<th>TDHCA#: 19146</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 Houston**
  - **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)

- **X** Applicant has identified no organizations that meet the explicit requirements of this section

**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)

- **X** Applicant 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.

### A. Baker Ripley
- **Name of Community Organization**
- **Rene Solis, Chief Program Officer**
- **Contact Name**

### B. Buffalo Bayou Partnership
- **Name of Community Organization**
- **Anne Olson, President**
- **Contact Name**

### C. East End Chamber of Commerce
- **Name of Community Organization**
- **Frances Castaneda Dyess, President**
- **Contact Name**

### D. Trees For Houston
- **Name of Community Organization**
- **Barry J. Ward, Executive Director**
- **Contact Name**

### E. Second Ward Super Neighborhood (SN63)
- **Name of Community Organization**
- **Thomas Garcia-Prats, President**
- **Contact Name**

### F. Name of Community Organization
- **Contact Name**
City of Houston, Texas, Resolution No. 2019-

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant’s Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2019 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of Applicant’s Application related thereto; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports each Applicant’s Project and the submittal of Applicant’s Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.
PASSED AND ADOPTED this 20th day of February, 2019.

[Signature]
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is ____________________________.

[Signature]
City Secretary

(Prepared by Legal Dept. [Signature])
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

<table>
<thead>
<tr>
<th>AYE</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔</td>
<td></td>
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<tr>
<td>✔</td>
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CAPTION PUBLISHED IN DAILY COURT REVIEW DATE: FEB 26 2019
<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Project Name</th>
<th>Project Address</th>
<th>TDHCA Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>NH WLY LP</td>
<td>West Little York Apartments</td>
<td>7925 West Little York</td>
<td>19286</td>
</tr>
<tr>
<td>AMC Harvest Time LLC</td>
<td>Harvest Time Apartments</td>
<td>TDD- 800 Block of Harvest Time LN</td>
<td>19278</td>
</tr>
<tr>
<td>Parkway Meadows, Ltd.</td>
<td>Parkway Meadows</td>
<td>The approximate 3300 block of W. Gulf Bank, just north of W. Gulf Bank, and west of W. Montgomery</td>
<td>19047</td>
</tr>
<tr>
<td>Avenue on 34th LLC</td>
<td>Avenue on 34th</td>
<td>2136 W 34th</td>
<td>19055</td>
</tr>
<tr>
<td>IFG Heights Senior Village, Ltd.</td>
<td>Heights Senior Village</td>
<td>800 Heights Blvd.</td>
<td>19262</td>
</tr>
<tr>
<td>Hue Apts, LP</td>
<td>Hue</td>
<td>402 Columbia</td>
<td>19096</td>
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<tr>
<td>Houston 2222 Pierce Housing, LP.</td>
<td>2222 Pierce</td>
<td>2222 Pierce</td>
<td>19299</td>
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<tr>
<td>Caroline Lofts, LP</td>
<td>Caroline Lofts</td>
<td>Approx 1300 McGowen</td>
<td>19305</td>
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<tr>
<td>CHCDC Affordable Elderly, LLC</td>
<td>Change Happens Senior Housing</td>
<td>3345 Elgin</td>
<td>19118</td>
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<tr>
<td>Chrystal Village Developers, LLC</td>
<td>Chrystal Village</td>
<td>8500 Fuqua</td>
<td>19187</td>
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<tr>
<td>Gala at MacGregor, LP</td>
<td>Gala at MacGregor</td>
<td>TBD- 120 Carson CT.</td>
<td>19085</td>
</tr>
<tr>
<td>TEV CDC Affordable Elderly, LLC</td>
<td>Trinity East Village Senior Housing</td>
<td>2500 McGowen Street</td>
<td>19138</td>
</tr>
<tr>
<td>Cypress Creek Beamer Road LP</td>
<td>Cypress Creek at Beamer Road</td>
<td>TBD- NE Corner of Beamer RD &amp; Beltway 8 - 11499 Beamer Rd</td>
<td>19322</td>
</tr>
<tr>
<td>Kingwood Pines Senior Village, Ltd.</td>
<td>Kingwood Pines Senior Village</td>
<td>SWC 19600 Kingwood Dr</td>
<td>19069</td>
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<td>Campanile on Fondren LP</td>
<td>Campanile on Fondren</td>
<td>2800 Fondren</td>
<td>19230</td>
</tr>
<tr>
<td>TX Bellaire 2019, Ltd</td>
<td>Heights at Bellaire</td>
<td>11360 Bellaire BLVD.</td>
<td>19260</td>
</tr>
<tr>
<td>NH Briarwest LP</td>
<td>Briarwest Apartments</td>
<td>NWC of Westheimer and Briarwest Boulevard</td>
<td>19307</td>
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<tr>
<td>Winston Enclave Partners, LP</td>
<td>900 Winston</td>
<td>900 Winston</td>
<td>19074</td>
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<td>NH Canal LP</td>
<td>Canal Street Apartments</td>
<td>5601 Canal Street</td>
<td>19001</td>
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<tr>
<td>Ethan Place, LP</td>
<td>Ethan Place</td>
<td>TBD- SWC Patton St. and Robertson St. ~ 4318 Robertson St.</td>
<td>19032</td>
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<tr>
<td>Harrisburg Lofts, LP</td>
<td>Harrisburg Lofts</td>
<td>TBD- SE Corner Harrisburg and York St ~ 3406 Harrisburg Blvd.</td>
<td>19308</td>
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<tr>
<td>McKee City Living, LP</td>
<td>McKee City Living</td>
<td>600 Block of McKee</td>
<td>19296</td>
</tr>
<tr>
<td>NHH Avenue J, Ltd</td>
<td>NHH Avenue J</td>
<td>Southwest corner of Avenue J and Engel St (approximately 5220 Avenue J)</td>
<td>19146</td>
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<td>The Balladeer Apts, LP</td>
<td>The Balladeer</td>
<td>5200 Navigation</td>
<td>19097</td>
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<td>Vista at Main, L.P.</td>
<td>Vista at Main</td>
<td>NWC of N. Main and Connolly Street</td>
<td>19106</td>
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<td>Vista East, L.P.</td>
<td>Vista East</td>
<td>3801 Garrow Street</td>
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<tr>
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<td>Vista Square</td>
<td>NWC of Airline Drive and Robbie Street</td>
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<td>Residences at Eastwood, Ltd.</td>
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<td>123 Eastwood Dr</td>
<td>19068</td>
</tr>
<tr>
<td>Name of Company</td>
<td>Address</td>
<td>City</td>
<td>Zip Code</td>
</tr>
<tr>
<td>-----------------</td>
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</tr>
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<td>Scott Street Lofts, LP</td>
<td>Scott Street Lofts</td>
<td>1020 Scott St</td>
<td>19309</td>
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<td>APV Telephone Road Elderly, LP</td>
<td>Telephone Road Elderly</td>
<td>6000 Telephone Road</td>
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<td>Vista Park Place, L.P.</td>
<td>Vista at Park Place</td>
<td>NW of the intersection of Park Place Blvd &amp; Juniper Street</td>
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<td>South Rice Apartments, Ltd.</td>
<td>South Rice Apartments</td>
<td>5612 S. Rice Avenue</td>
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<td>TX Bellfort Apartments, LP</td>
<td>Bellfort Park Apartments</td>
<td>4135 W Bellfort</td>
<td>19076</td>
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<td>DWR Blue Ridge 19 LP</td>
<td>Blue Ridge Villas</td>
<td>SEC Blue Ridge Rd. and S. Sam Houston Pkwy</td>
<td>19257</td>
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<tr>
<td>EAF Edison 19 LP</td>
<td>Edison Lofts</td>
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<td>19327</td>
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<td>Huntington CR Partners, Ltd.</td>
<td>Huntington at Chimney Rock</td>
<td>Approx 16360 Chimney Rock</td>
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<td>Rockwell Senior Village, Ltd.</td>
<td>Rockwell Senior Village</td>
<td>6002 S Sam Houston Pkwy W</td>
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<td>Tramonti Houston Partners, Ltd.</td>
<td>The Tramonti</td>
<td>Approx 16330 Chimney Rock</td>
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<td>Verdin Square Apts, LP</td>
<td>Verdin Square</td>
<td>The north side of McHard Road, just west of Moffett Lane (McHard Road)</td>
<td>19109</td>
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<td>Vista at Chimney Rock, L.P.</td>
<td>Vista at Chimney Rock</td>
<td>NE corner of Chimney Rock Road and McCord Road</td>
<td>19106</td>
</tr>
</tbody>
</table>
February 18, 2019

Ms. Sharon Gamble  
Administrator of 9% Tax Credit Program  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Dear Ms. Gamble,

I am writing to state my support for TDHCA Application 19146, New Hope Housing Avenue J, to be located at the SWC of Avenue J and Engel Street in Houston, Harris County, Texas 77011. I can assure you that the Houston community is in dire need of additional supportive housing, particularly in areas of rapid gentrification where lifelong residents are under threat of displacement, like Houston’s historic Second Ward.

Founded in 1907, BakerRipley is a 501(c)3 nonprofit organization that builds on the strengths that exist within all people and communities, providing support that empowers individuals to achieve their goals and transform their neighborhoods into vibrant communities. Originally established as one of the first settlement houses in Texas, our founders firmly believed that all people were entitled to a quality of life that included appropriate education, adequate wages and decent living conditions. We remain dedicated to bringing resources, education and connection to emerging neighborhoods, allowing individuals and communities to live up to their full potential and keeping Houston a place of opportunity. We believe that our neighborhoods are bridges to opportunity, that people can transform communities and that everyone everywhere has something to contribute.

New Hope Housing Avenue J is located in Houston’s historic Second Ward and less than one mile from BakerRipley headquarters on Harrisburg Blvd. The proposed development site falls within the bounds of BakerRipley’s service area, because our service area encompasses all of greater Houston. New Hope Housing has demonstrated commitment to leadership in sustainability, design quality, and management, making its developments recognized leaders in housing that is both beautiful and affordable.

Please accept this letter of support and look with favor on TDHCA Application #19146 for housing tax credits, which will help create much needed quality affordable housing for the Second Ward.

Sincerely,

Rehe Solis, Chief Program Officer  
BakerRipley
Employer ID Number: 23-7062976  
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated Feb. 24, 2017, regarding your tax-exempt status.

We issued you a determination letter in April 1970, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(03).

Our records also indicate 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 a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).
Sincerely yours,

Jeffrey I. Cooper
Director, EO Rulings & Agreement
Internal Revenue Service

Date: January 12, 2005

NEIGHBORHOOD CENTERS INC
PO BOX 271389
HOUSTON    TX 77277-1389

Baker Ripley is formerly Neighborhood Centers, Inc.

Dear Sir or Madam:

This is in response to your request of January 12, 2005, regarding your organization's tax-exempt status.

In April 1970 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

Janna K. Skufca, Director, TE/GE
Customer Account Services
Gentlemen:

Our Records show that Neighborhood Centers Inc is exempt from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code. This exemption was granted April 1970 and remains in full force and effect.

We have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization described in section 170(b)(1)(A)(vi).

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Annette Johnson
BOMF Tax Examiner
Bakerripley
EIN: 23-7062976 | Houston, TX, United States

Publication 78 Data
Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes
Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)
Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and nonprofits.

▷ Tax Year 2016 Form 990
▷ Tax Year 2015 Form 990
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 27, 2019

BAKERRIPLEY
4450 HARRISBURG BLVD STE 200
HOUSTON, TX 77011-4014

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 05-13-1969
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: 12370629763

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.
Every year, we bring resources, education and connection to more than half a million people—delivering community-based solutions that keep our region a place of opportunity for everyone. We’re among the top one percent of nonprofits nationwide and have over 60 locations across Wisconsin. Rooted in the Settlement House movement, we’ve always stayed true to our history of democracy and inclusion. In 2010, we celebrated four significant milestones:

The 110th anniversary of our founding by Mrs. Alice Graham Baker.

Our merger with the Daniel and Edith Ripley Foundation.

The groundbreaking for our new East Aldine Economic Opportunity Center.

The adoption of a new agency name, BakerRipley—a name that reflects the enduring legacy of two families whose leadership bridges more than a century of visionary service and connects the organization to our future.

This is a new chapter for us, but our work and our mission, which are rooted in the guiding principles on which we were founded, will never change. We’re going to continue to live out the stories that formed us, shaped us and now will name our stories of welcome.

Our Work
All people share the same universal human aspirations to learn, learn and belong. We want to provide for our families, receiving good education or job training and be a part of a community where we feel welcome.

Our community centers are located in East End, Garfield, Parkside, Sherman-Kewley, Northside and East Aldine. They are as unique as the communities they serve because they were created with the people who live there.

WE SERVE
HALF A MILLION
PEOPLE IN THIS
REGION.

BakerRipley’s Impact:

**EARN**
32% of clients experience income gains of 20% or more after using our career services

**LEARN**
31% of students are kindergarten ready

**BELONG**
66% of the neighbors we serve report feeling connected to their community
A LETTER FROM OUR CEO

At BakerRipley, we believe in breaking down barriers and bringing down walls to expose the one thing we all have in common - the fact that we're all HUMAN.

All around the world, there's an urgent need for compassion—a need for us all to come together and to talk.

The BakerRipley HUMAN campaign is an opportunity to provide a space for meaningful connections that build bridges—from one HUMAN to another. We're more alike than we are different, and we want to celebrate our common bonds. Sometimes a simple conversation is all it takes to foster understanding between two people.

For more than 110 years, BakerRipley's work has been based on conversations with the people in the neighborhoods where we work. Community engagement is at the very core of what we do. From these conversations, we have learned that all of us, no matter where we're from, want the same things - to earn, learn, and belong. These are universal aspirations that connect us as human beings.

We do our part to keep Houston a welcoming place of opportunity by staying connected to the community. We listen. We respond. And we deliver. Our programs and services are always evolving to meet the region's most pressing issues. BakerRipley must be relevant and responsive because these issues are those that matter most to our neighbors.

We want the same things - to earn, learn and belong. These are universal aspirations that connect us as human beings.

In this Annual Report, you will find stories about people, just like you, who have overcome challenges to pursue a better life for themselves, their families, and their communities.

We hope these stories will inspire you to get to know your neighbors better and to become more involved in making improvements to your community.

At BakerRipley, we know that the good things we do for one another can have a huge impact on our neighborhoods, our city, and even the world.

Claudia Aguirre  
President and CEO
ENGAGING THE COMMUNITY

Everyone has a voice. At BakerRipley, our work is about igniting and supporting our neighbors’ voices. An essential part of strengthening communities is showing individuals ways to use their voices to express their opinions and usher in change.

Whether it’s attending a City Council meeting, volunteering at a school, organizing a voter registration drive, or planning a neighborhood festival, BakerRipley gives our neighbors the tools and training they need to advocate for themselves and their communities.
ONE PERSON CAN MAKE A DIFFERENCE

For several years, Steve Adame stocked his home with gallon jugs of water. His stockpile of water had nothing to do with hurricane preparedness, although he did keep a supply on hand for emergencies.

He was tired of the run-around from utility companies and state officials who promised change, but never delivered.

Around this time, Steve signed up for BakerRipley’s Leadership Training Course. Through the class, he learned how to leverage his networks and the importance of pressing civic leaders for commitment.

At a town hall meeting, Steve was able to get a verbal commitment from a utility representative to not raise rates for two years without getting community input. Although the company has since stepped back from their commitment, Steve remains firm in his request and speaks with the utility company on a regular basis to discuss community concerns.

BakerRipley works with our neighbors to show them that one person can make a difference. Steve has used the skills he learned in the leadership class to not only advocate for his neighborhood, but for his larger community as well.

Steve’s experience in holding the utility company accountable has inspired him to help host a large veterans Day parade, organize toy drives, and even bike drives. Others now come to him for help with volunteer projects or civic engagement advice.

“It’s important to pass on the knowledge and connections to help the community.”

STEVE ADAME
WHAT ENGAGEMENT LOOKS LIKE

Too often, organizations have looked at poor neighborhoods as a collection of problems to be solved and issues to be addressed. At BakerRipley, we have learned that we must first listen to find out all the elements a family needs to build vibrant lives—in the way that they define vibrant.

Appreciative Community Building is BakerRipley’s approach of engaging neighbors and communities by uncovering their strengths and assets, and leveraging them for greater impact. Whether it’s creating programs for older adults to remain active, teaching community members how to advocate for their rights, or developing educational programs that help children thrive, our main goal is to nurture engagement and help people get more involved in the communities where they live and work.
THANK YOU

Although Hurricane Harvey caused unprecedented damage and destruction, it didn’t crush our spirits. In fact, it only made us stronger. So many people did what they could to help their fellow neighbors and support one another during and after the storm.

We appreciate everyone who contributed time, money, or supplies to our Harvey Recovery efforts. The outpouring of generosity was overwhelming. Because of your donations, we have been able to support our neighbors during their time of need.

WE WOULD LIKE TO EXTEND A SPECIAL THANK YOU TO DONORS WHO CONTRIBUTED $100K* AND ABOVE.

AIG
AMERICAN RED CROSS
CATHOLIC CHARITIES ARCHDIOCESE OF GALVESTON-HOUSTON
CULLEN TRUST FOR HEALTH CARE
THE DENVER FOUNDATION
DYNEGY INC.
GLOBAL GIVING
GREATER HOUSTON COMMUNITY FOUNDATION (CITY/COUNTY HURRICANE HARVEY FUND)
JJ WATT FOUNDATION

JOHN P. MCGOVERN FOUNDATION
THE JOSEPH H. FLOM FOUNDATION
NEWMAN’S OWN FOUNDATION
REBUILD TEXAS FUND
RELIANT ENERGY
UNITED HEALTHCARE
UNITED WAY OF GREATER HOUSTON
VACATIONS TO GO
W.M. KECK FOUNDATION

*AS OF OCTOBER 2018
Keeping Families Together

The birth of a child is a momentous occasion in every parent’s life. But imagine if you were thousands of miles away on the day your child was born. How would you feel about missing this special event?

Santosh, a farmer from Nepal who was forced to flee the country in 2014, knows how painful this experience can be. Not only was he separated from his wife and newborn child, but it also took three years for him to finally meet his daughter, Sanjana, in person.

For six months, Santosh traveled across the globe, slowly working his way through India, Africa, Brazil and other Central and South American countries before arriving at the U.S. - Mexico border in August 2014 where he sought asylum from persecution. After a long and difficult waiting period, he was granted asylum in a New York court and moved to Houston in 2016.

"After I come here I feel good. I'm safe and can worry about my family. America is great, and it respects human rights, you know," Santosh said.

In 2017, Santosh approached BakerRipley staff for help in bringing his wife and now three-year-old daughter, Sanjana, to the U.S. as refugees.

After a year-long wait, his case was approved on December 11, 2017 and his family flew to Houston nearly two weeks later. Santosh finally met Sanjana in person for the first time.

"It feels good, so amazing," Santosh said about holding his daughter in his arms for the very first time.

These days Santosh works at a grocery store and his wife is taking English classes every morning during the week.

"She’s learning, now she’s going to the grocery store, paying for stuff, you know learning by doing," Santosh said.

Slowly integrating into life in Houston, Santosh now dreams of a peaceful future for his wife and daughter.

A 2015 Census Bureau study indicates that 145 languages are spoken in the Houston metro area. Since 2010, more than 27,500 people have attended our immigration forums, and in 2017, we handled 428 legal cases, 98% of which achieved the clients’ objectives.
ENTREPRENEURSHIP

Like many other major cities around the world, Houston is experiencing changes in how people view work. While improvements in technology and education have increased production and made workers more efficient, some people are still not reaping the economic benefits of their labor.

Overlay on these changes some of the wider shifts in society—slow wage growth, increased cost of living, economic uncertainty—and it’s easy to see why people are interested in creating their own paths by becoming entrepreneurs.

According to a 2016 report by the Kaufman Foundation, 6.02% of the U.S. adult population owns a business as their main job.

More than 99% of Houston’s businesses are considered small by the Small Business Administration. A survey by Expert Market ranked Houston number one among U.S. cities for cultivating minority-owned businesses, based on such factors as the number and percentage of businesses, the opportunity for finding customers here, and the rate at which startups are launched.

BakerRipley is doing our part to help startups and small business grow and thrive by providing education and access to resources.
February 15, 2019

Ms. Sharon Gamble
Administrator of 9% Tax Credit Program
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Dear Ms. Gamble,

I am writing to state my strong support for TDHCA Application 19146, New Hope Housing Avenue J, to be located at the SWC of Avenue J and Engel Street in Houston, Harris County, Texas 77011. I can assure you that the Houston community is in dire need of additional supportive housing, particularly in areas of rapid gentrification where lifelong residents are under threat of displacement, like Houston’s historic Second Ward.

Founded in 1986, Buffalo Bayou Partnership’s (BBP) geographic focus is the 10-mile stretch of Buffalo Bayou from Shepherd Drive to the Port of Houston Turning Basin. Over its 30-year history, BBP has raised and leveraged more than $150 million for the redevelopment and stewardship of the waterfront—spearheading award-winning projects such as Buffalo Bayou Park, Sabine Promenade and Sesquicentennial Park, protecting land for future parks, constructing hike and bike trails, and operating comprehensive clean-up and maintenance programs. Buffalo Bayou Partnership also seeks ways to activate Buffalo Bayou through pedestrian, boating and biking amenities; volunteer activities; permanent and temporary art installations; and wide-ranging tours and events that attract thousands.

New Hope Housing Avenue J is located one block south of Buffalo Bayou, where we envision development of an array of community amenities that engage residents and visitors with the waterway. BBP has launched its East Sector plan, which is a holistic master planning effort to bring to Houston’s East End world class developments and waterway programming.

New Hope Housing has demonstrated a laudable commitment to leadership in sustainability, design quality, and management, making its developments recognized leaders in offering housing that is both beautiful and affordable.

Please accept this letter of support and look with favor on TDHCA Application #19146 for housing tax credits, which will help create much needed quality affordable housing for the Second Ward.

Sincerely,

Anne Olson
President
BUFFALO BAYOU PARTNERSHIP
TWO SHELL PLAZA 2040
HOUSTON, TX. 77002

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 509(a)(3).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

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.

The box checked in the heading of this letter shows whether you must file Form 990, Return of Organization Exempt from Income Tax. If Yes is checked, you are required to file Form 990 only if your gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of 0 a day, up to a maximum of $5,000, when a return is filed late, unless there is reasonable cause for the delay.

1100 Commerce St., Dallas, Texas 75242
Letter 947(DO) (Rev. 10–83)
You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Glenn Cagle
District Director

CC: ROBERT M. HOPSON
VINSON & ELKINS
10001 FANNIN, SUITE 3423
HOUSTON, TX. 77002-6760
Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes
Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

› Tax Year 2017 Form 990

› Tax Year 2015 Form 990

Page Last Reviewed or Updated: 6-Jul-2018
Exemption Verification Letter

Texas Comptroller of Public Accounts  
Austin, TX 78774

February 27, 2019

THE BUFFALO BAYOU PARTNERSHIP  
1019 COMMERCE ST  
HOUSTON, TX 77002-1701

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 11-05-1985
- Sales and use tax, as of 11-05-1985
  
  (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: 17601839545

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.
Dear Friends,

This 2017 annual report is dedicated to Buffalo Bayou Partnership’s (BBP) devoted staff. It is through their tireless efforts, hard work and commitment that our organization persevered through a very challenging year.

On August 25, as Hurricane Harvey hit Houston, its unprecedented rainfall and subsequent flooding roared down Buffalo Bayou leaving behind massive amounts of sediment, debris, fallen trees and eroded banks. As BBP’s staff witnessed Harvey’s destruction for the first time, we were overcome with emotion and disbelief.

Not to be deterred, our maintenance team immediately got to work on the massive cleanup operation. At year’s end, after working around the clock, enormous progress had been made. The entire staff pitched in with the devoted staff. It is through their tireless efforts, hard work and commitment that our organization persevered through a very challenging year.

Dear Friends,

We sincerely thank everyone who lent a helping hand! Not to be deterred, our maintenance team immediately got to work on the massive cleanup operation. At year’s end, after working around the clock, enormous progress had been made. The entire staff pitched in with the devotion of the BBP’s staff.

It truly was gratifying to see the great number of volunteers who contributed thousands of hours to Buffalo Bayou’s cleanup. Equally gratifying were the many Houstonians and friends from throughout the country who sent us generous donations and encouraging words.

We sincerely thank everyone who lent a helping hand!

With gratitude,

Anne Olson
PRESIDENT

2017 BOARD CHAIR

Tom Fish

This 2017 annual report is dedicated to Buffalo Bayou Partnership’s (BBP) devoted staff. It is through their tireless efforts, hard work and commitment that our organization persevered through a very challenging year.

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We sincerely thank everyone who lent a helping hand!

With gratitude,

Anne Olson
PRESIDENT

2017 BOARD CHAIR

Tom Fish
BUFFALO BAYOU PARTNERSHIP’S MAINTENANCE TEAM

GOT THEIR HANDS DIRTY

- 4,000 PLANTS & TREES replanted
- 500 TRAIL LIGHTS cleaned and repaired
- Coordinating the work of more than 5,000 VOLUNTEERS who contributed 10,000 HOURS of service

Clearing hike and bike trails 2.5 weeks after Harvey

60 MILLION POUNDS

of sediment from Buffalo Bayou Park and downtown green spaces was removed

1,427 CUBIC YARDS

of trash and debris removed from the waterway

ALL HANDS WERE ON DECK WITH OUR FIELD OPERATIONS TEAM
February 13, 2019

Ms. Joy Horak-Brown  
President & CEO  
New Hope Housing, Inc.  
3315 Harrisburg Blvd., Suite 400  
Houston, TX 77003

Dear Joy,

I am writing to state my support for the New Hope Housing Avenue J development, to be located at the SWC of Avenue J and Engel Street in Houston, Harris County, Texas 77011. It is clear the Houston community is in dire need of additional services, supportive housing units, and the East End would greatly benefit from a project with the caliber of design and attention to detail like what New Hope Housing is able to provide. The historic Second Ward of Houston is rapidly gentrifying, displacing lifelong residents through overburdening rents and property taxes. New Hope Housing is committed to responsible and sustainable design and management, and this new project serving working families would be an asset to the community.

I understand that New Hope Housing Avenue J will comprise 100 apartment homes for working families with a range of incomes and that it will offer an array of supportive services for its residents. Thank you and New Hope Housing for going above what affordable housing developers offer, as required by governmental funding. We commend you and New Hope for offering robust after school and summer programs for children plus additional services, such as case management for families who desire a guided life plan.

The mission of the Houston East End Chamber of Commerce is to connect businesses to promote economic expansion and investment in the East End. New Hope Housing is a Chamber member with three existing properties in the area that are a credit to the East End. You have demonstrated your commitment to quality development and engagement with community stakeholders and to being, since 2003, an active member of this neighborhood. I know you proudly display in your offices the 2005 East End Amigo award presented to you by the Chamber at that year’s gala.

Please accept this letter of support, as New Hope Housing has a proven and demonstrated record in the East End to which we feel confident in supporting. I hope others will look with favor on New Hope Housing Avenue J, which will help create much needed quality affordable housing for the historic East End’s families.

Sincerely,

Frances Castañeda Dyess  
President  
Houston East End Chamber of Commerce

EXECUTIVE BOARD OF DIRECTORS
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Constable Sylvia R. Trevino  
Judge Angela D. Rodriguez  
Justice of the Peace 6-2  
Judge Richard Vara  
Justice of the Peace 6-1

550 Gulfgate Center Mall • Houston, Texas 77087  
713/926-3305 • Fax 713/926-0900 • www.eecoc.org
Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in the section indicated above.

Unless specifically excepted, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) for each employee to whom you pay $100 or more during a calendar year. And, unless excepted, you are also liable for tax under the Federal Unemployment Tax Act for each employee to whom you pay $50 or more during a calendar quarter if, during the current or preceding calendar year, you had one or more employees at any time in each of 20 calendar weeks or you paid wages of $1,500 or more in any calendar quarter. If you have any questions about excise, employment, or other Federal taxes, please address them to this office.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than $25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally $25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of $10 a day is charged when a return is filed late, unless there is reasonable cause for
the delay. However, the maximum penalty charged cannot exceed $5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Gary O. Booth
District Director
Dear Sir or Madam:

This is in response to the amendment to your organization's Articles of Incorporation filed with the state on September 23, 2002. We have updated our records to reflect the name change as indicated above.

Our records indicate that a determination letter issued in December 1980 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.
Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of $20 a day for each day you do not make these documents available for public inspection (up to a maximum of $10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,

[Signature]

John E. Ricketts, Director, TE/GE
Customer Account Services
Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Form 990-N (e-Postcard)

Organizations who have filed a 990-N (e-Postcard) annual electronic notice. Most small organizations that receive less than $50,000 fall into this category.

- Tax Year 2011 Form 990-N (e-Postcard)
- Tax Year 2009 Form 990-N (e-Postcard)
- Tax Year 2008 Form 990-N (e-Postcard)

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 27, 2019

THE EAST END CHAMBER OF COMMERCE FOUNDATION
5700 LAWNDALE ST
HOUSTON, TX 77023-3842

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 02-16-1979
- Sales and use tax, as of 02-16-1979
   (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: 30004157209

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.
About Us

Our History

John Richard Harris pioneered his way from Missouri and founded the town of Harrisburg at the junction of Buffalo Bayou in 1826. The town thrived, and by 1829, Harris had established the first industry, a steam-operated saw mill, in what is today the Houston Metropolitan Area. Like Harrisburg was for the Republic of Texas, the East End was the backbone of early industry in Houston. Traditionally perceived as the industrial part of Houston, the East End historic economic success is only rivaled by its diversity. Harrisburg was initially sought by the Allen brothers for their settlement named Houston. Probate of John Harris’ estate prevented the sale of Harrisburg, and the Allen’s settled a few miles north, at what is now known as Allen’s landing. The city of Houston annexed historic Harrisburg in 1926, but John Harris is honored forever as the namesake of Harris County.

Gradually, the East End has shifted from strictly industrial facilities, into the city’s cultural melting pot and hotbed for small businesses. Open office spaces, cultural facilities, universities, parks, the arts, and deep-rooted heritage are all working together to help transform the perception of the growing East End. Through the years, the East End region has grown from the Port of Houston, to parts of the Texas Medical Center, Hobby Airport, the Metro rail, and East areas of downtown (including Houston’s professional baseball and soccer team stadiums).

The Port of Houston is now the busiest in the United States, seeing approximately 215 million tons of cargo passing through it every each year. Houston witnessed a massive expansion to the east city’s limits, inducing a boom to the construction industry with both new businesses and housing with new business and housing construction and an extension of the city’s limits.
With grand-scale economic expansion came massive immigration to east Houston. By 1910, Houston saw a wave of Asian immigrants arriving from the port. These early immigrants settled in parts of East Downtown and the East End. The 1920s made Houston a veritable melting pot of new residents. Caused by a mix of social turmoil in Mexico, coupled with the labor-hungry economy, Houston accepted thousands of Hispanic immigrants. This influx of immigration began to shape much of east Houston with the construction of many new neighborhoods. Magnolia Park, Idylwood, and Eastwood all owed their existence to the settling of these new residents, and would eventually become what is now known as the East End.

The East End Today

The East End remains the commercial center of the city today. It’s also the hub of Houston’s transportation systems. The East End links the industrialized centers of the United States and Canada with the Port of Houston and Mexico.

Until recently, international trade, manufacturing and warehousing dominated the East End area’s economy. Today the East End is beginning to reap the rewards from new channels, such as the Metro rail. Upward trends in residential housing and retail business along rail corridors forecast the East End to continue its recent growth pattern. Additionally, over half a billion dollars is being invested in the Greater East End, bringing light rail through the heart of this community along with major street beautification, including pavers, trees, pedestrian lighting, street furniture and bike trails. Houston’s best-kept secret is no longer a secret.

The success of the Chamber is deeply rooted within the culture and connections of its region—more specifically, the people and relationships of the East End. In a five-mile radius the East End is home to over 234,000 people, and over 7,700 businesses with over 100,000 employees.

We believe from these relationships is where commerce swells. Because strong relationships spur growth, purchase with confidence, get contracts signed, and refer out-of-good-faith.

Where We Are Heading

The East End was the backbone of early industry and remains the commercial center of the city today. Locally, the East End is an entrepreneur’s dream, offering reasonably priced real estate and a dedicated workforce, both professional and semi-skilled. By creating new opportunities for business expansion or by helping to connect small business to large business, the Chamber is the leading economic development organization in the East End! Small business can gain access to big business at Chamber events, committee meetings or by dropping in the Chamber office. Moreover, the Chamber’s Education & Workforce
Foundation is focused on cultivating the East End job market, keeping trade jobs hired locally, and supporting education and workforce initiatives for the area’s next generation. From an international level, a drastic increase in trade from China and other Asian countries is on the horizon for Houston’s port. As the Panama Canal sets to reopen back into the Gulf of Mexico, the Port of Houston is expanding and widening the ship channel’s capacity in preparation for the new, heavy barge traffic.

Similarly, plans to continue expanding rail transportation within Houston and through the state of Texas places the East End at the receiving end of Houston’s two major economic shifts. Cities throughout the U.S. have enjoyed robust retail and commercial development along their rail corridors and the East End has lofty goals to make sure that the Harrisburg rail line complements existing business while creating new opportunities! In anticipation of the coming growth, the Chamber will continue to realign its goals in accordance with the region’s economic growth and best interest.

**The Chamber 2017 Goals:**

- Improve the value of membership to our members
- Develop an advanced information database resource center
- Expand public awareness of Chamber activities and programs beyond the East End
- Continue to promote and refine the image of the East End community
- Attract more sponsorships and promote Foundation efforts more aggressively
- Attract new business and promote expansion of existing business into the East End

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**Our Mission**

Our mission is to connect businesses to promote economic expansion and investment in the East End.

President - Frances Castañeda Dyess
Board Chair - Todd Stewart
February 8, 2019

Ms. Sharon Gamble  
Administrator of 9% Tax Credit Program  
Texas Department of Housing and Community Affairs  
221 E. 11th Street  
Austin, TX 78701

Dear Ms. Gamble,

I am writing to state my advocacy of, and support for, TDHCA Application 19146, New Hope Housing Avenue J, to be located at the SWC of Avenue J and Engel Street in Houston, Harris County, Texas 77011. I can assure you that the Houston community is in dire need of additional supportive housing, particularly in areas of rapid gentrification where lifelong residents are under threat of displacement, like Houston’s historic Second Ward.

Trees For Houston is a 501(c)(3) nonprofit organization established in 1983. Now celebrating our 36th anniversary, with over half a million trees planted, our mission is to grow, plant and maintain thousands of trees across the greater Houston region. In addition to street tree plantings, we’ve expanded our reach, which now includes a wide variety of planting projects ranging from esplanades and trails to park and schools. Our constituency is as diverse and dynamic as the city of Houston itself. By planting trees wherever they may benefit the public, we can ensure a far-reaching impact throughout our region for generations to come. Trees For Houston’s roots are deep, firmly established and continually growing.

New Hope Housing Avenue J is located in Houston’s historic Second Ward, less than one mile from Trees For Houston headquarters on North Greenwood. The proposed development is comprised of 100 apartment homes for those living on modest incomes and will offer an array of supportive services for the residents it serves. This site is located within the service area of Trees For Houston, as our service area encompasses the entire Houston metropolitan area and region. New Hope Housing has demonstrated commitment to leadership in sustainability, design quality, and management, making it a recognized leader in housing that is beautiful, sustainable and affordable.

Please accept this letter of support and look with favor on TDHCA Application #19146 for housing tax credits, which will help create much needed quality affordable housing for the Second Ward.

Sincerely,

Barry J. Ward
Dear Sir or Madam:

Our records show that Trees For Houston is exempt from Federal Income Tax under section 501(c)(3) of the Internal Revenue Code. This exemption was granted July 1985 and remains in full force and effect. Contributions to your organization are deductible in the manner and to the extent provided by section 170 of the Code.

We have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are an organization described in section 509(a)(2).

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Margaret Anderson
First Read Tax Examiner
Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes
Deductibility Code: PC

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

Tax Year 2015 Form 990

Page Last Reviewed or Updated: 6-Jul-2018
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 27, 2019

TREES FOR HOUSTON
PO BOX 270477
HOUSTON, TX 77277-0477

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 12-31-1982
- Sales and use tax, as of 03-08-1982
  (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: 30007059360

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For information concerning sales taxpayer permit status, please use the vendor search we provide online.

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Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Let's expand the awareness of the critical role that trees play in our community for residents of all ages and grade levels.

SCHOOL AND CLASSROOM PRESENTATIONS

School presentations focus not only on tree biology, but the value and importance of planting and protecting trees in our environment. By combining interactive classroom presentations and customized hands-on activities, we are able to integrate a sense of environmental awareness and responsibility into the daily lives of the youth of our community.

With the support of CenterPoint Energy, our elementary school presentations include a free “Growing Together” kit for each student. The kits are hands-on learning tools, which include seedlings, growing containers, measurement charts, and recycled pencils for the students.

To request a session at a school, please contact carolina@treesforhouston.org
To learn more about the programs offered, please contact Katherine Bravo at katherine@treesforhouston.org.

URBAN FORESTREE KEEPER

The Urban ForesTree Keeper (UFTK) is a tree-care course offered by Trees For Houston. The course includes basic horticultural principles, re-planting drought-resistant trees, site and species selection, proper tree transplanting, the benefits of urban trees, and a Tree ID course. Through this course, we furnish knowledgeable people who will as owners or volunteers care for trees in municipalities, school districts, neighborhoods, and yards.

Interested in some lessons or activities?

Here's some links to things you can do own your own or at home.

- Benefits of Trees (/s/Benefits-of-Trees-Website-nkb.pdf)
- Planting Your Acorn (/s/Growing-out-your-acorn.pdf)
- The Lorax (/s/The-Lorax-zcya.pdf)
- Recommended Children's Books About Trees (/s/Childrens-Books.pdf)
Begin forwarded message:

From: Second Ward <superneighborhood63@gmail.com>
Sent: Monday, February 18, 2019 2:44 PM
To: President SWSN 63 <superneighborhood63@gmail.com>
Subject: Results SWSN 63 Council Vote on Affordable Housing Developments

Below are the results from Saturday's meeting and the Council's vote on the four Affordable Housing Developments looking for Letters of Support from the Council in their efforts to receive the 9% Tax Credits from the State.

1) Blazer Building - (5601 Canal) - The Council voted against writing a Letter of Support
2) Harrisburg Lofts LP - 72 units affordable of 80 units (SE Corner of Harrisburg and York) - The Council voted against writing a Letter of Support
3) New Hope Housing - 100 units affordable of 100 units (5220 Avenue J) - **The Council voted in favor of writing a Letter of Support**
4) Vista East - 68 of 74 units affordable (3801 Garrow) - The Council voted against writing a Letter of Support

I would like to reiterate that the Council's vote against or for each development neither guarantees the developments will be built or not be built. We are just one voice in this process. There are other means for each development to find the funding necessary to be built.

Whether you agree or disagree with the Council's vote, you voice still matters. You can express your feedback to our State Rep. Ana Hernandez's office which has not made a decision yet on providing support or opposition to these developments.
Her office can be contacted at the number below:
(713).675.8596

If you also have any other feedback or concerns about this State process for selecting those Affordable Housing Developments looking to receive the Tax Credits, please reach out to the Texas Dept of Housing and Community Affairs at their Main line (512).475.3800 and the Low Income Housing Tax Credit Program Offices main Line: (512).477.3555

Thank you for all those who gave their time and energy to help us spread the word about this process and to voice their opinions on these projects.

Tommy

--
Tommy Garcia-Prats
President, SWSN 63
### Required Third Party Reports

ALL third-party reports must include the following statement:

"All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law."

Complete the information below as applicable [§11.205].

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

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>InControl Technologies</th>
<th>Date of Report:</th>
<th>1/29/2019</th>
</tr>
</thead>
</table>

- 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.
- Documentation of HUD Environmental Clearance is included behind this tab.
- 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 and 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.

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Affordable Housing Analysts</th>
<th>Date of Report:</th>
<th>2/13/2019</th>
</tr>
</thead>
</table>

- Development Site Location:
  - Longitude: N29.748676
  - Latitude: W95.320937

#### 4. Property Condition Assessment (PCA)

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<th>Prepared by:</th>
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<th>Date of Report:</th>
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Appraisal is pending for TCAP/MFDL Application

#### 5. Appraisal

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<th>Affordable Housing Analysts</th>
<th>Date of Report:</th>
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#### 6. Site Design and Development Feasibility Report

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<th>Prepared by:</th>
<th>Brewer Engineering</th>
<th>Date of Report:</th>
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2/28/2019
Environmental Compliance

Environmental Review and Clearance

The National Environmental Policy Act (NEPA) of 1969 was enacted by Congress to ensure that federal agencies consider and address environmental impacts resulting from the activities and projects they sponsor. The Act was signed into law by President Richard Nixon on January 1, 1970; this action formed the Environmental Protection Agency (EPA) and the Council of Environmental Quality. Congress and Presidents have subsequently enacted a series of statutes and Executive Orders dealing with specific environmental issues. NEPA is the umbrella under which the review is conducted with a wide range of environmental authorities and factors to be considered.

The US Department of Housing and Urban Development (HUD) as required by Congress developed its own set of regulations that implement NEPA which can be found in Title 24 Code of Federal Regulations (CFR) Part 58.

Do Environmental Regulations Apply to Your Project?

All HUD federally-assisted projects are subject to 24 CFR Part 58 for environmental review including those utilizing the following funds:

- HOME Investment Partnership
- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- Neighborhood Stabilization Program (NSP)
- National Housing Trust Fund (NHTF)

Although the 811 PRA Program's regulations do not require a Part 58 environmental review; they do require an environmental review as outlined in the 811 PRA regulations and Section 5 of the Cooperative Agreement.

How does Environmental Clearance Affect a Project?

No "choice limiting" activities may occur prior to environmental clearance, regardless of the funding source (non-HUD funds). These include: loan closure, land acquisition, and contracts for construction related to a federally funded project. Moving forward without environmental clearance will delay a project for 9 months or more pending a determination and may result in the loss of some or all HUD funding for the project.

- When planning your project, identify the specific type of project to reference environmental timelines and incorporate them into your project's timeline.
  - Single Family Environmental Process
  - Multifamily Environmental Process
  - ESG Environmental Process
  - 811 Environmental Process (Coming Soon)

Additionally with the passage of the American Recovery and Reinvestment Act of 2009 (ARRA), Environmental Clearance applies to the Tax Credit Assistance Program (TCAP), which is administered by HUD. For information regarding this process, applicable forms, federal rules and guidelines, as well as contact information, visit the HUD Exchange website found at: https://www.hudexchange.info/programs/environmental-review/

For additional guidance contact the environmental team by e-mail at environmental@tdhca.state.tx.us
Geographies Selected:

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**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.

**Is Site in Region 11 or 13?**

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**Is Site in Region 11?**

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**Is Site in Region 13?**

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**Rent Burden Rank = 1559** (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.

- **Development Longitude:** N29.748676
- **Development Latitude:** W.95.320937
- **Target Population:** Supportive Housing
- **Closest Development serving same Population:** New Hope Housing Harrisburg
- **Application Number:** 16405
- **Address:** 3315 Harrisburg Blvd., Houston, TX 77003
- **Year of Award:** 2016
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 #19146 Development Name New Hope Housing Avenue J
Development City Houston Development County Harris

☒ 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) Complete Communities Second Ward Super Neighborhood 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) Second Ward Complete Community Action Plan, 6.

☒ 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) Second Ward Complete Community Action Plan, 9.

☒ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

   Motion No. 2018 0439
   Second Ward Complete Community Action Plan

☒ The document(s) is included in its entirety.

☒ The document(s) can be found online at houstontx.gov/completecommunities/secondward.

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) Second Ward Complete Communities Action Plan, 5, 8-9.
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) Second Ward Complete Communities Action Plan, 14-15, 18-19, 22-26, 27, 32-33, 38-39, 42-43, 46-47.
   - 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) Second Ward Complete Communities Action Plan, 3, 5-13.

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) Second Ward Complete Communities Action Plan, 10-11, 16-17, 20-21, 24-25, 28-31, 34-37, 40-41, 44-45, 48-49.
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) Second Ward Complete Communities Action Plan, 13, 17, 21, 25, 30-31, 36-37, 41, 45, 49.
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) City of Houston Letter, 3, which documents at least $500 million of Capital Improvements Projects (CIP) adopted for 2019-2023 within the Second Ward Complete Community in funding for the plan. These investments along with the Houston Housing and Community Development Department’s $6.6 million investment for New Hope Housing Harrisburg reflect the city’s level of investments in the area.
   - 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 Houston Letter, 1, where the effective date of the Second Ward Complete Communities Action Plan runs through at least March, 1, 2022.

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 29th day of August, 2018 and can be found at (document name, page number(s), etc) Motion No. 2018-439; 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 Houston Letter, page 3.

Provide any comments or additional information in the box below, if applicable.

Please see attached Second Ward Complete Communities Action Plan for more details.

**URBAN CRP Requested Scoring.** Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

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.
   - A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).

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).
   - An adopted resolution from the city of Houston is included in this packet (a letter MAY NOT be submitted in place of a resolution).

   - An adopted resolution from ____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

   **NOTE:** 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.

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).
   - 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.
   - 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.

| Full-service Grocery Store < 1 mile | Indoor recreation facility < 1 mile |
Provide any comments or additional information in the box below, if applicable.

Please see amenities list and map for details on the distance from the proposed development site.

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 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 _____ 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 27, 2019

Mr. David Cervantes
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: TDHCA 19146 – New Hope Housing Avenue J
Concerted Revitalization Plan – Second Ward Super Neighborhood Complete Communities

Dear Mr. Cervantes,

Please accept this letter as documentation that meets the parameters outlined for Concerted Revitalization Plan in Urban Areas, §11.9(d)(7)(A), of the Texas Department of Housing and Community Affairs’ 2019 Qualified Allocation Plan (QAP).

New Hope Housing Avenue J, located at the southwest corner of Avenue J and Engel Street, is located in the heart of the City of Houston’s Second Ward Complete Communities Concerted Revitalization Area. As a part of the implementation of the Complete Communities revitalization initiative, the City of Houston Planning Department worked closely with neighborhood stakeholders to develop a comprehensive Action Plan. The Plan outlines 23 goals and 70 projects, organized into eight focus areas. These focus areas include metrics to measure success by 2023, continuing potential partnerships, and assess the impact of the Action Plan. As required by the QAP, the Plan is current as of the date of this letter, and it will continue until at least March 1, 2022. Second Ward is one of Houston’s four original neighborhoods and the area is one of the city’s most historic and culturally significant neighborhoods. While working to improve these communities, the Plan ensures existing and historical residents can stay in homes that remain affordable.

In April of 2017, Mayor Sylvester Turner kicked-off the Complete Communities initiative. The City conducted a 6-month community engagement process that included two large public meetings and an examination of more than twenty local community plans and studies to help local residents and businesses identify improvements to strengthen communities. In addition, an advisory committee has been established to serve as ambassadors for this engagement effort, and as liaisons to residents and businesses. The committee is comprised of 26 community leaders and advocates that have a balanced perspective ranging from city-wide to neighborhood-specific involvement. The Complete Communities Action Plans, which includes the Second Ward Complete Communities Concerted Revitalization Area, were presented to the City Council Committee on Economic Development on May 10, 2018. On August 29, 2018, City Council
passed Motion No. 2018 0439 in support of all five Action Plans, representing the commitment of the City to partners, funders, philanthropists, and others. The Complete Community Action Plan relies on public and private partnerships as a vehicle for success with measurable metrics.

The Complete Communities Action Plan identified 8 major areas for improvement within Second Ward; these areas for improvement were developed through the public input process described above:

1. **Economies and Job**
   Unemployment rate within the Second Ward is 8% while the unemployment rate in the City of Houston is 4% based on the a 2015 and a 2018 ACS study.

2. **Education**
   Between 2000 and 2015, the number of residents in the Second Ward over the age of 25 with a high school diploma has risen steadily from 32% in 2000 to 57% in 2015. However, there is still a gap between educational attainment in the neighborhood and the greater Houston area.

3. **Health**
   The Complete Community Health profile completed by the Houston Health Department, found that adults in the Second Ward were accessing routine checkups, dental checkups, and other preventative screens at a lower rate in Houston. Only 63% of adults in Second Ward engaged in regular physical activities, compared to the 71% in Houston.

4. **Housing**
   The number of new units of housing built in census tract 48201310500 (where the New Hope Housing Avenue J proposed site is located) since 2000 has decreased by 142 total, while other areas have seen an explosion of development of high-end single family townhomes. There is also a substantial gap between median home values within the 3 census tracts that encompasses the Second Ward. Census tract 3101 has a median home value of $248,500 while the other tracts have a median home value of $90,800 and $99,300 – which is largely reflective of the land valuation. Additionally, in the Second Ward, 31% of homeowners and 49% of renters are housing cost burdened, spending more than 30% of their income on housing in 2015. Furthermore, 63% of homeowners and 92% of renters who made less than $20,000 spent more than 30% of their income on housing.

5. **Mobility and Infrastructure**
   There has been a need to improve public transit amenities, promote walkability, enhance rail safety and expand bike lanes within the Second Ward. 6% of the Second Ward workers rode public transportation to work in 2015 compared to Houston’s 4% average.

6. **Neighborhood Character**
   The Second Ward has a rich cultural history. Preservation of the neighborhood’s character and history, as well as investing in and promoting community arts, is a priority.

7. **Parks and Community Amenities**
   The goals focus on creating new linear parks and improving existing neighborhood parks. 83% of Second Ward Residents live within a 10-minute walk to a park compared to the city’s average of 47%. Preserving this amenity as development continues throughout the Second Ward is critical to the success of the initiative.
8. Safety
The goals focus on working together to create a safe community, improving street lighting across the neighborhood and reducing the number of stray animals.

The goals for Housing outlined in the Second Ward Complete Communities Action Plan focus on building new affordable housing while preserving existing housing. Over the last decade, as new development and investment has transformed the neighborhood, there is an increasing risk of displacement. As new high-end housing units are built, the gap between the number of affordable homes and the number of low- and moderate-income residents has widened. Building new affordable housing is essential to prevent displacement. Moreover, preserving existing housing is vital for maintaining the overall character and affordability of the neighborhood.

An integral component of the Complete Communities Initiative is investments and collaborative efforts from the private sector. Midway, a full-service real estate investment firm, has begun a 132-acre redevelopment opportunity estimated to be a private investment of nearly $1 billion. Additionally, the Buffalo Bayou Partnership is in the process of finalizing the budget for their master planned development of Buffalo Bayou East Sector, estimated to exceed $500 million in area investment, which will directly impact the green space amenities of the future residents of New Hope Housing Avenue J. Many other prominent leaders in the private sector serve as members of the Neighborhood Support Team for the Action Plan. The Support Teams, comprised of neighborhood stakeholders and leaders, hold quarterly meetings to measure the progress of goals outlined within the Action Plan. Emily Abeln, Vice President of Real Estate Development for New Hope Housing and HACDC, is an active invited member of the Second Ward Support Team leadership.

The Second Ward Complete Community Action Plan has a history of sufficient, documented, and committed funding in order to accomplish the goals and projects within the projected 5-year period. The measurable improvements within the Action Plan area based on the targeted efforts outlined and supported by the city’s Capital Improvement Plan that is vital to our City. It is a plan for physical improvements to public facilities and infrastructure throughout Houston.

The underlying motive behind these programs is to improve safety, mobility, and lifestyles of Houstonians, and in turn to have a positive impact on the local economy. Recognition of this importance prompted City Council in November 1983 to establish the five-year capital improvement planning process. By resolution, it became City policy to engage in a continuous process that includes annual review, revision, and adoption of a five-year Capital Improvement Plan. Public meetings are also held annually in each City Council District to provide citizens an opportunity to comment on the process and recommend projects to be included in the plan. The city’s adopted CIP for 2019-2023 includes over $500 million of identified projects dedicated towards investments in drainage, water service, sidewalks, road improvements, parks and health services within the Second Ward Complete Community. These investments along with HCDD’s $6.6M investment for New Hope Housing Harrisburg development reflect the city’s level of investment within the area.

These improvements have improved, and will continue to improve, the economic future of the area and lead to an appropriate area for the placement of housing. The New Hope Housing Avenue J development will contribute to the Second Ward’s bright future by stemming the tide of gentrification, which by definition involves the displacement of historic/existing residents.
The City of Houston supports the development of New Hope Housing Avenue J and believes that it will serve to continue revitalization efforts in the area. HCDD will strive to ensure Houston remains a city where every resident has an affordable home in a community where they can thrive.

Please feel free to reach out if you have any additional questions.

Sincerely,

Ray Miller
Assistant Director,
Multifamily, Public Facilities and Real Estate Finance
City of Houston, Texas, Resolution No. 2019-________

A RESOLUTION IDENTIFYING CERTAIN PROPOSED DEVELOPMENTS OF AFFORDABLE RENTAL HOUSING AS CONTRIBUTING TO THE CONCERTED REVITALIZATION EFFORTS OF THE CITY OF HOUSTON, TEXAS MORE THAN ANY OTHER IN THE CONCERTED REVITALIZATION PLAN AREA IN WHICH THE APPLICABLE DEVELOPMENT IS LOCATED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column captioned "Applicant Name" (individually referred to as "Applicant") on Schedule I attached hereto has proposed a development for affordable rental housing ("Housing Community") whose name and location are set forth on Schedule I beside the name of such Applicant in the columns captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth on Schedule I beside the name of such Applicant in the column captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs (the "TDHCA") for an allocation of 2019 Competitive 9% Housing Tax Credits ("HTCs") for the Applicant's Project; and

WHEREAS, the City Council finds that HTCs are awarded by TDHCA through a competitive point scoring system and that additional points are awarded to developments that are located in an area ("CRP Area") for which a concerted revitalization plan ("CRP") has been adopted and that are explicitly identified by a municipality in a resolution as contributing more than any other to the municipality's concerted revitalization efforts within the CRP Area in which the development is located; and

WHEREAS, the City Council finds that the 2019 Qualified Allocation Plan ("2019 QAP") prepared by the TDHCA for the awarding and allocation of HTCs provides that a Tax Increment Reinvestment Zone ("TIRZ") may qualify as a CRP Area, provided that the plan applicable thereto meets the requirements set forth in § 11.9(d)(7)(A)(ii) of the 2019 QAP; and

WHEREAS, the City Council finds that each Applicant's Project listed on Schedule I is located in a separate CRP Area whose name is set forth on Schedule I beside the name of such Applicant's Project in the column entitled "Concerted Revitalization Area"; and
WHEREAS, the City Council finds that only one Applicant’s Project listed on Schedule I is located in each CRP Area listed on Schedule I in the column entitled “Concerted Revitalization Area”; and

WHEREAS, the City Council finds that once a resolution has been submitted to the TDHCA it may not be changed or withdrawn; and

WHEREAS, the City Council, as the governing body of the City, desires to assist each Applicant and the success of each Applicant’s Project by explicitly identifying each Applicant’s Project as contributing more than any other to the CRP of the CRP Area in which such Applicant’s Project is located; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby explicitly confirms that it supports each Applicant’s Project listed on Schedule I as contributing more than any other to the Consolidated Revitalization Plan for the CRP Area in which such Applicant’s Project is located and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 27th day of February, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _________________.

City Secretary

(Prepared by Legal Dept. René F. Bell)

Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)
<table>
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**MAYOR TURNER**

**COUNCIL MEMBERS**

- STARIG
- DAVIS
- COHEN
- BOYKINS
- MARTIN
- LE
- TRAVIS
- CISNEROS
- GALLEGOS
- LASTER
- CASTEX-TATUM
- KNOX
- ROBINSON
- KUBOSH
- EDWARDS
- CHRISTIE

**Caption Published In Daily Court Review Date:** MAR 05 2019

Rev. 5/16
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<tr>
<td>Ethan Place, LP</td>
<td>Ethan Place</td>
<td>SWC Patton St. and Robertson St. approx 4318 Robertson St.</td>
<td>Near Northside - Complete Community</td>
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<td>Vista East, L.P.</td>
<td>Vista East</td>
<td>3801 Garrow St</td>
<td>TIRZ 23 - Harrisburg</td>
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<td>Parkway Meadows, Ltd.</td>
<td>Parkway Meadows</td>
<td>Approx 3300 block of W. Gulf Bank</td>
<td>Acres Homes - Complete Community</td>
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<td>Kingwood Pines Senior Village, Ltd.</td>
<td>Kingwood Pines Senior Village</td>
<td>SWC 19600 Kingwood Dr</td>
<td>TIRZ 10 - Lake Houston</td>
<td>19069</td>
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<td>South Rice Apartments, Ltd.</td>
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<td>5612 S. Rice Avenue</td>
<td>Gulfton - Complete Community</td>
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<td>AMG Harvest Time</td>
<td>Harvest Time Apartments</td>
<td>800 block of Harvest Time Ln</td>
<td>TIRZ 11 - Greater Greenspoint</td>
<td>19278</td>
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<td>Tramonti Houston Partners, Ltd.</td>
<td>The Tramonti</td>
<td>Approx 16330 Chimney Rock</td>
<td>TIRZ 25 - Hiram Clark/ Fort Bend Houston</td>
<td>19242</td>
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<td>Caroline Lofts, LP</td>
<td>Caroline Lofts</td>
<td>NE corner of Caroline St and McGowen St</td>
<td>TIRZ 2 - Midtown</td>
<td>19305</td>
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<td>Approx 120 Carson Ct</td>
<td>TIRZ 7 - OST/Aimeda</td>
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<td>APV Telephone Road Elderly, LP</td>
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<td>6000 Telephone Road</td>
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<td>Change Happens Senior Housing</td>
<td>3345 Elgin Street</td>
<td>Third Ward - Complete Community</td>
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SECOND WARD
COMPLETE COMMUNITIES
ACTION PLAN

Mayor Sylvester Turner
City of Houston
Planning and Development Department
July 2018
Mayor
Sylvester Turner
Mayor Pro-Tem Ellen Cohen
Vice Mayor Pro-Tem Jerry Davis

City Council and Controller
Brenda Stardig, District A
Jerry Davis, District B
Ellen Cohen, District C
Dwight Boykins, District D
Dave Martin, District E
Steve Le, District F
Greg Travis, District G
Karla Cisneros, District H
Robert Gallegos, District I
Mike Laster, District J
Martha Castex-Tatum, District K
Mike Knox, At-Large 1
David Robinson, At-Large 2
Michael Kubosh, At-Large 3
Amanda Edwards, At-Large 4
Jack Christie, At-Large 5

Chris Brown, City Controller

Planning and Development Department
Patrick Walsh, P.E., Director
Margaret Wallace Brown, Deputy Director
Jennifer Ostlind, Deputy Assistant Director and Program Director
Nicole Smothers, Division Manager
Lynn Henson, Program Manager
Misty Staunton, Second Ward Lead Planner
David Welch, Second Ward Planner

Community Design Resource Center
Susan Rogers, Director
Adelle Main, Assistant Director
Barbara Blanco, Design Strategist
Angelica Lastra, Jose Mario Lopez, Pooja Shetty Assistants
An Equitable Houston That Works For Everyone

For Houston to be truly great, we cannot be two cities in one: one of have, and one of have-nots. All of Houston's neighborhoods should be vibrant communities of opportunity.

That's why on April 17, 2017, I announced the creation of Houston's Complete Communities program, and selected Acres Home, Gulfton, Second Ward, Near Northside and Third Ward as the first Complete Communities neighborhoods. These five neighborhoods – and frankly, too many others in Houston – have been ignored for far too long. The significant challenges facing these neighborhoods can only be solved through a focused, community-led effort like Complete Communities, with the City acting as a committed neighborhood partner.

Every neighborhood is unique, but there are common elements we all look for in the place we live: a mix of quality and affordable home choices, job opportunities, and quality retail; good parks and schools; and reliable transportation options. We all deserve freedom from overgrown, weeded or abandoned lots, poor drainage, failing infrastructure, and crime. Each Houstonian should feel that his or her neighborhood matters, and that the private and public sectors support its growth and success.

To achieve this goal, City departments have been working closely with community members and outside partners to find solutions and achieve transformational change. We have listened to the community. This plan is the result of these conversations and the first step toward a new future for these neighborhoods.

The Complete Communities program will attract more partners and resources toward targeted areas in a focused way, enabling more livable communities. I expect City departments to work alongside private and non-profit organizations, as well as local residents and businesses, to raise the bar in each neighborhood.

This is just the beginning. The five pilot communities have diverse demographic and physical characteristics, and a base level of community activism, making them ideal testing grounds for this new program. After we see real and sustainable change in these five areas, I am committed to turning to the next set of neighborhoods to create transformational change in them, too.

The Complete Communities program is the embodiment of my vision for a more equitable Houston. I am committed to rebuilding neighborhoods that have been underserved and under-resourced for decades. All Houstonians deserve to live in neighborhoods that support their dreams.

— Mayor Sylvester Turner

![City of Houston Logo]
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What is a Complete Community?

A sustainable community with . . .
- Strong community partners
- Civic engagement
- Community buy in

An affordable community with . . .
- Diversity of income
- No concentrated poverty
- A strong base of homeowners
- Quality rental units
- Energy efficient homes

A healthy community with . . .
- A quality grocery store
- Access to quality health care
- Parks
- Urban gardens or farms

A safe community with . . .
- Low crime
- Low rates of automobile crashes
- No unsafe environmental hazards
- Safe places for residents to walk, run, bicycle, and recreate

An economically strong community with . . .
- Opportunities for upward mobility
- Quality and diverse retail
- Quality jobs within or easily accessible from the community
- Thriving small businesses
- Strong city tax revenues to pay for municipal services

A community with quality schools including . . .
- Highly rated elementary, middle and high schools
- Easy access to high quality and affordable early childcare
- Access to quality vocational schools, community colleges

A community with good infrastructure including . . .
- Complete streets including sidewalks, bike paths, and accessible transit stops
- Utility infrastructure
- Proper lighting

A connected community with . . .
- Access to broadband internet connectivity
- Quality public transit or other affordable transportation options
- Good roads connecting to other major job centers and central business districts
- Strong community organizations that connect residents with each other and to others throughout the city

A beautiful and interesting community with . . .
- Street trees
- Public art
- Public spaces
- Preservation of historic neighborhoods

A resilient community with . . .
- Flood protection
- Good drainage
- Community and public services
In April of 2017, Mayor Sylvester Turner announced the kick-off of the Complete Communities initiative. Mayor Turner noted:

*Complete Communities is about improving neighborhoods so that all of Houston's residents and business owners can have access to quality services and amenities. It's about working closely with the residents of communities that haven't reached their full potential, understanding their strengths and opportunities, and collaborating with partners across the city to strengthen them. While working to improve these communities, we are also working to ensure existing residents can stay in homes that remain affordable.*

The Complete Communities initiative was established to be collaborative, impactful, and transformative. The initiative has been guided by an Advisory Committee that met for the first time in January of 2017, and that has continued to meet regularly. The committee is comprised of 26 community leaders and advocates with a balanced perspective ranging from city-wide to neighborhood specific knowledge and engagement. The committee serves as a sounding board whose members are ambassadors for the effort and who have provided connections to residents and businesses in the selected neighborhoods. With support from the Complete Communities Advisory Committee a working definition of a complete community was established to identify the qualities that lead to a thriving neighborhood (see opposite page, left).

The five Houston neighborhoods selected to participate in the pilot initiative—Acres Home, Gulfton, Near Northside, Second Ward, and Third Ward—have very different strengths and challenges. As a result, stakeholders in each neighborhood developed a vision that represented their ideal of a complete community. This shared vision has guided the effort in each community.

Across the five neighborhoods 3,500 people shared their insights, values, and visions. More than 2,300 participants attended one of the fourteen public meetings, and nearly 1,200 leaders representing faith-based organizations, business owners, non-profit and community-based organizations, and civic, educational and institutional leaders attended one of hundreds of listening sessions with community planners. A Neighborhood Support Team, comprised of locally identified leaders, residents and allies, has guided each Complete Community effort.

Commitment to the Complete Communities initiative is far reaching. Over the last year the City has provided support through a team of dedicated staff across City departments, this support will continue. One-on-one meetings were held with over two-dozen City departments to present community-identified priorities and projects and establish mechanisms for implementation. In the coming years, the City and its staff will continue to work side-by-side with community leaders and allies to realize the vision for a complete community in each of the five neighborhoods.

After a year of engagement and collaboration with thousands of stakeholders, we have summarized what we heard in each of the five Complete Communities in an Action Plan. The Second Ward Action Plan outlines the vision, policies, goals and projects to realize a healthier, more resilient, prosperous, equitable, and complete future. This is Second Ward’s Plan.
Map of Existing Plans and Studies

2. TIRZ #23 Harrisburg Project Plan
3. TIRZ #15 Project Plan
4. Fifth Ward/Buffalo Bayou/East End Livable Center Study
5. Greater East End Livable Centers Plan and Master Plan
6. ULI Redepveloping the East End
7. East End Mobility Study
8. METRO Transit Oriented Development Study

Second Ward Complete Community Map
- Parks
- Schools
- Green Line (Light Rail)
EXECUTIVE SUMMARY

INTRODUCTION
The Second Ward Action Plan outlines the vision, policies, goals, and projects that have been identified through the Complete Communities planning process to move the neighborhood towards a healthier, more prosperous, resilient, and equitable future.

The Second Ward Action Plan is based on the most recent plans and studies for the neighborhood (see map, opposite page left), as well as newly developed projects, actions, priorities, and partners. Prior Second Ward plans include the TIRZ #23 Harrisburg Project Plan, TIRZ #15 Project Plan, the Fifth Ward/ Buffalo Bayou/East End Livable Center Study, ULI Redeveloping the East End Study, the Greater East End Livable Centers Plan and Master Plan, East End Mobility Study, and the METRO Transit Oriented Development Study.

In addition, the City of Houston has recently completed a number of city-wide planning efforts. The broadest of these is Plan Houston, the City’s first general plan completed in 2015. Plan Houston outlines a vision for Houston’s future and strategies to realize it. Out of the 32 citywide goals, Second Ward stakeholders identified the following as priorities: inviting and accessible parks and public spaces; attractive, walkable neighborhoods with diverse housing types, values, and character; a thriving, resilient, and diverse economy; beautiful streetscapes and public spaces; and a safe, secure community. Other city-wide planning efforts that shape decision-making and public investment include the annual Capital Improvement Plan, which outlines infrastructure priorities, the Houston Parks and Recreation Department’s 2015 Parks Master Plan, and the Houston Bike Plan, adopted in 2017.

The entire Second Ward is also a State designated Opportunity Zone, a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities.
COMPLETE COMMUNITIES PLANNING PROCESS

Each Complete Community is different. Some have engaged in substantial planning efforts, while others have not had plans developed for decades. As a result, the City designed and implemented individualized planning processes that align with each community’s current position.

Every Complete Community effort began by conducting outreach and small group meetings with key leaders and stakeholders. These meetings helped to establish a Neighborhood Support Team to guide the planning process and understand the important issues in the community. Meetings in the Second Ward were held with area faith leaders, non-profit organizations, community-based organizations, business owners, and other civic, educational, and institutional leaders. Overall, 121 people were reached through this effort.

Following the outreach meetings, each Complete Community held a series of public meetings to accomplish the following objectives: establish a vision; develop goals and projects; identify priorities and partners; and, review the final Action Plan. In Second Ward, where substantial planning has already occurred, two public meetings were held. The first meeting focused on reviewing the existing goals and projects, filling any gaps, and identifying new opportunities. The second meeting was to review the final draft of the Action Plan. 316 people attended these meetings and provided valuable feedback. The overall result is that the Second Ward Action Plan builds on prior planning efforts and encompasses new goals and projects identified through these public meetings. In addition, the Action Plan aligns clear implementation strategies, priorities, policies, timeframes, partners, and metrics to measure success based on both the prior plans and new input.

The Action Plan has also been informed by one-on-one meetings with City department decision-makers. At these meetings, community-identified projects and priorities were discussed and implementation mechanisms were identified.

Throughout the process, the Complete Communities Initiative has been guided by the Neighborhood Support Team (NST) which met five times to provide their insight and suggestions. The Neighborhood Support Team will oversee implementation and work directly with City staff to ensure progress is made and established benchmarks are achieved.
SECOND WARD COMMUNITY
The Second Ward is located just east of downtown Houston and south of Buffalo Bayou. The boundaries of the Complete Communities study area are consistent with the Super Neighborhood boundaries and include Buffalo Bayou to the north and rail lines on the east, south, and west. The area is served by METRORail’s Green Line that runs along Harrisburg Boulevard and connects to downtown.

Second Ward, or “Segundo Barrio,” has been home to a Hispanic or Latino majority for decades and this continues to be the case. Yet, as new development transforms the neighborhood, a more diverse community is emerging. The Second Ward is home to just under 15,000 residents. Unlike the City of Houston overall, the area's population has declined by 5% over the last fifteen years.

New townhome construction and reclaimed industrial spaces are beginning to attract new residents and businesses to the neighborhood. Other improvement projects in the Second Ward, including the Buffalo Bayou East Sector Plan project, the completion of the Navigation Esplanade, and the rehabilitation of Guadalupe Plaza Park, have sparked new interest, investment, and development in the community.

As development transforms the community, both new opportunities and challenges have emerged. The Second Ward Complete Communities Action Plan works to build on opportunities—such as great access to neighborhood parks, adjacency to Buffalo Bayou and downtown, and a rich history and culture—while also working to address challenges that are leading to displacement and the loss of identity in one of Houston’s most historic neighborhoods.

A summary of the Action Plan, including the key focus areas and goals, is provided on the following pages. The highest priorities in the community are improving parks and open spaces, infrastructure, preserving and enhancing the neighborhood character, and housing. Additional focus areas include economic development, safety, health, and education.

The Second Ward Complete Community Action Plan establishes a set of actionable projects, policies, and programs that will result in a complete community, where everyone has the opportunity to thrive.
Second Ward Complete Community Action Plan Summary

**ECONOMY and JOBS**
A complete community is a thriving community with a diverse and resilient local economy, jobs, and opportunities. The goals are:
- **Build on Destinations** by attracting new retail, restaurants, and other amenities to the neighborhood, identifying incentives, and developing a parking management strategy
- **Expand Jobs and Opportunities** by improving access to workforce development and job training programs, supporting local businesses, and promoting the area to attract new businesses

**EDUCATION**
A complete community is a learning community with programs for children and youth, strong local schools, and high quality early childcare. The goals are:
- **Strengthen Local Schools** by expanding course offerings and supportive resources for students and providing training and education for parents
- **Increase Access to Quality Early Childcare** by working with partners to increase both the quality and affordability of early childcare
- **Upgrade Community Facilities** by working in partnership with the City to identify needed improvements, particularly at the Flores Library
- **Expand Opportunities for Children and Youth** by increasing after school and summer programs, including job and mentorship opportunities

**HEALTH**
A complete community is a healthy community with access to healthy food, a healthy environment, and quality healthcare. The goals are:
- **Expand Healthy Food Options** by working in partnership with local leaders to attract a new grocery store, expanding community gardens, and exploring opportunities to produce and sell locally grown food
- **Support Healthy People** by expanding access to healthcare services through outreach and education, encouraging active living, and raising awareness about environmental health risks

**HOUSING**
A complete community is an affordable community with high quality housing accessible to people with a diversity of incomes. The goals are:
- **Build New Housing** that meets the needs of people with a diversity of ages and incomes, particularly low- and moderate-income, by establishing the frameworks and incentives necessary to support affordable housing development and transit-oriented development projects
- **Preserve Existing Housing** through partnerships with the Housing and Community Development Department and others to repair eligible homes, establish a home improvement loan fund, provide training and outreach on home renovation, and explore a local materials exchange

**MOBILITY AND INFRASTRUCTURE**
A complete community is a resilient and connected community with public transit, safe and walkable streets, and quality infrastructure. The goals are:
- **Enhance Rail Safety** by installing grade separations at area rail crossings and improving safety measures at existing crossings
Executive Summary

Create Beautiful Streets by advocating for street improvements and streetscaping, and ensuring streets are safe, particularly adjacent to area schools.

Promote Walkability by improving area sidewalks and building new sidewalks, including signature pedestrian bridges across Buffalo Bayou.

Improve Public Transit Amenities by installing new benches, amenities, and shelters at area bus stops.

Secure a Flood Resilient Community by ensuring new developments and high density homes are following drainage and flood protection regulations.

Expand Bike Lanes and Amenities by expanding area bike lanes, creating connections to popular trails, and identifying locations for new B-Cycle Stations, bike repair stations, bike racks, and other amenities.

Data Sources: ACS 2015 (5-yr); Harris County District Clerk 2016 Data; HPD and UCR 2016 Data, 311 Data 2016, Children at Risk Data 2017, Texas Education Agency 2016

NEIGHBORHOOD CHARACTER

A complete community is a beautiful community with historic neighborhoods and public art. The goals are:

- Enhance the Character of the Neighborhood and Preserve Historic Resources by implementing neighborhood protection strategies, enforcing deed restrictions, eliminating nuisances, and protecting historic buildings and districts.
- Invest in Community Arts by expanding permanent and temporary public art throughout the neighborhood and attracting new cultural centers and gallery spaces.

PARKS and COMMUNITY AMENITIES

A complete community is a sustainable community with access to beautiful parks and open spaces. The goals are:

- Seed New Parks by exploring opportunities to expand linear green spaces, particularly along Buffalo Bayou, and identifying locations for new pocket parks or plazas.
- Improve and Expand Area Parks by identifying opportunities for expansion and needed improvements at Eastwood Park, Guadalupe Plaza, Tony Marron Park, and along the Harrisburg Sunset Trail.

SAFETY

A complete community is a safe community that works together to ensure safe and well-lit streets and places. The goals are:

- Work Together to Create a Safe and Secure Community by increasing police and bike patrols, enhancing communication, and strengthening community and police relationships.
- Provide Well-Lit Streets and Places by working in partnership with City departments and others to identify areas in need of street lighting, repairing broken lights, and advocating for emergency call boxes at key locations.
- Nurture Healthy Pets, Healthy Streets by working with partners to reduce the number of stray animals and ensure pets are cared for.

- Decrease the percent of residents living in a food desert
- Increase voter participation
- Increase median household income by 33%
- Maintain 73% of area residents being covered by health insurance
- Increase the percent of workers riding public transit
- Increase the percent of residents living within a 10-minute walk of a park
- Increase the percent of residents with a High School diploma
- Maintain 100% of HISD public schools meeting TEA standards
- Maintain a lower crime rate than Houston
- Decrease the percent of renters spending >30% of income on housing
- Decrease the percent of owners spending >30% of income on housing
- Increase the percent of workers riding public transit
- Increase the percent of residents with a High School diploma
- Maintain a lower crime rate than Houston
- Decrease the percent of renters spending >30% of income on housing
- Decrease the percent of owners spending >30% of income on housing
- Maintain annual illegal dumping calls at 40 per 1,000 residents
- Increase the percent of residents living within a 10-minute walk of a park
Key to Abbreviated Organizations
Many City departments and organizations will assist in implementing the projects identified in this Action Plan, while other organizations have been identified as potential partners. Below is a key to the organizations that are abbreviated:

City, School, and Government Departments:
Administration and Regulatory Affairs, ARA
Bureau of Animal Control and Regulation, BARC
Community Development Block Grant, CDBG
Department of Housing and Urban Development, HUD
Department of Neighborhoods, DON
Differential Response Team (HPD), DRT
Economic Development Department, EDD
General Services Division, GSD
Harris County Appraisal District, HCAD
Harris County Flood Control District, HCFCDD
Harris County Sheriff’s Office, HCSO
Housing and Community Development Department, HCDD
Housing and Urban Development, HUD
Houston Community College, HCC
Houston Fire Department, HFD
Houston Galveston Area Council, HGAC
Houston Health Department, HHD
Houston Independent School District, HISD
Houston Parks and Recreation Department, HPARD
Houston Police Department, HPD
Houston Public Library, HPL
Houston Public Works, HPW
Land Assemblage Redevelopment Authority, LARA
Mayor’s Office for People with Disabilities, MOPD
Mayor’s Office of Cultural Affairs, MOCA
Mayor’s Office of Education, MOE
Mayor’s Office of Innovation, MOI
National Endowment for the Arts, NEA
Office of Business Opportunity, OBO
Planning and Development Department, PDD
Positive Interaction Program (HPD), PIP
Solid Waste Department, SWD
Small Business Administration, SBA
Texas Commission on Environmental Quality, TCEQ
Texas Department of Transportation, TxDOT

Partner Organizations and Other Abbreviations:
Association for the Advancement of Mexican Americans, AAMA
BakerRipley Choices in Education, CIE
BakerRipley Community Building Initiative, CBI
BakerRipley Sheltering Arms Senior Services, SASS
Buffalo Bayou Partnership, BBP
Community Awareness Emergency Response Line, CAER Line
Crime Prevention Through Environmental Design, CPTED
Federally Qualified Health Center, FQHC
Greater East End Management District, GEEMD
Houston Arts Alliance, HAA
Houston Parks Board, HPB
Local Initiatives Support Corporation, LISC
Second Ward Super Neighborhood Council, SN #63
Talento Bilingue de Houston, TBI
Tax Increment Reinvestment Zone, TIRZ
Theater Under the Stars, TUTS
University of Houston Stimulating Urban Renewal through Entrepreneurship, UH SURE
Urban Partnerships Community Development Corporation, UPCDC
SECOND WARD ACTION PLAN

The Second Ward Action Plan has 23 goals and 70 projects, organized into eight focus areas. The highest priority focus areas are education, housing, safety, mobility and infrastructure. Additional focus areas include economy and jobs, health, neighborhood character, and parks and community amenities. The Action Plan that follows was created through two public meetings and a summary of the existing community plans. The Action Plan includes goals, projects, priorities, timeframes, metrics to measure success over the next five years, and potential partners and programs.

The projects and action steps identified in this plan will be championed by the Second Ward Neighborhood Support Team (NST) in coordination with the City and the Planning and Development Department. The City departments and agencies listed as leads in the plan will provide support and leadership to the Second Ward NST. Second Ward stakeholders have also formed working groups to lead the eight focus areas—education, economy and jobs, health, housing, mobility and infrastructure, neighborhood character, and safety. These working groups will work closely with both the NST and the City departments.
ECONOMY and JOBS

Introduction
Houston has one of the strongest employment markets in the nation and is expected to gain jobs in the coming years, with the strongest growth in the construction, retail, professional services, health care, food services, and public education sectors.

The Second Ward, located immediately adjacent to downtown Houston and Buffalo Bayou, was once part of the industrial heart of the city. As heavy industrial uses have moved further east down the Houston Ship Channel, or to the periphery of the city, there is now a substantial amount of vacant land that has potential for redevelopment. Even so, today the Second Ward has a balanced mix of industrial, commercial, and residential land uses. In 2015, the area was home to more jobs (7,539) than workers aged 16 years and older (6,475).

The diverse economy in the Second Ward is reflected in the range of resident occupations. In 2015, workers living in the Second Ward were primarily employed in the construction trades (12%), production (12%) or professional occupations (12%). Second Ward businesses attracted nearly $16 million in small business loans and grants in 2015. Continuing to support a resilient and diverse economy in the Second Ward includes ensuring ongoing job opportunities and economic investment.

Economy and Jobs Goals
The two goals established for economy and jobs were generated from existing Second Ward plans and a series of community meetings. The goals focus on attracting new development and creating jobs and opportunities for residents. The goals are summarized here and provided in more detail on the following pages. The economy and jobs goals are:

Build on Destinations
Attracting new economic development that builds on existing Second Ward destinations and centers, such as the Navigation Esplanade, will increase the number of area amenities and jobs. This goal includes identifying incentives for new development, such as retail and restaurants, while also exploring strategies to attract higher density mixed-use projects, particularly along the light rail corridor. In addition, identifying creative new uses for historic buildings, such as the proposed East End Makerspace, will reactivate these spaces and preserve the historic context of the neighborhood. Finally, developing a comprehensive parking strategy or district for the area will spark new development and activity. The objective is to open ten new businesses in the next five years.

Data Sources: ACS 2015 (5-yr), Economic Census, Zip Code and Place Business Patterns, 2015; Bureau of Labor Statistics, 2018

Unemployment Rate in Second Ward, 2015
8%

Unemployment Rate in Houston, 2018
4%
A complete community is a thriving community with a diverse and resilient local economy and great jobs and opportunities.

Expand Jobs and Opportunities
Expanding job opportunities, incubating local small businesses and entrepreneurs and promoting the area as a destination for new businesses will grow the Second Ward economy. This includes improving access to workforce development and job training programs to expand opportunities for residents to secure stable, well-paying jobs. Focusing job skills and training programs on technology and manufacturing sectors will build on existing synergies in the neighborhood. The overall objective is to reduce area unemployment to be equal to, or lower than, the City of Houston in the next five years.

Supporting small businesses, entrepreneurs and developing business incubators will grow local talent while also attracting new investment and industries to the neighborhood. Projects include connecting small businesses and entrepreneurs to resources, grants and training to help them prosper, and creating a business incubator space to attract new talent. The final project is to work in partnership with the Greater East End Management District, the East End Chamber and others to promote the area as a prime location for industry, businesses and visitors. The objective is to secure $20 million annually in small business loans and grants for the next five years.

Median Household Income by Tract, 2015

Land Use Map
- Commercial
- Industrial
- Green Line (Light Rail)
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| Build on Destinations                     | **Attract new retail and restaurant development**  
ACTION STEPS: Work with partners to identify nodes for new economic development, including expanding retail along major commercial corridors such as Harrisburg, Canal, Wayside, Lockwood, and Navigation; Focus development at area rail stations; Attract additional restaurants to the Navigation corridor; Explore a food truck park |          |
|                                          | **Attract mixed-use neighborhood centers and destination focused investment**  
ACTION STEPS: Work with partners to identify strategies for mixed-use development at major rail stations and in other areas |          |
|                                          | **Develop a parking management strategy for area activity centers**  
ACTION STEPS: Identify areas in Second Ward with sufficient activity to warrant a parking management strategy; Work with Planning and Development to determine the feasibility of a Special Parking Area designation in these locations |          |
|                                          | **Identify incentives for new development**  
ACTION STEPS: Work with the Housing and Community Development Department and the Office of Business Opportunity to identify incentives, such as grants or economic development loans, to spark new economic development |          |
|                                          | **Adaptive re-use of existing building stock and historic structures**  
ACTION STEPS: Promote adaptive reuse of existing building stock and historic properties, including industrial properties along Buffalo Bayou; Support the acquisition and renovation of historic structures for new uses, including potentially the East End Makerspace with TXRX Labs |          |
|                                          | **Expand employment and job training opportunities**  
ACTION STEPS: Expand skills training and other educational programs for residents and workers; Focus skills training on technology and manufacturing sectors; Partner with HCC to expand enrollment in childcare workforce development programs; Explore a local hiring program; Ensure community benefit agreements are enforced for publicly subsidized development projects |          |
|                                          | **Support small businesses and entrepreneurs, including exploring business incubators**  
ACTION STEPS: Explore the potential of creating a business incubator space to attract and retain talent, including supporting the East End Makerspace with TXRX; Connect small businesses and entrepreneurs to resources, grants and training to help them prosper |          |
|                                          | **Market the East End as prime location for industry, businesses and visitors**  
ACTION STEPS: Develop partnerships between the Greater East End Management District, East End Chamber and others to market the East End and develop promotional materials |          |

**PLAN Legend:**  
- Complete Communities Action Plan  
- City of Houston Plans / CIP  
- TIRZ #23 Harrisburg Zone Project Plan  
- TIRZ #15 Project Plan  
- Fifth Ward/Buffalo Bayou/East End Livable Center Study  
- ULI Redeveloping the East End  
- Greater East End Livable Centers Plan & Master Plan  
- East End Mobility Study  
- METRO Transit Oriented Development Study
## ECONOMY AND JOBS

<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long (5+ yrs)</td>
<td>10 New businesses open by 2023</td>
<td>LEAD: GEEMD, East End Chamber, OBO, HCDD SUPPORT: Real Estate Developers, BakerRipley, UPCDC</td>
<td>Economic Development Funding, CDBG, Main Street Program, Build Up Houston, CBI Economic Opportunity</td>
</tr>
<tr>
<td>Long (5+ yrs)</td>
<td>$20 mil In small business loans and grants each year</td>
<td>LEAD: GEEMD, East End Chamber, OBO, HCDD SUPPORT: Real Estate Developers, BakerRipley, UPCDC</td>
<td>Economic Development Funding, CDBG, Main Street Program, Build Up Houston, CBI Economic Opportunity</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>$20 mil Small business loans totaled $15,868,000 in 2015</td>
<td>LEAD: PDD SUPPORT: GEEMD</td>
<td>Special Parking Areas</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: GEEMD, OBO, HCDD SUPPORT: East End Chamber, BakerRipley, UPCDC</td>
<td>SBIR Grant, STTR Grant, STEP Grant, SBA/7A/504 Express Loans, Small Business Revolving Loan Fund, HBDI Start-Up and Small Business Loans, CBI Economic Opportunity</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: GEEMD, East End Chamber, OBO, HCDD SUPPORT: Real Estate Developers, UPCDC</td>
<td>Historic Preservation Tax Credits</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: GEMD, OBO, SER Jobs for Progress SUPPORT: HCC, East End Chamber, LISC, AARP, BakerRipley</td>
<td>Upskill Houston, Bridges to Career Opportunities (LISC), AARP Back to Work 50+, AAMA Adelante, Public Sector Solutions, CBI Economic Opportunity, Adult Education, City of Houston Community Benefits Agreements</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: OBO, GEEMD TXRX SUPPORT: SBDC, LIFT, HCDD, LISC, Wells Fargo Small Business Loans, SBA, Texas Innovators, BakerRipley</td>
<td>SBIR Grant, STTR Grant, STEP Grant, SBA/7A/504 Express Loans, Small Business Revolving Loan Fund, HBDI Start-Up and Small Business Loans, CBI Economic Opportunity</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td>LEAD: GEEMD, East End Chamber</td>
<td></td>
</tr>
</tbody>
</table>
EDUCATION

Introduction
High quality educational opportunities available to people of all ages, create a complete community. Between 2000 and 2015, the number of residents in the Second Ward over the age of 25 with a high school diploma has risen steadily, from 32% in 2000 to 57% in 2015. However, there is still a gap between educational attainment in the neighborhood and the greater Houston area, where 77% of the residents over 25 had a high school diploma in 2015. As education becomes increasingly important, it is crucial to strengthen local schools and increase educational opportunities in the neighborhood.

The Second Ward has five primary schools: Ripley House Charter School; Our Lady of Guadalupe Catholic School; The Rusk School; East Early College High School; and, David G. Burnet Elementary. The neighborhood is also home to the Houston Community College’s Felix Fraga Academic Campus and Laurenzo Early Childhood Education Center.

Education Goals
The four education goals established for the Second Ward Complete Community were created through a series of community meetings. The goals focus on strengthening local schools, expanding access to quality early childhood education, upgrading community facilities, and increasing opportunities for children and youth. The goals are summarized here and provided in more detail on the following pages. The education goals are:

**Strengthen Local Schools**
Strong local schools ensure student success and encourage lifelong learning. According to the Texas Education Agency (TEA) 2016 report, all three public schools that serve Second Ward children meet TEA standards, including the area middle school and high school, which are outside of the neighborhood’s boundaries.

Improving educational outcomes at area schools includes expanding wraparound and supportive services, increasing access to college and career readiness programs, and improving parent and community involvement. The objective is for all area public schools to continue to meet, or exceed, Texas Education Agency standards by 2023.

**Increase Access to Quality Early Childcare**
According to data provided by Children at Risk, Second Ward has over 1,400 early childcare seats, of which 174 are subsidized. Currently, no early childcare seats in the community are certified as quality. High-quality programs have curricula based on comprehensive early learning standards, address the whole child, are developmentally appropriate, and are effectively implemented. There are 507 children in the Second Ward with working parents; 288 of these children are in low-income households. Second Ward leaders will be working to expand access to affordable high quality early childcare to better meet the needs of working parents. Over the next five years, partnerships will be formed to certify 200 early childcare seats as

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Of Second Ward residents over the age of 25 had a high school diploma in 2015

Of Houston residents over the age of 25 had a high school diploma in 2015

Data Sources: 2015 ACS (5-yr), 2010 Census, and 2000 Census
quality, through the Texas Rising Star program or other certification.

Upgrade Community Facilities
The Flores Library serves the entire Second Ward community and is an important destination in the neighborhood that provides after school and summer programs for youth, workforce programs, and other family activities. The library was damaged during Hurricane Harvey and remains closed. Re-opening and upgrading the facility to better meet the needs of residents and families is an important goal.

Expand Opportunities for Children and Youth
After school and summer enrichment programs provide supportive environments for students to grow, learn, and thrive. The Second Ward is home to 2,410 children between the ages of 5 and 17, which is 18% of the total population. Providing children and youth with quality out of school academic and enrichment programs is a top priority for the community. The project includes identifying partners and strategies to provide and expand out of school tutoring, mentoring, academic enrichment, arts and sports programs, including those provided at the Flores Library. In addition, summer job and mentorship opportunities for youth will be expanded by partnering with the Mayor’s Office of Education Hire Houston Youth program, BakerRipley, HCC, HISD, and others. The goal is to enroll 40 area youth, ages 16 to 24, in the Hire Houston Youth program.

Early Successes
The Mayor’s Office of Education held community meetings where successes, barriers, solutions and recommendations to improve area schools were identified.

The United Way, in partnership with the Mayor’s Office of Education, the Houston Endowment, and Harris County Department of Education launched the Out 2 Learn website, a directory of out of school programs for youth. Visit http://out2learnhou.org/

The Houston Public Library has expanded youth programs at many Complete Communities libraries. Visit the Flores Neighborhood Library to learn more, http://houstonlibrary.org/location/flores-neighborhood-library
## GOAL: Strengthen Local Schools

### PROJECTS:

**Strengthen neighborhood schools**

*ACTION STEPS:* Work in partnership with HISD, HCC, and other education agencies to expand course offerings at area schools, including college prep and art courses; Engage with non-profits to improve communication within the community; Address school funding gaps

**Support parents**

*ACTION STEPS:* Provide parents with the resources and training they need to assist with school work and support the success of their children, especially at the early stages; Provide opportunities for parents to share the successes they have had with the resources provided

### PRIORITY:

- Medium

### PLAN:

- Complete Communities Action Plan
- City of Houston Plans / CIP
- TIRZ #23 Harrisburg Zone Project Plan
- TIRZ #15 Project Plan

## GOAL: Increase Access to Quality Early Childcare

### PROJECTS:

**Provide affordable and high quality early childcare**

*ACTION STEPS:* Work with partners such as the Collaborative for Children, HCC, and Children at Risk to expand access to high-quality and affordable early childcare; Encourage centers to become Texas Rising Star certified

### PRIORITY:

- Short

### PLAN:

- Complete Communities Action Plan
- City of Houston Plans / CIP
- TIRZ #23 Harrisburg Zone Project Plan
- TIRZ #15 Project Plan

## GOAL: Upgrade Community Facilities

### PROJECTS:

**Upgrade Flores Library**

*ACTION STEPS:* Work in partnership with the Houston Public Library to update Flores Library, including updating children's furnishings and expanding children's programming; Proceed with current planned upgrades to Flores Library, including a new roof

**Expand after school and summer programs**

*ACTION STEPS:* Partner with the Houston Public Library, Out 2 Learn, the United Way, and the Mayor’s Office of Education to expand outreach and enrollment in area after school and summer programs; Promote year-round after school and summer programs at Flores Library; Expand out of school opportunities for area youth, including tutoring and mentoring, arts, sports and other enrichment activities

**Expand summer job and mentorship opportunities for youth**

*ACTION STEPS:* Work in partnership with BakerRipley, HCC, HISD, and other partners to expand youth mentorship, internship, and employment opportunities, including enrollment in the Mayor’s Hire Houston Youth summer jobs program and the Department of Neighborhoods summer internship program

### PRIORITY:

- Short

### PLAN:

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<tbody>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>Strengthen neighborhood schools</td>
<td>LEAD: HISD, MOE  SUPPORT: Area Universities, Non-profit organizations, AAMA, TBH, BakerRipley, Children's Museum of Houston</td>
<td>Young Audiences Houston, CBI Ripley House CIE</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td>Strengthen Local Schools</td>
<td>LEAD: HISD, MOE  SUPPORT: Area Schools, AAMA, BakerRipley, Children's Museum of Houston</td>
<td>HISD FAME Program, AAMA Adelante Program, CBI Adult Education/Community Engagement, CIE</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>Increase Access to Quality Early Childcare</td>
<td>LEAD: MOE, GEEMD, SN #63  SUPPORT: SER Jobs for Progress, HCC, Community Family Centers, AAMA Early Childhood Center, Children's Museum of Houston, BakerRipley</td>
<td>Texas Rising Star, CIE</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>Upgrade Community Facilities</td>
<td>LEAD: GSD, HPL</td>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td>Expand Opportunities for Children and Youth</td>
<td>LEAD: MOE, United Way, HPL  SUPPORT: HPARD, HISD, Area Schools, Area Universities, BakerRipley, Children's Museum of Houston, TUTS</td>
<td>Out 2 Learn, HPL Summer Programs, HISD CATCH Program, YMCA, TXRX, CBI Youth</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td>Area youth are hired through the Hire Houston Youth program by 2023</td>
<td>LEAD: MOE, HPL, DON  SUPPORT: HISD, Texas Medical Center, Genesys Works, BakerRipley</td>
<td>Hire Houston Youth DON Summer Youth Internship Program, AAMA Adelante Program, CBI Youth</td>
</tr>
</tbody>
</table>

Area schools and feeder schools will meet or exceed TEA Standards by 2023  
Source: TEA Report, 2016

High quality early childcare seats by 2023  
Currently, there are 0 high quality early childcare seats  
Source: Children at Risk, 2017

High quality early childcare seats by 2023  
Currently, there are 0 high quality early childcare seats  
Source: Children at Risk, 2017

Area schools and feeder schools will meet or exceed TEA Standards by 2023  
Source: TEA Report, 2016

Area youth are hired through the Hire Houston Youth program by 2023  
Source: Mayor’s Office of Education, Hire Houston Youth Data
HEALTH

Introduction
A complete community is a healthy community. A healthy community has quality parks, sidewalks, trails, access to high-quality and affordable health services and freedom from safety concerns, such as stray animals. In 2015, 73% of Second Ward residents had health insurance, which is equal to the City of Houston average. There are a number of health clinics that serve the community. El Centro de Corazón, a federally qualified healthcare center, is located just south of the neighborhood.

The Complete Community Health Profile, completed by the Houston Health Department, found that adults in the Second Ward were accessing routine checkups, dental checkups, and other preventative screenings at lower rates than in Houston overall. In addition, only 63% of adults in Second Ward engaged in regular physical activities, compared to 71% in Houston.

Health Goals
The two health goals established for the Second Ward Complete Community were developed through a series of community meetings. The goals focus on expanding access to healthy food, healthcare, and active living. The goals are summarized here and provided in more detail on the following pages. The health goals are:

Expand Healthy Food Options
The Second Ward neighborhood is without a large grocery store. The USDA’s Food Desert Atlas indicates that 65% of Second Ward residents live in a food desert, more than a mile from a grocery store. In addition, over 600 low-income families without a vehicle live more than 1/2-mile from a grocery store. “Making the healthy choice the easy choice” is at the core of the projects identified to expand access to healthy food across the neighborhood.

The projects include attracting a grocery store to the neighborhood, providing healthy food options at area corner stores through a partnership with Can Do Houston, and expanding community gardens and farms, including supporting and securing property for the neighborhood’s urban farm, Finca Tres Robles.

Partnerships will also be formed to explore the potential to provide affordable lease space for local food entrepreneurs who process and sell local foods. Combined the projects will ensure that all Second Ward residents have access to nutritious food. The objective is for all of the neighborhood’s residents to live within one-mile of a grocery store, or other healthy food option.

Support Healthy People
According to the Second Ward Complete Community Health Profile completed by the Houston Health Department, adults in the study area are less likely to have received an annual routine checkup than in Houston overall, 64% compared to 67%.

Neighborhood leaders will work with the Health Department and other partners to provide health outreach and education on priority topics identified
by the community, including the importance of regular checkups, managing chronic conditions, and preventative care. Second Ward residents also reported higher rates of poor mental and physical health than adults in Houston overall. As a result, improving access to mental healthcare is a key priority. The objective is for 70% of area adults to receive regular checkups by 2023.

Active living helps to fight obesity and chronic diseases. According to the Houston Health Department’s Health Profile, the percentage of adults (18+) in Second Ward who were obese was 39%, which is higher than the Houston rate of 34%. The Healthy People 2020 target is to reduce the percentage of adults aged 20 and older who are obese to 30.5%. To achieve this goal, partnerships will be developed to expand exercise and active living opportunities, such as walking trails, supporting the Buffalo Bayou Rowing Center, and also providing active living programs for seniors.

Industrial uses make up a large percentage of the landscape in the Second Ward. As a result, raising awareness about the environmental health risks in the community is an important goal. Projects include ensuring residents are informed of potential environmental health risks and developing an outreach campaign to encourage people to enroll in area emergency alert programs and report potential hazards to 311, the Texas Commission on Environmental Quality, and other environmental agencies.

73% Of Second Ward residents had health insurance in 2015

73% Of Houston residents had health insurance in 2015

Data Source: USDA Food Desert Atlas
**GOAL**

**PROJECTS**

<table>
<thead>
<tr>
<th>Attract a new grocery store</th>
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</thead>
<tbody>
<tr>
<td><strong>ACTION STEPS:</strong> Partner with the Greater East End Management District, Harrisburg TIRZ, real estate developers, and the Office of Business Opportunity to work towards attracting a new grocery store to the community; Explore the potential to upgrade or remodel the existing Kroger store on Polk to better serve neighborhood needs; Explore a partnership with Can DO Houston to create Healthy Corner Stores.</td>
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<table>
<thead>
<tr>
<th>Expand community gardens and urban farms</th>
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<tbody>
<tr>
<td><strong>ACTION STEPS:</strong> Identify vacant land for additional community gardens; Work in partnership with Finca Tres Robles and Small Places LLC to secure the existing urban farm property and guarantee its sustainability; Partner with Finca Tres Robles and the Houston Health Department to provide gardening classes and other programs; Partner with HISD Nutrition Services to invest in school gardens and educational programs.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Expand Healthy Food Options</th>
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</thead>
<tbody>
<tr>
<td><strong>PROJECTS PRIORITY</strong></td>
</tr>
<tr>
<td><strong>TIMEFRAME</strong></td>
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<tr>
<td><strong>METRICS TO MEASURE SUCCESS</strong></td>
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<tr>
<td><strong>PARTNERS</strong></td>
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<tr>
<td><strong>POTENTIAL PROGRAMS</strong></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Support Healthy People</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Expand access to mental healthcare</strong></td>
</tr>
<tr>
<td><strong>ACTION STEPS:</strong> Identify partners, including Communities in Schools’ Mental Health program, to expand knowledge of and access to mental healthcare services across the neighborhood.</td>
</tr>
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<table>
<thead>
<tr>
<th>Environmental health/air quality awareness</th>
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</thead>
<tbody>
<tr>
<td><strong>ACTION STEPS:</strong> Create partnerships to develop an outreach campaign to inform residents about the environmental health risks in their community and the emergency alert systems that provide warnings; Develop a promotional campaign to encourage reporting to 311, Texas Commission on Environmental Quality and other agencies.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Health outreach and fairs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACTION STEPS:</strong> Work with the Houston Health Department to provide health outreach and education on priority topics identified by the community, including the importance of regular check ups, managing chronic conditions, and preventative care.</td>
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</table>

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<thead>
<tr>
<th>Encourage active living</th>
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<tr>
<td><strong>ACTION STEPS:</strong> Work with partners to expand opportunities for exercise and active living, including supporting the rowing center; Provide active living programs for seniors.</td>
</tr>
</tbody>
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## HEALTH

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</thead>
</table>
| **Long (5+ yrs)** | 100% Of Second Ward residents will live within one-mile of a grocery store by 2023 | **LEAD:** GEEMD, OBO  
**SUPPORT:** Harrisburg TIRZ, Can DO Houston | Can DO Healthy Corner Stores  
GRO1000, HHD Gardening Classes, Finca Tres Robles Programs, HISD Nutritional Services |
| **Medium (2 - 5 yrs)** | Currently 65% of residents live more than one-mile from a grocery store  
Source: USDA, Food Desert Atlas | **LEAD:** HHD  
**SUPPORT:** Finca Tres Robles, HHD, GEEMD, Harrisburg TIRZ, PDD, Urban Harvest, HISD | Get Moving Houston Farmers Market, East End Farmers Market  
Communities in Schools Mental Health Initiative, Project Milestone, AAMA |
| **Long (5+ yrs)** | 70% Of residents will get annual checkups by 2023, a 6% increase from 2013-2014  
Source: Houston Health Department, Complete Communities Health Profile, 2017 | **LEAD:** HHD  
**SUPPORT:** Texas Environmental Justice Advocacy Services, 311, TCEQ | CAER Line, AlertHouston, Greater Harris County 911 Emergency Notification System, Wireless Emergency Alerts  
East End Chamber of Commerce Vivir Event, AAMA, Prevention and Counseling Program, BakerRipley SASS and CBI |
| **Short (0 - 2 yrs)** | 70% Of residents will get annual checkups by 2023, a 6% increase from 2013-2014  
Source: Houston Health Department, Complete Communities Health Profile, 2017 | **LEAD:** HHD  
**SUPPORT:** Houston Health Foundation, American Heart Association, Harris Health System, AARP, El Centro de Corazón (FQHC), BakerRipley | HHD Active Living Initiative, BakerRipley SASS |
| **Short (0 - 2 yrs)** | 70% Of residents will get annual checkups by 2023, a 6% increase from 2013-2014  
Source: Houston Health Department, Complete Communities Health Profile, 2017 | **LEAD:** HHD, HPARD  
**SUPPORT:** Area schools, AARP, YMCA, BakerRipley |  
| **Short (0 - 2 yrs)** | 70% Of residents will get annual checkups by 2023, a 6% increase from 2013-2014  
Source: Houston Health Department, Complete Communities Health Profile, 2017 | **LEAD:** HHD, HPARD  
**SUPPORT:** Area schools, AARP, YMCA, BakerRipley |  

- **ACTION STEPS:**  
  - Partner with the Greater East End Management District, Harrisburg TIRZ, real estate developers, and the Office of Business Opportunity to work towards attracting a new grocery store to the community;  
  - Explore the potential to upgrade or remodel the existing Kroger store on Polk to better serve neighborhood needs;  
  - Explore a partnership with Can DO Houston to create Healthy Corner Stores.

- **LEAD:**  
  - Long (5+ yrs): GEEMD, OBO  
  - Medium (2 - 5 yrs): HHD  
  - Short (0 - 2 yrs): HHD, HPARD

- **SUPPORT:**  
  - Long (5+ yrs): Harrisburg TIRZ, Can DO Houston  
  - Medium (2 - 5 yrs): Finca Tres Robles, HHD, GEEMD, Harrisburg TIRZ, PDD, Urban Harvest, HISD  
  - Short (0 - 2 yrs): Area schools, AARP, YMCA, BakerRipley
Housing

Introduction
A complete community is an affordable community, with high quality housing that meets the diverse needs of residents. In 2015, 63% of Second Ward households were renters, while 37% owned their homes. In the same year, 44% of Houston households owned their homes. The percent of Second Ward households who own their homes has remained fairly stable since 2000. In 2016, single-family units comprised the majority of housing units in the neighborhood, at 43%. In Houston single-family homes made up 45% of all housing in the same year.

Over the last decade, as new development and investment has transformed the neighborhood, there is an increasing risk of displacement. For example, in the Census Tract closest to downtown (3101), the number of housing units increased by 1,436 between 2000 and 2016, a 115% growth. In this same tract median home value is nearly three times higher than in tracts 3104 and 3105 (see map and data below), where very few new units have been constructed in recent years and more historic housing remains.

As new high-end housing units are built, the gap between the number of affordable homes and the number of low- and moderate-income residents has widened. Many residents in Second Ward are burdened with high housing costs. For example, 31% of owners and 49% of renters spent more than 30% of their income on housing in 2015. Furthermore, 63% of homeowners and 92% of renters who made less than $20,000 spent more than 30% of their income on housing.

As the neighborhood changes, building new affordable housing is essential to prevent displacement. In addition, preserving existing housing is vital for maintaining the overall character and affordability of the neighborhood.

Housing Data by Census Tract, 2016

<table>
<thead>
<tr>
<th>Census Tract 3101</th>
<th>Median Home Value: $248,500</th>
<th>Median Yr. Built: 2000</th>
<th>New Units (Since 2000) 1,436</th>
</tr>
</thead>
<tbody>
<tr>
<td>Census Tract 3104</td>
<td>Median Home Value: $90,800</td>
<td>Median Yr. Built: 1952</td>
<td>New Units (Since 2000) 136</td>
</tr>
<tr>
<td>Census Tract 3105</td>
<td>Median Home Value: $99,300</td>
<td>Median Yr. Built: 1949</td>
<td>New Units (Since 2000) -142</td>
</tr>
</tbody>
</table>

Build New Housing
As new development comes to Second Ward, ensuring that there is adequate affordable housing to meet the needs of low- and moderate-income residents is an important goal. In 2018, the median listing price of homes for sale in Second Ward was over $300,000, while median rent prices were $1,950 per month. In contrast, median household income in
A complete community is an affordable community with high quality housing accessible to people with a diversity of incomes.

The neighborhood was $32,000 in 2015. Over 50% of households have incomes below $35,000, and based on housing cost standards should spend approximately $750 monthly on housing.

The projects to expand the availability of affordable housing in the neighborhood include: establishing the institutional frameworks necessary to support affordable housing development, developing incentives to fund affordable housing, and building new housing for families. More specifically, the projects include expanding the Harrisburg TIRZ, establishing a community land trust and a local community development corporation to shape housing development in the community. In addition, the proposed Harrisburg Living Initiative will provide incentives to build affordable housing along the light rail corridor. Finally, leaders will develop partnerships to build new affordable single-family infill housing, multi-family housing, and senior housing and identify strategies to expand homeownership. The objective is to construct a minimum of 100 new housing units over the next five years that meet the needs of low- and moderate-income families.

Preserve Existing Housing
The historic Second Ward neighborhood has many homes that are in need of repair. Developing programs to assist residents with home repairs will help to protect the affordability and historic character of the neighborhood. The projects include providing home repair and lead abatement assistance to income eligible residents through existing City programs, while also exploring the development of a local home repair program. Maintaining and preserving existing housing is critical to preventing displacement and the loss of historic character. The objective is to provide a minimum of 50 senior or other eligible homeowners with home repair assistance over the next five years.
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
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</thead>
<tbody>
<tr>
<td>Build New Housing</td>
<td><strong>Extend the Harrisburg TIRZ boundary in Second Ward to increase the ability to provide affordable housing by leveraging TIRZ funds to subsidize affordable units in redevelopment projects</strong></td>
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<td><em>ACTION STEPS:</em> Work in partnership with elected officials and TIRZ board to explore and define the expansion of the TIRZ boundary; Apply for the expansion</td>
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<td><strong>New senior housing</strong></td>
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<td><em>ACTION STEPS:</em> Identify and explore the potential to build new senior housing in the area; Focus on areas adjacent to transit and other amenities</td>
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<td><strong>Expand homeownership</strong></td>
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<td><em>ACTION STEPS:</em> Promote the Homebuyer Assistance Program that provides eligible households making 80% AMI or below with closing costs and down payment assistance; Expand enrollment in homeowner education programs and classes, including those provided by the Tejano Center</td>
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<td><strong>Establish a Community Land Trust to preserve long-term housing affordability and environmental stewardship</strong></td>
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<td><em>ACTION STEPS:</em> Develop a Community Land Trust (CLT) as a means to secure the long-term affordability of housing; Develop partnerships with area non-profits to promote and support the CLT</td>
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<td><strong>Establish a Community Development Corporation to build new housing, redevelop existing housing, and re-purpose vacant properties for housing</strong></td>
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<td><em>ACTION STEPS:</em> Identify organizations or area stakeholders to attend Housing and Community Development’s training for Community Housing Development Organizations with Capital One and LISC</td>
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<td></td>
<td><strong>Build new affordable single-family infill housing</strong></td>
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<td><em>ACTION STEPS:</em> Develop partnerships between local organizations and Housing and Community Development (HCDD) for the construction of affordable single-family infill housing; Seek HCDD funding and foundation grants for building new housing at 60-80% of AMI or below; Explore the potential of this housing becoming part of the CLT</td>
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<td></td>
<td><strong>Initiate the Harrisburg Living Initiative</strong></td>
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<td><em>ACTION STEPS:</em> Explore the creation of a Harrisburg Living Initiative to provide financial incentives for affordable and mixed-income multi-family housing development in the Harrisburg Transit Corridor or the Buffalo Bayou/Navigation Corridor; Provide incentives for 2,500 units over 4 years; Work in partnership with HCDD to develop additional multi-family affordable housing concepts and strategies in these corridors; Explore additional incentives such as reducing required parking and setbacks, and co-operative housing models</td>
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</tbody>
</table>

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans / CIP
- TIRZ #23 Harrisburg Zone Project Plan
- TIRZ #15 Project Plan
- Fifth Ward/Buffalo Bayou/East End Livable Center Study
- ULI Redeveloping the East End
- Greater East End Livable Centers Plan & Master Plan
- East End Mobility Study
- METRO Transit Oriented Development Study
<table>
<thead>
<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>100</td>
<td>LEAD: Harrisburg TIRZ</td>
<td>Homebuyer Assistance Program, My First Texas Home,</td>
</tr>
<tr>
<td>(2 - 5 yrs)</td>
<td></td>
<td>SUPPORT: City of Houston, EDD</td>
<td>Mortgage Credit Certificate Program, Five-Star Texas</td>
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<td></td>
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<td>Advantage Program</td>
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<tr>
<td>Long</td>
<td></td>
<td>LEAD: HCDD</td>
<td>Homebuyer Assistance Program, My First Texas Home,</td>
</tr>
<tr>
<td>(5+ yrs)</td>
<td></td>
<td>SUPPORT: Refuge</td>
<td>Mortgage Credit Certificate Program, Five-Star Texas</td>
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<td></td>
<td></td>
<td></td>
<td>Advantage Program</td>
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<tr>
<td>Long</td>
<td></td>
<td>LEAD: HCDD, PDD</td>
<td>Homebuyer Assistance Program, My First Texas Home,</td>
</tr>
<tr>
<td>(5+ yrs)</td>
<td></td>
<td>SUPPORT: Tejano Center,</td>
<td>Mortgage Credit Certificate Program, Five-Star Texas</td>
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<tr>
<td></td>
<td></td>
<td>GEEMD, Local Non-profits,</td>
<td>Advantage Program</td>
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<tr>
<td></td>
<td></td>
<td>Churches</td>
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<tr>
<td>Short</td>
<td></td>
<td>LEAD: HCDD, Land Owners</td>
<td>Community Housing Development Organization</td>
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<tr>
<td>(0 - 2 yrs)</td>
<td></td>
<td>SUPPORT: Refuge</td>
<td>Workshops hosted by HCDD and Capital One</td>
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<tr>
<td>Medium</td>
<td></td>
<td>LEAD: HCDD, Capital One</td>
<td>Community Housing Development Organization</td>
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<tr>
<td>(2 - 5 yrs)</td>
<td></td>
<td>SUPPORT: Refuge</td>
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<td>Long</td>
<td></td>
<td>LEAD: HCDD</td>
<td>Development, Local Non-profits</td>
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<td>(5+ yrs)</td>
<td></td>
<td>SUPPORT: Refuge</td>
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<tr>
<td>Medium</td>
<td></td>
<td>LEAD: HCDD, GEEMD, Harrisburg TIRZ</td>
<td>Development, Local Non-profits</td>
</tr>
<tr>
<td>(2 - 5 yrs)</td>
<td></td>
<td>SUPPORT: PDD, Refuge</td>
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New affordable housing units will be constructed by 2023
### GOAL

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<th>PROJECTS</th>
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<tr>
<td><strong>Rehabilitate single-family homes</strong></td>
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<tr>
<td><em>ACTION STEPS:</em> Promote and enroll income eligible homeowners into the Home Repair Program, a partnership with Rebuilding Together Houston; Explore the potential of a revolving loan fund for home improvement targeted in Complete Communities; Partner with Housing and Community Development and the Health Department to evaluate whether a lead abatement program could be developed for the neighborhood*</td>
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<tr>
<td><strong>Preserve Existing Housing</strong></td>
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<td><em>ACTION STEPS:</em> Explore partnerships with Habitat for Humanity and others to provide training on how to create and provide a local program to assist with homeowner repairs*</td>
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<tr>
<td><strong>Support training and education for home renovation and locally sourced material exchanges</strong></td>
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<tr>
<td><em>ACTION STEPS:</em> Explore partnerships with Habitat for Humanity and others to provide training on how to create and provide a local program to assist with homeowner repairs*</td>
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<tr>
<td><strong>Improve existing housing and protect residents through code enforcement and outreach</strong></td>
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<tr>
<td><em>ACTION STEPS:</em> Work in partnership with Housing and Community Development to provide workshops and outreach on homestead, veteran, and senior exemptions, wills, inheritance, protesting property appraisals, and other homeowner resources; Review code enforcement polices and processes targeted at improving housing conditions, particularly in multi-family developments*</td>
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**PLAN:***

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<td>METRO Transit Oriented Development Study</td>
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### Action Plan

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<th>POTENTIAL PROGRAMS</th>
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<tbody>
<tr>
<td>Short (0 - 2 yrs)</td>
<td>Senior homeowners will receive home repairs by 2023</td>
<td>LEAD: HCDD, Rebuilding Together Houston, HHD, AARP SUPPORT: Refuge Development, Local non-profits, GEEMD, churches</td>
<td>HCDD Home Repair Program, Houston Health Department Lead Abatement Program, Weatherization Assistance Program, Texas Ramp Project, Rebuilding Together Houston (including Roofs Over Houston, Interior Repair Program, Safe and Sound Program, Ramp Angels)</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td>In 2015, there were 866 senior households of which 27% lived below the poverty level</td>
<td>LEAD: Rebuilding Together Houston, AARP SUPPORT: Refuge Development, Local non-profits, SER Jobs for Progress, TXRX Workshops</td>
<td>SER Jobs for Progress Habitat for Humanity</td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
<td></td>
<td>LEAD: HCDD, DON, HPW, HPD SUPPORT: Code Enforcement, Refuge Development, Local non-profits</td>
<td>Multi-Family Habitability Task Force</td>
</tr>
</tbody>
</table>

Source: ACS 2015 (5-yr)
MOBILITY and INFRASTRUCTURE

Introduction
A complete community is a connected community with access to opportunity. Second Ward is well-served by public transit and alternative mobility networks, such as hike and bike trails. The public transit system includes the Green Line light rail that travels through the heart of the community along Harrisburg Boulevard and connects west to downtown and east to the Magnolia Transit Center. The neighborhood is also served by five local bus routes. In 2015, 14% of Second Ward households did not have a vehicle, yet only 6% of workers ages 16 years and older rode public transit.

Mobility and Infrastructure Goals
The six mobility and infrastructure goals established for the Second Ward Complete Community were compiled from existing plans and a series of community meetings. The goals focus on improving the neighborhood’s streets and sidewalks, improving public transit amenities, ensuring pedestrian safety at rail crossings, reducing the potential of future flooding, and developing a bicycle network. The goals are summarized here and provided in more detail on the following pages. The mobility and infrastructure goals are:

Create Beautiful Streets
Improved streets spark economic development, increase property values, and provide for greater mobility. The current street improvement projects proposed by Houston Public Works for the Second Ward include: Lockwood, Canal, Commerce, Preston, Engel, Brady, Sherman and Adams. Civic leaders have identified York, Sampson, and Navigation as future street improvement projects. Streetscaping projects along Harrisburg, Canal, Wayside, Lockwood, Navigation, York, and Sampson are also priorities. Finally, leaders will explore street safety initiatives, such as speed controls, particularly adjacent to area schools and destinations.

Promote Walkability
While the Second Ward is well-served by public transit, the neighborhood’s sidewalks and crossings need improvement to create safe and complete streets. Current sidewalk improvement projects identified by Houston Public Works include: Lockwood, Garrow, Marsden, Caylor, Preston, and Edgewood. Community stakeholders have identified the need for sidewalk improvements on Texas between Altic and Latham, and adjacent to Lockwood Station. Finally, enhancing pedestrian safety includes the provision of high visibility markings at area crosswalks and providing safe pedestrian routes across Buffalo Bayou through improved bridges or new pedestrian bridges.

Improve Public Transit Amenities
Second Ward is adequately served by public transit. Yet, increasing comfort and accessibility, while also providing new amenities at area bus stops, such as

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6% Of Second Ward workers ages 16 years and older rode public transportation to work in 2015
4% Of Houston workers ages 16 years and older rode public transportation to work in 2015

Data Sources: City of Houston GIS, Capital Improvement Plan, ACS 2015 (5-year)
A complete community is a resilient and connected community with public transit, safe and walkable streets, and quality infrastructure.

benches, lighting, and shelters, will encourage more residents to ride transit. The objective is to install five new bus shelters in the community over the next five years.

**Enhance Rail Safety and Expand Quiet Zones**
Second Ward is bounded on the east, west, and south by rail, and additional rail lines extend across the community. There are more than three dozen rail crossings in Second Ward which leads to both safety and mobility challenges. Over the coming years, leaders will work in partnership with Houston Public Works, the Gulf Coast Rail District, and area railroad companies to improve rail safety in Second Ward. Current projects planned by the Gulf Coast Rail District include rail-separated underpasses for Commerce Street, Navigation Boulevard and York Street. Increasing safety measures at rail crossings and reducing the overall number of rail crossings will improve safety throughout the neighborhood. Finally, quiet zones will be explored in partnership with civic organizations and leaders. The objective is to eliminate accidents between trains and vehicles or pedestrians and reduce train horn noise.

**Secure a Flood Resilient Community**
Second Ward is strategically sited in an area with minimal flood risks. Buffalo Bayou, the northern boundary of the neighborhood, is wide and deep in this location, and capable of draining very heavy rainfalls. Civic leaders will be working in partnership with Houston Public Works to ensure that new development and high-density homes address necessary drainage capacity to reduce the potential for future flooding and ensure neighborhood resilience in the long-term.

**Expand Bike Lanes and Amenities**
Second Ward has excellent east to west bike routes, including the Harrisburg-Sunset Trail and the Buffalo Bayou Hike and Bike trail. However, bike trails or lanes running north and south are limited. As a result, priority projects for Second Ward leaders include constructing new bike lanes on Milby, Eastwood, and Adams Streets and extending the Harrisburg-Sunset Trail west along Commerce Street to downtown. Finally, working in partnership with the City and other organizations, leaders will identify locations to install new bike amenities, such as B-Cycle and bike repair stations, racks, and water fountains. The objective is to construct 10 miles of new protected bike lanes in the neighborhood.
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<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
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<tr>
<td>Improve area streets</td>
<td>ACTION STEPS: Construct street improvements, including repaving Lockwood Dr between Harrisburg Blvd and Crites St; Canal, Engel, Brady, Sherman and Adams; Commerce St. from Charles to Palmer train tracks; Preston St.; Explore improvements on York and Sampson and head-in angled parking on Commerce St.; Identify additional street improvements</td>
<td>Project Legend: Complete Communities Action Plan, City of Houston Plans / CIP, TIRZ #23 Harrisburg Zone Project Plan, TIRZ #15 Project Plan, Fifth Ward/Buffalo Bayou/East End Livable Center Study, ULI Redeveloping the East End, Greater East End Livable Centers Plan &amp; Master Plan, East End Mobility Study, METRO Transit Oriented Development Study</td>
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<tr>
<td>Streetscaping projects</td>
<td>ACTION STEPS: Work in partnership with the Harrisburg TIRZ, GEEMD, and HPW to provide parking, lighting, street trees, landscaping, wide sidewalks, and public art along Harrisburg, Canal, Wayside, Lockwood, Navigation, York and Sampson (partially complete)</td>
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<td>Navigation Roundabout</td>
<td>ACTION STEPS: Develop a partnership with GEEMD and the Harrisburg TIRZ to advocate for the planned roundabout</td>
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<td>Enhance street safety</td>
<td>ACTION STEPS: Explore street safety initiatives, including speed controls and high visibility crosswalks; Focus improvements adjacent to area schools (including Navarro Elementary School); Use 311 to request crosswalk studies, particularly adjacent to area schools; Partner with HPW for the neighborhood traffic management program</td>
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<tr>
<td>Improve area sidewalks</td>
<td>ACTION STEPS: Work with Houston Public Works (HPW) to advocate for sidewalk improvements including Lockwood from Canal to Harrisburg; Garrow from Delano to Middleton; Marsden, Garrow to Sherman; Caylor, Sherman to Garrow; Preston, Middleton to Paige; Edgewood, from Canal to Harrisburg; Fund additional sidewalk improvements, including on Texas between Altic and Latham, GEEMD’s Lockwood Station sidewalk improvements and York and Sampson improvements, Work in partnership with HPW and GEEMD to construct new sidewalks to improve connectivity, including extending the Navigation Esplanade</td>
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<tr>
<td>Promote Walkability</td>
<td>Build signature pedestrian bridges and multi-use bridges over Buffalo Bayou</td>
<td>ACTION STEPS: Work in partnership with HPW and the Buffalo Bayou Partnership to develop signature pedestrian bridges over Buffalo Bayou in key locations, including wider pedestrian sidewalks and bike lanes at Hirsch/York and Lockwood bridges over Buffalo Bayou</td>
</tr>
<tr>
<td>Identify areas in need of bus shelters, benches or other amenities</td>
<td>ACTION STEPS: Identify areas for bus shelters; METRO will provide shelters to any stop that has at least 35 daily boardings, this could include the following identified locations in prior plans: Lockwood Dr. at Navigation Blvd., Lockwood Dr. at Crites St.; Partner with METRO’s Universal Accessibility initiative to ensure ADA compliance and connectivity at area bus stops and shelters</td>
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# MOBILITY and INFRASTRUCTURE

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<tr>
<th>TIMEFRAME</th>
<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
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<tbody>
<tr>
<td>Long (5+ yrs)</td>
<td>25% Reduction in crashes (vehicular and pedestrian/bike) by 2023</td>
<td>LEAD: HPW</td>
<td>Capital Improvement Plan, Rebuild Houston, Scenic Houston Streetscape Initiative</td>
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<td>SUPPORT: GEEMD, Harrisburg TIRZ, Scenic Houston</td>
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<td>10 Miles of new or repaired sidewalks are constructed by 2023</td>
<td>LEAD: HPW, GEEMD</td>
<td>Safe Routes to Schools Capital Improvement Plan, METRO</td>
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<td>SUPPORT: Harrisburg TIRZ, LINK Houston, BBP</td>
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<td></td>
<td>5 New bus shelters by 2023</td>
<td>LEAD: HPW, BBP</td>
<td>METRO Bus Shelter Program, METRO Universal Accessibility Initiative, Houston Arts</td>
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<td></td>
<td></td>
<td>SUPPORT: GEEMD, Harrisburg TIRZ, BakerRipley, Scenic Houston</td>
<td>Alliance Grants (Bus Shelter Public Art), BakerRipley SASS, Scenic Houston Streetscape Initiative</td>
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Source: City of Houston PDD
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<tr>
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</table>
| **Enhance Rail Safety and Expand Quiet Zones**                       | Ensure pedestrian safety at rail crossings  
*ACTION STEPS:* Partner with the Gulf Coast Rail District, Houston Public Works (HPW), and area rail companies to identify strategies to increase pedestrian safety at rail crossings; Work with HISD, parents, and other stakeholders to explore the potential of crossing guards at locations near schools and active rail lines; Explore funding opportunities to study all rail crossings in the neighborhood and advocate for improvements | ![Medium](2 - 5 yrs) |
|                                                                      | Advocate for and implement street and rail grade separation projects  
*ACTION STEPS:* Work in partnership with the Gulf Coast Rail District, area rail lines, TxDOT, HPW, and others to ensure proposed grade separation projects move forward, including reconstructing the existing Navigation Blvd. underpass, creating a new underpass on Commerce St., and constructing a new underpass on York, Lockwood, and Sampson; Identify additional locations for grade separation projects including the GH&H rail corridor | ![Medium](2 - 5 yrs) |
|                                                                      | Create rail quiet zones along Canal St, Delmar St and near Settegast Park  
*ACTION STEPS:* Work in partnership with Houston Public Works, Gulf Coast Rail District, and others to advocate and identify outside funding for Quiet Zones in the community; Explore partnerships with GEEMD, the Harrisburg TIRZ, and area developers to fund rail improvements necessary for quiet zones | ![Medium](2 - 5 yrs) |
| **Flood Resilient Community**                                        | Ensure new construction and high density homes address necessary drainage capacity to reduce the potential for future flooding  
*ACTION STEPS:* Work with HPW to ensure that new development follows flood and drainage regulations; Advocate for low-impact development | ![Medium](2 - 5 yrs) |
| **Develop a comprehensive bicycle network to connect Columbia Tap, MKT Trail, Harrisburg and Buffalo Bayou Trail, and area destinations** | *ACTION STEPS:* Work in partnership with HPW, GEEMD, Buffalo Bayou Partnership, Harrisburg TIRZ, and others to explore a bike network linking across the community, including extending the Harrisburg Trail west along Commerce to downtown; Expand bike repair stations and water fountains | ![Medium](2 - 5 yrs) |
| **Expand area bike lanes**                                           | *ACTION STEPS:* Construct proposed bike lanes, including on Milby from McKinney to Tony Marron Park to connect to Flores Library, Eastwood St. from McKinney to Navigation and Adams St. from Polk to Navigation; Advocate for protected bike lanes | ![Medium](2 - 5 yrs) |
| **New bike racks**                                                   | *ACTION STEPS:* Partner with the Houston Health Department to provide new bike racks at the following locations: Tony Marron Park, Ripley House, Harrisburg-Sunset Trail, Harrisburg and Lockwood intersection and rail stop; Coffee Plant/Second Ward METRO rail station; and, Flores Library | ![Medium](2 - 5 yrs) |
| **Expand B-Cycle Stations to the eastern portion of the neighborhood**| *ACTION STEPS:* Provide new B-Cycle Stations at the following locations Tony Marron Park, Ripley House, Harrisburg-Sunset Trail, Harrisburg and Lockwood intersection and rail stop; Coffee Plant/Second Ward METRO rail station; Commerce St. and Drennan St; Flores Library; Columbia Tap | ![Medium](2 - 5 yrs) |
### MOBILITY and INFRASTRUCTURE

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</thead>
<tbody>
<tr>
<td>Medium</td>
<td>Pedestrian or vehicle rail accidents each year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2 - 5 yrs)</td>
<td>Source: HPD</td>
<td>LEAD: Union Pacific, Gulf Coast Rail District, HPW</td>
<td>Rail Safety Grants, HISD Crossing Guards</td>
</tr>
<tr>
<td>Long</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5+ yrs)</td>
<td>LEAD: Gulf Coast Rail District, Union Pacific, TxDOT, HPW, HGAC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td>10 Miles of new bike lanes by 2023</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2 - 5 yrs)</td>
<td>Source: City of Houston PWE</td>
<td>LEAD: HPW, BBP</td>
<td>Rivers, Trails, and Conservation Assistance Program (RTCA)</td>
</tr>
<tr>
<td>Short</td>
<td>LEAD: HPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(0 - 2 yrs)</td>
<td>SUPPORT: GEEMD, Harrisburg TIRZ, BBP, Harris County Pct 1</td>
<td>Capital Improvement Plan</td>
<td></td>
</tr>
<tr>
<td>Short</td>
<td>LEAD: HPW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(0 - 2 yrs)</td>
<td>SUPPORT: GEEMD, Harrisburg TIRZ</td>
<td>Houston Bike Racks Donation Program, Houston Bike Plan</td>
<td></td>
</tr>
</tbody>
</table>
Introduction
Second Ward is one of Houston’s original and historic political wards. In the years following the founding of Houston in 1837, Second Ward became home to many European immigrants. With the widening of the ship channel in the early 1900s, the area grew and developed around shipping, warehousing, and rail industries. In this era, Mexican immigrants came to settle in the community and the area became known as “Segundo Barrio.” Second Ward became the cultural and political heart of the Hispanic community in Houston. Our Lady of Guadalupe Catholic Church, which opened in 1912, was the first parish established specifically for the Spanish-speaking community.

The long and rich history of the neighborhood is reflected in area landmarks, such as Our Lady of Guadalupe Catholic Church, and in the area’s housing. In 1907 the Houston Settlement Association was established to provide social services and support to area residents. The legacy of this organization is Ripley House on Navigation, one site in the BakerRipley network that has served Second Ward for over 100 years.

Across the decades Second Ward has experienced periods of both growth and decline. Today, Second Ward has a thriving culture and is one of five Houston Cultural Districts established by the Texas Commission on the Arts (TCA). The TCA defines Cultural Districts as “special zones that harness the power of cultural resources to stimulate economic development and community revitalization.”

Residents and visitors can attend a performance at Talento Bilingüe de Houston, dine at iconic restaurants along Navigation Boulevard, tour the beautiful murals, or enjoy the markets and festivals along the Navigation Esplanade. Enhancing the character of the neighborhood and protecting historic resources will ensure that this rich culture continues to thrive.

Neighborhood Character Goals
The two neighborhood character goals established for the Second Ward Complete Community were developed from existing plans and a series of community meetings. The goals focus on preserving the neighborhood’s character and history as well as investing in community arts. The goals are summarized here and provided in more detail on the following pages. The neighborhood character goals are:

Enhance the Character of the Neighborhood and Preserve Historic Resources
In the last several decades, the Second Ward has grown and changed. New development, concentrated in the western section of the neighborhood

Second Ward Mural
Our Lady of Guadalupe Church
close to downtown, has brought new amenities to the community, but is also threatening historic neighborhoods and buildings. Working in partnership with the Planning and Development Department, area leaders will identify and implement appropriate neighborhood protection strategies, such as design guidelines, deed restrictions, minimum lot size and building line restrictions. In addition, historic preservation strategies will be pursued, including applying for landmark designation for historic buildings and exploring historic district designations. Finally, campaigns to prevent nuisances, such as illegal dumping, will be developed to ensure the neighborhood is clean and beautiful.

**Invest in Community Arts**

History and culture are embedded in the landscape of Second Ward. Continuing to invest in community cultural centers and public art will carry this legacy into the future. Performance arts and theater in the community have a home at Talento Bilingüe de Houston (TBH). Strengthening this cultural asset through renovations or other improvements, as well as adding new cultural facilities, will ensure that the Second Ward remains a center of Hispanic culture in the Houston area. In addition, expanding both temporary and permanent public art in the community will enhance the character of the neighborhood and reinforce the strong tradition of murals. Supporting local artists by developing gallery spaces along the Navigation Esplanade will promote art and artists across the community.

**Early Successes**

The Mayor’s Office of Cultural Affairs is leading an inclusive cultural strategy to bring new programs and expand existing ones in each Complete Community. This includes four new Mini Murals, a Civic Art project, the Visit My Neighborhood grants, creative writing workshops and a Neighborhood Poetry Project by Houston Poet Laureate, Deborah ‘DEEP’ Mouton. For more information visit: [http://www.houstontx.gov/culturalaffairs/cccs/second-ward.pdf](http://www.houstontx.gov/culturalaffairs/cccs/second-ward.pdf)

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**A complete community is a beautiful community**

with historic neighborhoods and public art

**Historic Landmarks and Districts**

- National Historic District
- National Historic Landmark
- City of Houston Historic Landmark

**311 Calls for Illegal Dumping 2016**

- 2016: 4
- 2016: 4

4 Calls to 311 for illegal dumping per 1,000 Second Ward residents in 2016

4 Calls to 311 for illegal dumping per 1,000 Houston residents in 2016

Data Sources: Houston 311 Calls, 2016; My City Map Viewer; National Register of Historic Places
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| Enhance the Character of the Neighborhood and Preserve Historic Resources | Identify strategies to preserve the character of the neighborhood  
**ACTION STEPS:** Identify and implement strategies to protect and enhance the character of the neighborhood, including developing design guidelines and incentives, deed restrictions, exploring minimum lot size and building line restrictions, and other strategies |  |
| | Historic preservation  
**ACTION STEPS:** Work in partnership with Planning and Development to explore historic preservation strategies, including landmark status and historic district designation; Planning and Development to lead workshops on preservation |  |
| | Beautify the neighborhood  
**ACTION STEPS:** Work in partnership with the Department of Neighborhoods, Civic Clubs, the Super Neighborhood Council, GEEMD, and other partners to beautify the neighborhood, including reporting overgrown lots, graffiti, and illegal dumping; Advocate for additional city programs and staff to monitor and address illegal dumping |  |
| | Renovate Talento Bilingüe de Houston (TBH)  
**ACTION STEPS:** Work with TBH to identify needed improvements; Explore and develop plans for a new museum or visitor center; Identify funding strategies |  |
| | Expand permanent and temporary public art throughout the neighborhood  
**ACTION STEPS:** Work in partnership with the Mayor’s Office of Cultural Affairs, Houston Arts Alliance, Houston Public Library, the East End Chamber and others on Mayor Turner’s strategies for arts and culture for complete communities; Work in partnership with Buffalo Bayou Partnership and others to install permanent and temporary public art along the Bayou; Invest in civic art and murals, including identifying locations for additional mini-murals; Explore graffiti walls and other participatory public art projects |  |
| | Develop gallery spaces along the Esplanade for makers and artists  
**ACTION STEPS:** Work in partnership with the Greater East End Management District to identify potential infill sites or vacant spaces to expand gallery spaces along Navigation |  |

**PLAN Legend:**
- Complete Communities Action Plan
- City of Houston Plans / CIP
- TIRZ #23 Harrisburg Zone Project Plan
- TIRZ #15 Project Plan
- Fifth Ward/Buffalo Bayou/East End Livable Center Study
- ULI Redeveloping the East End
- Greater East End Livable Centers Plan & Master Plan
- East End Mobility Study
- METRO Transit Oriented Development Study
<table>
<thead>
<tr>
<th>NEIGHBORHOOD CHARACTER</th>
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<tbody>
<tr>
<td><strong>TIMEFRAME</strong></td>
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<tr>
<td>Medium (2 - 5 yrs)</td>
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<tr>
<td></td>
</tr>
<tr>
<td>Short (0 - 2 yrs)</td>
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</tr>
</tbody>
</table>
PARKS and COMMUNITY AMENITIES

Introduction
Second Ward has five parks: Guadalupe Plaza, Settegast, Fox, Tony Marron, and Eastwood. The five parks encompass 58 acres. Based on the recommended standards for neighborhood, community, and pocket parks developed in the 2015 City of Houston Parks and Recreation Master Plan, the Second Ward has an extra 22 acres of park land. The Trust for Public Land’s ParkScore Map illustrates how well the neighborhood is served by parks. Specifically, 83% of residents are within a 10-minute walk of a park, which is much higher than the City average of 47%.

Historic Eastwood Park and Settegast Park are where children and seniors gather to enjoy recreational and community centered activities. Guadalupe Plaza Park, which was recently renovated, is located near Buffalo Bayou and Talento Bilingüe de Houston. Tony Marron Park, named after the first Hispanic Non-Commissioned Officer in the Army, has soccer fields and access to trails along Buffalo Bayou.

In addition to area parks, the 1.5 mile long Harrisburg-Sunset Trail, travels east and west through Second Ward. The eastern portion of the Buffalo Bayou project is in progress, and will include additional hike and bike trails along the Bayou and an expanded necklace of green spaces.

Improving and connecting Second Ward parks will create greater connectivity and accessibility while also ensuring existing parks meet resident needs.

Parks and Community Amenities Goals
The two parks and community amenities goals established for the Second Ward Complete Community were developed from existing plans and a series of community meetings. The goals focus on creating new linear parks and improving existing neighborhood parks. The goals are summarized here and provided in more detail on the following pages. The parks and community amenities goals are:

Seed New Parks
The Second Ward is well-served by neighborhood parks. Exploring opportunities for linear green spaces and identifying locations for new pocket parks or plazas will provide new amenities and create greater connectivity to area destinations. The most important opportunity is the Buffalo Bayou East Sector Plan that was launched in 2017 by the Buffalo Bayou Partnership. This transformational project will not only create new open spaces and hike and bike trails along the Bayou, but will also develop innovative design strategies to create greater access to the Bayou—including green streets that link neighborhoods to the waterway.

83% of Second Ward Residents live within a 10-minute walk to a park

47% of Houston Residents live within a 10-minute walk to a park

Data Sources: Houston GIS; Trust for Public Land ParkScore Map and Index, 2017; City of Houston Parks Master Plan 2015
The goal to seed new parks in the neighborhood will ensure that all Second Ward residents have access to high quality parks and open spaces.

**Improve and Expand Area Parks**

Historic Eastwood Park is the center of community activities and recreation. Second Ward leaders have been collaborating with the Houston Parks and Recreation Department to identify improvements that will restore and enhance the park. Specific projects include improving facilities, such as the community center, skateboard park and pool, and expanding senior amenities. Exploring the potential of new facilities such as a gym and exercise room are also a priority. Moving forward, community leaders will be creating a “Friends of Eastwood Park” organization to ensure proper maintenance and identify future improvements.

Additional park projects include improved lighting and other safety measures along the Harrisburg-Sunset Trail and at Guadalupe Plaza, and expanding and improving Tony Marron Park to better meet the needs of residents, including the proposed Buffalo Bayou Rowing Center. By working in partnerships with City departments, community leaders can ensure that community parks receive necessary improvements.

**Early Successes**


The Houston Parks and Recreation Department will be improving the pool, playground and skateboard park in Eastwood Park.
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| Seed New Parks | Create and expand linear park space along Buffalo Bayou, including acquiring and redeveloping industrial properties into parks as part of the Buffalo Bayou East Sector Plan  
**ACTION STEPS:** Participate with Buffalo Bayou Partnership on the Buffalo Bayou East Sector Plan; Encourage stakeholders to attend meetings and provide feedback; Develop additional partnerships to identify implementation funding and strategies | 🌟 |
| | Link Navigation to Buffalo Bayou through linear parks or green streets  
**ACTION STEPS:** Work with the Buffalo Bayou East Sector Plan process to identify strategies to create links to the Bayou; Identify additional partnerships and funding strategies for implementation | 🌟 |
| | Develop pocket parks in the neighborhoods adjacent to the Canal and Harrisburg corridors  
**ACTION STEPS:** Identify vacant land or other opportunity sites in this corridor; Identify funding for acquisition, planning and implementation | 🌟 |
| Improve and Expand Area Parks | Improve Eastwood Park  
**ACTION STEPS:** Identify priority improvements for the park; Focus on improving facilities, such as the community center, pool, and skateboard park, plant additional trees, add lighting, improve ADA and senior amenities, and complete playground and drinking fountain repair; Work with HPARD to evaluate the clocktower project and new facilities such as a gym and exercise room; Develop a park conservancy or “Friends of the Park” team to ensure proper maintenance and focus ongoing improvements, including potential transformation of tennis courts into racquetball, security call boxes, and expansion of the skate park; Explore the potential to expand the park | 🌟 |
| | Expand and Enhance Tony Marron Park  
**ACTION STEPS:** Work in partnership with BBP and HPARD to expand Tony Marron Park to the east; Add new parking along southern edge; Provide additional sports fields and activities; Work with HPARD and BBP on siting the proposed Buffalo Bayou Rowing Center at the park, including developing shared use agreements and new facilities; Develop partnerships and funding to implement a community dog park | 🌟 |
| | Expand amenities, such as lighting, benches and pocket parks along the Harrisburg-Sunset Trail  
**ACTION STEPS:** Create partnerships to provide additional lighting and amenities, such as benches, along the trail; Identify potential sites for additional pocket parks, similar to the park at Bryan Street; Create partnerships to ensure the trail is properly maintained and safe | 🌟 |
| | Guadalupe Plaza Park Improvements  
**ACTION STEPS:** Provide additional activities, programs and facilities for children and families at Guadalupe Plaza; Address security concerns; Explore a parking strategy | 🌟 |

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# Parks and Community Amenities

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Metrics to Measure Success</th>
<th>Partners</th>
<th>Potential Programs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long (5+ yrs)</td>
<td>100% Of residents will live within a 10-minute walk of a park by 2023. Currently 83% of residents live within a 10-minute walk to a park.</td>
<td>LEAD: BBP&lt;br&gt;SUPPORT: HPB, HPARD, PWE, GEEMD, Harrisburg TIRZ, Harris County Precinct 1 and 2, Philanthropic Organizations</td>
<td>Buffalo Bayou East Sector Plan, Rivers, Trails, and Conservation Assistance (RCTA) Recreational Trails Fund</td>
</tr>
<tr>
<td>Long (5+ yrs)</td>
<td></td>
<td>LEAD: BBP&lt;br&gt;SUPPORT: HPB, PDD, HPARD, HPW, GEEMD, Harrisburg TIRZ, Harris County Precinct 1 and 2, Philanthropic Organizations</td>
<td>Buffalo Bayou East Sector Plan, Scenic Houston Streetscape Initiative</td>
</tr>
<tr>
<td>Long (5+ yrs)</td>
<td></td>
<td>LEAD: HPARD&lt;br&gt;SUPPORT: HPB, HPW, GEEMD, Harrisburg TIRZ, Harris County Precinct 1 and 2, Philanthropic Organizations</td>
<td>Urban Indoor / Outdoor Recreation, Local Park Grant Program</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td>2 Existing parks will receive improvements by 2023</td>
<td>LEAD: HPARD, MCAO&lt;br&gt;SUPPORT: SN #63, Civic Clubs, GEEMD, Harrisburg TIRZ</td>
<td>Urban Indoor / Outdoor Recreation, Local Park Grant Program, KABOOM! Grants, Shade Structure Grant Program</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: HPARD, BBP, GEEMD&lt;br&gt;SUPPORT: HPW, Harrisburg TIRZ, Buffalo Bayou Rowing Center, Philanthropic Organizations</td>
<td>NFL Foundation Grassroots Grants, Buffalo Bayou East Sector Plan</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: HPARD, HPB, GEMD, Harrisburg TIRZ, Harris County Precinct 1 and 2, Philanthropic Organizations, SN #63, Scenic Houston</td>
<td>Urban Indoor / Outdoor Recreation, Local Park Grant Program, KABOOM! Grants, Shade Structure Grant Program, Scenic Houston Streetscape Initiative</td>
</tr>
<tr>
<td>Medium (2 - 5 yrs)</td>
<td></td>
<td>LEAD: HPARD&lt;br&gt;SUPPORT: GEEMD, HPD, Harrisburg TIRZ, BBP, Philanthropic Organizations, Scenic Houston</td>
<td>KABOOM! Grants, Urban Indoor / Outdoor Recreation, Local Park Grant Program, Shade Structure Grant Program</td>
</tr>
</tbody>
</table>

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**NOTE:**
- **TIMEFRAME:** The timeframes indicated (Long, Medium, Short) refer to the duration required to implement the actions and achieve the desired outcomes.
- **METRICS TO MEASURE SUCCESS:** These metrics are used to evaluate the effectiveness of the actions and progress towards the goals.
- **PARTNERS:** The lead and supporting partners involved in implementing the actions.
- **POTENTIAL PROGRAMS:** Potential programs or initiatives that can be leveraged to support the actions and goals.
SAFETY

Introduction
A complete community is a safe community. Second Ward is served by the Houston Police Department’s South Central Division. Crime data collected for police beat 10H10 indicates that both the property crime and violent crime rates are lower in Second Ward than in Houston. However, property crime is a major concern among residents. The area with the highest concentration of crime is in the northwest area of the community near the intersection of Jensen Drive and Navigation Boulevard. In addition to the Houston Police Department, a number of law enforcement agencies serve the Second Ward, including Harris County Constable Precinct 6, HISD, and METRO.

Reducing crime in Second Ward can be accomplished by improving communication with and among law enforcement agencies to target resources to areas with the greatest needs, enhancing lighting, and other safety improvements.

Safety Goals
The three safety goals established for the Second Ward Complete Community were developed through a series of community meetings and existing neighborhood plans. The goals focus on working together to create a safe community, improving street lighting across the neighborhood and reducing the number of stray animals. The goals are summarized here and provided in more detail on the following pages:

Work Together to Create a Safe and Secure Community
An important way to reduce crime is to work in partnership with area law enforcement agencies including the Houston Police Department, Harris County Constables and Sheriff’s Office, and the police and security forces of HISD, METRO, and the Greater East End Management District. When the community and law enforcement work together to reduce crime the potential impact is greater. This includes focusing police patrols in crime hot spots and encouraging civic leaders to attend Positive Interaction Program meetings. In addition, increasing the number of Spanish-speaking officers in the community will eliminate communication barriers between residents and law enforcement. By working together, Second Ward leaders and law enforcement agencies can further reduce the crime rate in the neighborhood.

Provide Well-Lit Streets and Places
Streetlights enhance the sense of safety in a community. Over the coming years, Second Ward civic leaders will be working in partnership with the Code Enforcement Division of Houston Public Works and CenterPoint to ensure all existing streetlights are operational. In addition, community leaders will be identifying areas where new lights are needed and

| Property crime rate per 100,000 in Second Ward, 2016 | 3,486 |
| Property crime rate per 100,000 in Houston, 2016 | 4,321 |

Data Sources: HPD 2016 Data, Beat 10H10 and 2016 UCR Data
A **complete community** is a **safe community** where people work together to ensure safe and well-lit streets and places.

working with Houston Public Works and CenterPoint to advocate for new streetlights. The objective is to repair or install a minimum of twenty streetlights each year.

Finally, Second Ward civic leaders will work with partners to explore the possibility of locating emergency call boxes along the Harrisburg-Sunset Trail, Columbia Tap Trail and in Eastwood and Guadalupe Parks.

**Nurture Healthy Pets, Healthy Streets**

Stray animals are a problem across the City of Houston. To address stray animals in Second Ward, partnerships will be developed with BARC and other animal welfare organizations to provide education and services to encourage responsible pet ownership, including spay and neuter programs. The objective is to reduce the number of calls to 311 for stray animals by 25% over the next five years and create a safer environment for people and more caring homes for pets.

**Second Ward Crime Map**

![Second Ward Crime Map](image)

<table>
<thead>
<tr>
<th>Crime Rate</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>952</td>
<td>Violent crime rate per 100,000 in Second Ward, 2016</td>
</tr>
<tr>
<td>1,026</td>
<td>Violent crime rate per 100,000 in Houston, 2016</td>
</tr>
</tbody>
</table>

**Early Successes**

The Code Enforcement Division has surveyed streetlights in each Complete Community every four months to identify broken lights and report to CenterPoint for repair. Since August, 48 streetlights in Second Ward have been reported.

Houston Police Department’s South Central Division recently received 18 new bikes and will begin expanding their bike patrol in the area in the coming months.

Data Sources: HPD 2016 Data, Beat 10H10 and 2016 UCR Data
<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROJECTS</th>
<th>PRIORITY</th>
</tr>
</thead>
</table>
| Work Together to Create a Safe and Secure Community | Increase police patrols in the neighborhood  
*ACTION STEPS:* Work in partnership with HPD, Harris County Constables, and others to identify and address crime hot spots in the neighborhood, including increasing police presence along Jensen and Navigation, Sampson, Canal, Sherman, Commerce, and Lockwood |  
| Work together to reduce crime  
*ACTION STEPS:* Work in partnership with HPD, Harris County Constables, and others to provide information and outreach on how to report suspicious activity, for example NextDoor, Facebook, phone calls, email, etc. for non-emergency requests; Encourage participation in law enforcement programs, such as HPD’s Citizens Police Academy and HCSO’s Explorer Program for youth to help recruit new officers |  
| Expand bike patrols on trails  
*ACTION STEPS:* Work in partnership with HPD, Harris County Constables and Sheriff’s Office to expand bike patrols, particularly along trails; Expand security by working in partnership with the BBP, GEEMD and the Harrisburg TIRZ |  
| Participate in HPD’s South Central Division Positive Interaction Program (PIP)  
*ACTION STEPS:* Encourage civic leaders to attend PIP meetings; Develop quarterly or semi-annual priorities for the neighborhood to present at PIP meetings, or submit “action requests” which identify key issues and can be emailed, faxed, mailed, or delivered to HPD South Central Division |  
| Provide additional Spanish speaking officers in the community  
*ACTION STEPS:* Hire additional Spanish speaking officers to serve the community and improve communication between residents and the police |  
| Improve street lighting across the neighborhood  
*ACTION STEPS:* Work in partnership with Houston Public Works to survey and identify areas in need of additional street lighting, such as where the Harrisburg-Sunset Trail intersects with streets; Work with residents to submit 311 requests for areas in need of lighting, including Settegast Park; Work in partnership with the Department of Neighborhoods on the Streetlight Campaign program to identify street lights that are out and report to CenterPoint |  
| Provide Well-Lit Streets and Safe Places | Emergency call boxes  
*ACTION STEPS:* Explore the possibility of locating emergency call boxes along Harrisburg-Sunset Trail, Columbia Tap Trail and in Eastwood Park and Guadalupe Plaza |  
| Nurture Healthy Pets, Healthy Streets | Partner with the Bureau of Animal Control and Regulation (BARC) and other non-profit organizations to reduce the number of stray animals and ensure pets are cared for  
*ACTION STEPS:* Work in partnership with BARC and other organizations to reduce the number of stray animals in the community and ensure pets are well cared for; Bring Healthy Pets, Healthy Streets events to the community as well as the mobile vet clinic to assist with ensuring animal welfare |  

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<th>METRICS TO MEASURE SUCCESS</th>
<th>PARTNERS</th>
<th>POTENTIAL PROGRAMS</th>
</tr>
</thead>
</table>
| Short (0 - 2 yrs) | **10%** Reduction in the overall crime rate in the community by 2023. The Second Ward crime rate for Beat 10H10 was 21% lower than Houston overall in 2016. Source: HPD Monthly Crime Reports, UCR 2016 | **LEAD:** HPD, Harris County Constables, HCSO  
**SUPPORT:** Residents, GEEMD, Harrisburg TIRZ, SN #63 | Keep Houston SAFE Initiative  
HPD CPTED Training, National Night Out, Keep Houston SAFE Initiative, HCSO Explorer’s Program |
| Medium (2 - 5 yrs) | **100** New streetlights installed or existing lights repaired by 2023. Source: PWE and DON | **LEAD:** HPW, DON, CenterPoint  
**SUPPORT:** HPARD, GEEMD, Harrisburg TIRZ, BBP, SN #63, Civic Clubs, Residents | HPW Streetlight Survey Program, DON Streetlight Campaign |
| Short (0 - 2 yrs) | **25%** Reduction in calls to 311 for stray animals. Source: City of Houston 311 data | **LEAD:** BARC, Barrio Dogs, DON  
**SUPPORT:** GEEMD, Harrisburg TIRZ, BakerRipley | Healthy Pets, Healthy Streets Program |
| Medium (2 - 5 yrs) | | **LEAD:** HPD, HPARD, HCSO  
**SUPPORT:** GEEMD, Harrisburg TIRZ, BBP | Bike Patrol Program |
| Short (0 - 2 yrs) | | **LEAD:** HPD, PIP, SN #63, Civic Clubs  
**SUPPORT:** GEEMD | HPD’s PIP Program |
| Short (0 - 2 yrs) | | **LEAD:** HPD, HCSO, Precinct 6 | HCSO Language Hotline |
OUR THANKS

Complete Communities

The Complete Communities initiative would not have been possible without the commitment and dedication of the Complete Communities Advisory Committee and the Second Ward Neighborhood Support Team (NST). The Advisory Committee, comprised of community leaders and advocates, ensured that the program structure was inclusive, promoted public-private partnerships, and worked effectively and efficiently. The Second Ward NST guided the planning process and shaped the initiative at the local level. We thank everyone for their time and commitment to the Complete Communities initiative.

Complete Communities Advisory Committee
Hazem A. Ahmed, Integrity Bank
Lauren Anderson, Houston Ballet
Tomaro Bell, Super Neighborhood Alliance
Angela Blanchard, BakerRipley
Roberta Burroughs, Roberta F. Burroughs & Associates
Rogene Gee Calvert, Outreach Strategists
Veronica Chapa Gorczynski, Greater East End Management District
Paul Charles, Neighborhood Recovery CDC
Etta Crockett, Acres Home Super Neighborhood
Kathy Bluford Daniels, Super Neighborhood Alliance
Tanya Debose, Independence Heights Redevelopment Council
Frances Dyess, Houston East End Chamber of Commerce
Amanda Edwards, City of Houston Council Member
Bo Fraga, BakerRipley
Tory Gunsolley, Houston Housing Authority
Ramiro Guzman, Harris County TRIAD
Daniel Hinojosa, Harris County General Store
Tiffany Hogue, Texas Organizing Project
Michael Huffmaster, Super Neighborhood Alliance
Lester King, PhD., Rice University
Mary Lawler, Avenue CDC
Rick Lowe, Project Row Houses
Roy Malonson, Acres Home Chamber of Commerce
Robert S. Muhammad, Ph.D.
Melissa Noriega, BakerRipley
Kathy Flanagan Payton, Fifth Ward Community Reinvestment Council
Theola Petteway, OST/Almeda TIRZ
Jeff Reichman, January Advisors
David Robinson, City of Houston Council Member
Sandra Rodriguez, Gulfton Super Neighborhood Council
Diane Shenke, Greater East End Management District
Juliet Stipeche, Mayor’s Office, Director of Education
Amanda Timm, Houston LISC
Anne Whitlock, CONNECT Communities
Shondra Wygal, AARP

Second Ward Neighborhood Support Team
Emily Abeln
Lily Aguirre
State Representative Carol Alvarado
Kendra Baze
Merriann Bigood
Carlos Cabillo
Alex Carmelo
Frances Castañeda Dyess
Veronica Chapa-Gorczynski
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Art Chavez
Christopher Dinges
Bo Fraga
Elaine Garcia
Mack Garcia
Maria Garcia
Roselie Garcia
Susan Garcia
Thomas Garcia-Prats
Estella González
Rosa Guzman
Juan Hernandez
Daniel Hinojosa
Jessica Hulsey
Jeff Kaplan
Roland Kurnatowski
Domenic Laurenzo
Devin Licata
Peter Licata
Karina Lozoya
Albert Martinez
Karina Medrano
Mauricio Melendez
Christina Morales
Belinda Moreira
Gloria Moreno
Christian Navarro
Melissa Noriega
Fr. Duy Nguyen
Anne Olson
Jorge Olvera
Mary Helen Ortega
Elena Penso
Javier Perez
Participants
This list was compiled from sign-in sheets at the community meetings. We apologize for any misspellings or omissions.
City of Houston Department
Representatives and Partners
The Complete Communities initiative is supported by over 200 representatives of 27 City Departments and partner organizations. We thank you.

City of Houston Departments
Administration and Regulatory Affairs
Tina Paez, Director
Jennifer Barrera-Garcia
Kathryn Bruning
Greg Damianoff
Paul Dugas
Nicholas Hadjiigeorge
Donovan Harris
Maria Irshad

Landon Taylor
Jack Valinski

Finance
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Jaime Alvarez
Melissa Dubowski
Marnita Holligan
Veronica Lizama

Fire Department
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Michael Cannon
Richard Galvan
Carla Goffney
Sara Navarro
Francis Tran
Justin Wells

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Richard Vella

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Martha Arguelles
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Enrique Cervantes
Abel Chacko
Rita Cromartie
Angelina Esparza
Francisco Garcia
Martha Garza
Beverly Gor
Doris Muinde
Vishnu Nepal
Guilmate Pierre
Kristi Rangel
Loren Raun
Sandra Rodriguez
Catherine Shepard
Cheryl Sheppard
Donna Travis
LaQuisha Umembah

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Chris Butler
Yvonne Cantu
Aldwin Foster
Alfred Henson
Mary Itz
Angela Simon
Kimesha Sonnier
Yaw Temeng

Houston Public Works
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Tommy Artz
Jay Doyle
Roshon George
Ian Hlavacek
Anita Hollmann
Steven Huynh
Gary Norman
Eddie Olvera
Pradhan Pratistha
Fazle Rabbi
Steve Stelzer
Monica Vasquez

Legal
Ronald Lewis, Director
Nirja Aiyer
Heather Cook
Cora Garcia
Arva Howard
Louis Rossito

Mayor’s Anti-Gang Office
Patricia Harrington

Mayor’s Office
Joel Alba
Sallie Alcorn
Alan Bernstein
Niel Golightly
Kimberly Hatter
Marvalette Hunter
James Koski

Mayor’s Office, Chief Resilience Officer
Stephen Costello

Mayor’s Office for People with Disabilities
Maria Town, Director
Angel Ponce

Mayor’s Office of Cultural Arts
Debbie McNulty, Director
Radu Barbuceanu
Necole Irvin

Mayor’s Office of Economic Development
Gwen Tillotson, Director
Jennifer Curley
Carnell Emanuel

Mayor’s Office of Education
Juliet Stipeche, Director
Dina Gairo
Emma Oliver

Mayor’s Office of Innovation
Jesse Bounds, Director
Annie Pope

Mayor’s Office of New Americans and Immigrant Communities
Terence O’Neill, Director

Bank On Houston
Yvonne Green

City Council Offices
Eddie Arias
Tom Davis
John Gibbs
Karen Haller
Jerney Harris
Veronica Hernandez
Shavonda Johnson
Staci Keys
Ray Lyndsey
Salatiel Rueda
Laura Thorp
Andre Wagner
Eric Widaski
Gloria Zenteno

Department of Neighborhoods
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Maria Bolanos
Alvin Byrd
Rashad Cave
Carl Davis
Shohn Davison
Gloria Guzman
Reggie Harris
Veronica Hernandez
Mayra Hypolite
Anita Ivery
Melissa Mayorga
Christylla Miles
Rhonda Sauter
Angela Sauter

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Dina Gairo
Emma Oliver

Mayor’s Office of Innovation
Jesse Bounds, Director
Annie Pope

Mayor’s Office of New Americans and Immigrant Communities
Terence O’Neill, Director
Office of Business Opportunity
Carlecia Wright, Director
Derek Boateng
Abby Gonzalez
Francesca Marshall
Paula Pineda
Katrina Williams

Office of Veterans Affairs
Carl Salazar, Director

Parks and Recreation
Steve Wright, Director
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Yolanda Ford
Jonathan Henderson
Michael Isermann
Rubi Longoria

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Margaret Wallace Brown, Deputy Director
Christopher Andrews
Arica Bailey
Melissa Beeler
Divya Bhakta
Jacqueline Brown
Davonte Caldwell
Diana DuCroz
Carlos Espinoza
Truscenia Garrett
Teresa Geisheker
Lauren Grove
Homero Guajardo Alegri
Ramon Jaime-Leon
Lynn Henson
Jose Mendoza
Annette Mitchell
Jennifer Ostlind
Tonya Sawyer
Anna Sedillo
Will Schoggins
Nicole Smothers
Velyjha Southern

Misty Staunton
Christa Stoneham
David Welch
Wu Ying
Abraham Zorrilla
Eriq Glenn, Intern

Police
Chief Art Acevedo, Director
Asst Chief Sheryl Victorian
Officer Ashton Bowie
Lieutenant Christopher Davis
Sergeant Michael Donato
Lieutenant Alberto Elizondo
Sergeant Frank Escobedo
Exec Asst Chief Troy Finner
Sergeant Eric V. Flores
Captain Harlan Harris
Officer Jorge Herrera
Officer Jose Herrera
Officer Leevan Lewis
Sergeant Va’Shawnda McLean
Officer Daniel Mendoza
Captain Zia Salam

Solid Waste
Harry Hayes, Director
Alyce Coffey

Partners
Houston Community College
Brenda Rios

Houston Parks Board
Lisa Kasianowitz
Amanda Nunley
Doug Overman
Chip Place

METRO
Ramona Crayton
Rachael Die
Randall Ellis
Luis Garcia
Armani Greer
Chena Karego

Brankie Lockett
Yuhayna McCoy
Tanya McWashington
Ujari Mohite
Mania Nistal
Sanjay Ram
Danny Silva
Sylvana Tang

Texas Department of Transportation
Patrick Henry
Joel Herrera
Paula Ikpatz
Joel Salinas
Wahida Wakil
Darrin Willer

Photo Credits
Drew Hind

Special Thanks to Bloomberg Associates
Amanda Burden
Lauren Racusin
Robin Ried

For More Information
City of Houston Planning and Development Department
Complete Communities
http://houstontx.gov/completecommunities/
Phone: 832-393-6600
SECOND WARD COMPLETE COMMUNITIES

ASSET MAP

Legend:
- Community Centers/Multi-Service Centers
- Fire Stations
- Hospitals/Health Clinics
- Libraries
- Police Stations
- Public Schools:
  1. The Rusk School
  2. East Early College High School
  3. David G. Burnet Elementary
- Charter Schools:
  1. Ripley House Charter School
- Parochial Schools:
  1. Our Lady of Guadalupe School

Source: City of Houston GIS, Google Maps
SECOND WARD COMPLETE COMMUNITIES

HOUSING

Legend:
Housing Development

19146 - New Hope Housing Avenue J

Source: Second Ward CC Summary of Plans
Summary:
RECOMMENDATION from Director Planning and Development Department supporting Community Action Plans for five Complete Communities: Acres Home, Gulfton, Near Northside, Second Ward and Third Ward - **DISTRICTS A - STARDIG; B - DAVIS; C - COHEN; D - BOYKINS; H - CISNEROS and J - LASTER**

Background:
The Planning and Development Department recommends passing a motion of support for the Action Plans for the five Complete Communities: Acres Home, Gulfton, Near Northside, Second Ward and Third Ward.

In accordance with Mayor Sylvester Turner’s vision of creating transformational change in under-served and under-resourced neighborhoods, the Planning and Development Department provided professional planning, coordination, and advocacy services to the five Complete Communities. These five communities were the first to be included in a new, on-going program and were selected to allow the City to develop a program that works in all neighborhoods regardless of development patterns, demographics, socio-economic conditions or the strength of civic organizations.

Starting April 17, 2017, when Mayor Turner announced the Complete Communities initiative, dedicated staff across twenty-three City departments provided support and worked side-by-side with the five communities. A Complete Communities Advisory Committee, comprised of twenty-six experts and community leaders, was created to guide the initiative. The community engagement consisted of fourteen community-wide meetings and 1,400 stakeholder meetings. More than 3,500 people shared their insights, values, and visions.

A Neighborhood Support Team (NST) was created in each of the five Complete Communities. The NST was comprised of locally identified leaders, residents and allies, that guided each Complete Community effort. Topic areas include: civic engagement, economy and jobs, education, health, housing, mobility and infrastructure, neighborhood character, parks and community amenities, and safety. At the end of the public engagement process, project-specific working groups emerged to accomplish each of the goals identified in the Complete Communities Action Plans.

This community-centric effort has resulted in Action Plans that demonstrate the depth of community involvement. They also represent numerous opportunities for private investment and public-private partnerships. By adopting these plans, City Council signals support and opens up opportunities for public sector funding such as Low Income Housing Tax Credits, philanthropy and private sector investment.

Patrick Walsh, P.E.
Director
Planning and Development Department

Contact Information:
Lynn Henson
Planner Manager
832-393-6600

ATTACHMENTS:
<table>
<thead>
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MOTION by Council Member Cohen that the recommendation from Director of the Planning and Development Department, supporting the Community Action Plans for five Complete Communities: Acres Homes, Gulfton, Near Northside, Second Ward and Third Ward, be adopted, and the community action plans are hereby approved by the City Council.

Seconded by Council Member Davis and carried.

Mayor Turner, Council Members Stardig, Davis, Cohen, Boykins, Martin, Le, Travis, Cisneros, Gallegos, Laster, Castex-Tatum, Knox, Robinson, Kubosh, Edwards and Christie voting aye
Nays none

PASSED AND ADOPTED this 29th day of August, 2018.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is September 4, 2018.

[Signature]
City Secretary
New Hope Housing Avenue J
Area Amenities as of 2/22/2019

1. **Full-Service Grocery Store < 1 mile**
   Seller’s Brothers Food Mart
   601 N. Cesar Chavez
   Houston, Texas 77011

2. **Pharmacy < 1 mile**
   CVS Pharmacy
   4516 Harrisburg Boulevard
   Houston, Texas 77011

3. **Health-related facility < 1 mile**
   Clinica Hispana Eastwood
   5302 Canal Street
   Houston, Texas 77011

4. **Licensed center by DFPS < 2 miles**
   Ninfa Laurenzo Early Childhood Center
   205 N. Delmar Street
   Houston, Texas 77011

5. **Accredited University < 5 miles**
   University of Houston
   4800 Calhoun Road
   Houston, Texas 77004

6. **Indoor recreation facility < 1 mile**
   Baby Bull Boxing Academy
   5711 Harrisburg Boulevard
   Houston, Texas 77011

7. **Outdoor, dedicated, and permanent recreation facility < 1 mile**
   Eastwood Park
   5000 Harrisburg Boulevard
   Houston, Texas 77011

8. **Community, civic or service organization < 1 mile**
   BakerRipley Ripley House
   4410 Navigation Boulevard
   Houston, Texas 77011

9. **Meals on Wheels Program serving Development Site Area**
   YWCA Houston
   6309 Martin Luther King Jr. Blvd
   Houston, Texas 77021
About Us

Community is more than just where you live or shop. It's a place where networks of trust and support are built across generations, between local businesses, organizations, cultures, and the families they support and provide service to. Sellers Bros. grocery stores and convenience stores are proud to be a part of that trust network, and a part of your community.

Making a difference in our community is just one of the many ways we support those we serve, and in turn, those who serve us. Since 2006, we've been proud to support veterans returning home from Afghanistan and Iraq, through our charity fishing tournament.

This tournament provides resources and support in partnership with Operation Finally Home, building and donating homes to wounded soldiers. Giving back to these heroes and their families is just one of the many ways Sellers Bros. is working to be a part of our community, and provide for those who have made it their home.

Making a difference in our community is about supporting families in difficult times, and meeting the needs of community schools and church groups. That's what community is, and it's our promise of trust to you, from all of our Sellers Bros. grocery and convenience stores.

https://www.sellersbros.com/about-us-community/
Departments

Fresh Produce

Sellers Bros. brings you the season's best produce at competitive prices with an unbeatable variety of high-quality fruits and vegetables. At Sellers Bros. you will find everything you need, from local to national and international products. We bring in produce from all around the world so you can enjoy your favorite fruits and vegetables even when not in season locally. With deliveries arriving daily, our produce department has an abundance of fresh wholesome fruits and vegetables for you. You'll love Sellers Bros.' unbeatable mix of quality, quantity, and value.

Quality Meats

When you stop by our meat department, you'll find a vast selection of fresh, high-quality meats, poultry and seafood at low prices every day. We ensure fresh products are delivered and cut daily. Whether for Latin American favorites or any dish you want to prepare, the quality products from Sellers Bros.' meat department make it easy for you to serve up delicious meals.

Sellers Bros. is the name you should trust for quality, selection, service and value.

Grocery

Sellers Bros. brings the perfect balance of quality, value and selection to our grocery aisles. With deliveries arriving daily, our shelves are always stocked with the brands you know and trust at our everyday low prices. You'll find an extensive selection of leading national brands and specialty imports, as well as private label products for additional savings. Stop by and you'll see why Sellers Bros. is your one stop for high-quality products at low prices every day.
**CVS Pharmacy at 4516 Harrisburg Boulevard Houston, TX 77011**

713-224-6504  Store #6241

- Pick up scripts with a scan of our app
- Check store deals before you come in
- Shop with CVS

---

### Store & Photo Hours

<table>
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<th>Days</th>
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<tr>
<td>Monday through Friday</td>
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<tr>
<td>Saturday</td>
<td>7:00 AM to 12:00 AM</td>
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<tr>
<td>Sunday</td>
<td>7:00 AM to 12:00 AM</td>
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### Pharmacy Hours

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<tr>
<td>Monday through Friday</td>
<td>CLOSED 9:00 AM to 9:00 PM</td>
</tr>
<tr>
<td>Saturday</td>
<td>9:00 AM to 6:00 PM</td>
</tr>
<tr>
<td>Sunday</td>
<td>10:00 AM to 6:00 PM</td>
</tr>
</tbody>
</table>

**What services does this CVS offer?**

- Drive-Thru Pharmacy
- Photo
- Accepts SNAP
- Pharmacy
- Immunizations

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About

We are a pharmacy innovation company with a simple and clear purpose: Helping people on their path to better health.

Our Suite of Assets

CVS Health's extensive suite of assets positions us to play an important role in solving the cost, quality and access issues in the evolving health care landscape.

View our suite of assets

CVS Health Impact Dashboard

Explore the impact CVS Health is having across the U.S., delivering high quality, affordable health care.

View the dashboard

https://cvshealth.com/about
Medical Clinic, Clinica Medica, Doctor, Allergias, Inmigración, Laboratorio.

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Examen de Inmigracion</td>
<td>$299.00</td>
<td>Si necesita Exámenes Médico de Inmigración, nosotros le ayudamos, Exámenes de Laboratorio y Documentación.</td>
</tr>
<tr>
<td>Exámenes de Laboratorio General</td>
<td>$99.00</td>
<td>CBC, Lipids, TSH, CMP</td>
</tr>
<tr>
<td>Consulta</td>
<td>$50.00</td>
<td>Consulta Médica/Medical Consultation</td>
</tr>
<tr>
<td>Examen de Mama</td>
<td>$0.00</td>
<td>Exploración y educación acerca del Cáncer de Mama, Referirlo a Ultrasonido y Mamografía.</td>
</tr>
<tr>
<td>Consulta + Papanicolaou</td>
<td>$75.00</td>
<td></td>
</tr>
</tbody>
</table>

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**CONSULTA $50.00** **CONSULTATION $50.00**

We Accept most major Insurance and Medicare!
Welcome to Ninfa Laurenzo Early Childhood Center. We are looking forward to an exciting and enriching school year for our students at Ninfa Laurenzo Early Childhood Center. It is our desire to work together to provide the best education possible for our students. This year we will have many opportunities for you to be involved at our school. Read more.

Ana Hernandez Carter
Script Literacy & Culture

Stop Bullying
Safe School Zone

Visit our Twitter page!
Visit our Pinterest page!
Visit our Instagram page!

3605 N. Delmar Houston, TX 77004
Phone: 713-924-0350 Fax: 713-924-0350

SCHOOL NEWS

Carmen Lopez-Rogina, Principal
Phone: 713-924-0350
Welcome to the 2017 - 2018 school year! We are looking forward to an exciting and enriching school year for our students at Ninfa Laurenzo Early Childhood Center. It is our desire to work together to provide the best education possible for our students. This year we will have many opportunities for you to be involved at our school. Read more.

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3605 N. Delmar Houston, TX 77004
Phone: 713-924-0350 Fax: 713-924-0350
LAURENZO HISTORY

Ninfa Laurenza Early Childhood Center is a Houston Independent School District facility located just south of downtown. We offer a full day Pre-Kindergarten program to qualifying children that live in the HISD school zone. Students attending Laurenza ECC enjoy a variety of educational experiences from specially trained Early Childhood teachers. Featuring proven strategies, the program at Laurenza is designed to ensure all students receive a high-quality, child-centered learning experience that positions them for a lifetime of success.

Our school is named after a well known Hispanic Houston Icon, Ninfa Rodriguez Laurenza, who was also known as Mama Ninfa. When you come to our school, you will feel at home, as Mama Ninfa would have wanted you to feel.
School Improvement Goals

90% of 4 year old students will meet performance standards on the CIRCLE Assessment/identify 20 uppercase and 20 lowercase letters.

95% of students will demonstrate growth in oral language by increasing their story dictation by 50 words.

95% of 4 year old students will meet the student attainment goal on the Math Set Counting 10 concrete objects as measured by the CIRCLE Assessment.

Dual Language Program Goals

The primary goals of a Dual Language bilingual program model are the following:

- The development of fluency and literacy in English and an additional language for all students with special attention given to ELLs participating in the program.
- The integration of English speakers and ELLs for academic instruction in accordance with the selected program design and model. Whenever possible, 50% of the students in a program should be dominant English speakers and 50% of the students should be native speakers of Spanish at the beginning of the program.
- The promotion of bilingualism, biliteracy, cross-cultural awareness, and high academic achievement.

Rice OWL Lab

The Rice OWL Lab Replica is a weeklong 45-minute learning cycle that occurs eight times each school year, with each theme building upon skills introduced in the previous cycle. The teacher leader and the School Literacy and Culture associate director of early literacy bilingual programs from Rice University work together to plan meaningful curriculum designed to promote children's development in English and Spanish speaking, listening, and writing skills.

In the Rice OWL Lab Replica, our goals are for you to see:

- Children actively engaged in the retelling of familiar stories.
- Teachers augmenting speech through gesture, dramatization, and repetition of vocabulary.
- Children singing songs and chanting rhymes as rewarding, comfortable ways to develop language.
- Teachers using high-quality children's literature as a tool for comprehension, community-building, and language development.
- Children planning, playing, and talking with each other as they complete learning-centered activities.
- Teachers documenting the progress of individual children and asking questions necessary to clarify best teaching practices for Dual Language Learners.

§ Teachers learning and taking best practices into their own classrooms.
- Children confidently taking risks as they experiment with language.
Our curriculum begins with the child. We encourage children to learn in a fun and interactive environment. Preschool classrooms are set up with learning centers in which children make choices and work together, while developing social skills and building relationships. Small group instruction is used daily to individualize for the child.

<table>
<thead>
<tr>
<th>GRADES</th>
<th>MEALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUS SCHEDULES</td>
<td>CALENDAR</td>
</tr>
<tr>
<td>CONTACT</td>
<td>HUB</td>
</tr>
</tbody>
</table>
MISSION AND VISION

Mission Statement:

To offer each child a strong educational foundation by providing a positive environment that involves a collaborative community.

Vision:

- Ninfà Laurenza community believes in...
- Individualized instruction
- Nurturing environment
- Focus on learning
- Accepting challenges
Child Care Search Result Details

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

Operation Number: 1363389
Operation Type: Licensed Center
Program Provided: Before/After School Program
Operation/Caregiver Name: YMCAASP@ Ninfa Laurenza EC
Location Address: 205 N DELMAR ST
                   HOUSTON, TX 77011
Mailing Address: 205 N DELMAR ST
                 HOUSTON, TX 77011
Phone Number: 713-550-6196
County: HARRIS
Website Address: sandrell.jackson@ymcahouston.org
Email Address:
Administrator/Director Name: sandrell.jackson@ymcahouston.org
Type of Issuance: Full Permit
Issuance Date: 3/19/2012
Permit Renewal Due By Date: 3/19/2020
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes
Hours of Operation: 02:45 PM-05:30 PM
Days of Operation: Monday - Friday
Total Capacity: 36
Licensed to Serve Ages: Pre-Kindergarten, School
Total Capacity: 36
Number Of Admin Penalties: 0
Corrective Action: No
Adverse Action: No
Temporarily Closed: No

Three Year Inspection Summary
https://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?ptype=DC&fid=926713
Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes are inspected at least once every two years, Listed Family Homes are inspected only if there is a report of abuse/neglect or if we receive a report that the home is caring for too many children.

When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.

In the last three years, Licensing conducted the following:

- Inspections
- Assessments
- Self Reported Incidents
- Reports

Click on the inspection type to see additional details related to each inspection.

There are many standards that an operation must comply with; the total number varies for each type of operation. An operation or home is generally given an opportunity to correct deficiencies and has the right to request a review of a deficiency. Deficiencies pending review are not included in the two year history.

Three Year Compliance Summary
- During the last three years, 1149 standards were evaluated for compliance at this operation.

- Of the standards evaluated deficiencies were cited.

Click on the number of deficiencies to see additional details.

Each standard is assigned a weight. The weight ensures all inspectors consider standard violations in the same way, and represents the potential impact a deficiency might have on children. Review the inspection reports to learn more about each citation. It's important to remember; weights are not assigned to an individual operation, inspection, or circumstance and are not intended to result in a ranking of operations or score.

The weights of the standard deficiencies cited in the past three years are as follows:

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

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
## Public Universities

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelo State University</td>
<td>Brian J. May</td>
<td>(325) 942-2073</td>
</tr>
<tr>
<td>Lamar University</td>
<td>Kenneth Evans</td>
<td>(409) 880-7011</td>
</tr>
<tr>
<td>Midwestern State University</td>
<td>Suzanne Shipley</td>
<td>(940) 397-4000</td>
</tr>
<tr>
<td>Prairie View A&amp;M University</td>
<td>Ruth J. Simmons</td>
<td>(936) 857-3311</td>
</tr>
<tr>
<td>Sam Houston State University</td>
<td>Dana G. Hoyt</td>
<td>(866) 294-1111</td>
</tr>
<tr>
<td>Stephen F. Austin State University</td>
<td>Baker Pattillo</td>
<td>(936) 468-2011</td>
</tr>
<tr>
<td>Sul Ross State University</td>
<td>William (Bill) Kibler</td>
<td>(432) 837-8011</td>
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<tr>
<td>Sul Ross State University Rio Grande College</td>
<td>William (Bill) Kibler</td>
<td>(830) 278-3339</td>
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<tr>
<td>Tarleton State University</td>
<td>F. Dominic Dottavio</td>
<td>(254) 968-9000</td>
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<tr>
<td>Texas A&amp;M International University</td>
<td>Pablo Arenaz</td>
<td>(956) 326-2001</td>
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<td>Texas A&amp;M University</td>
<td>Michael K. Young</td>
<td>(979) 845-3211</td>
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<td>Texas A&amp;M University at Galveston</td>
<td>Col. Michael E. Fossum</td>
<td>(877) 322-4443</td>
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<td>Texas A&amp;M University System</td>
<td>John Sharp</td>
<td>(979) 458-6000</td>
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<tr>
<td>Texas A&amp;M University-Central Texas</td>
<td>Marc Nigliazzo</td>
<td>(254) 519-5400</td>
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<td>Texas A&amp;M University-Commerce</td>
<td>Mark Rudin</td>
<td>(903) 886-5014</td>
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<td>Texas A&amp;M University-Corpus Christi</td>
<td>Kelly M. Quintanilla</td>
<td>(361) 825-5700</td>
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<td>Texas A&amp;M University-Kingsville</td>
<td>Steven H. Tallant</td>
<td>(361) 593-3207</td>
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<td>Texas A&amp;M University-San Antonio</td>
<td>Cynthia Teniente-Matson</td>
<td>(210) 932-6299</td>
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<td>Texas A&amp;M University-Texarkana</td>
<td>Emily F. Cutrer</td>
<td>(903) 223-3000</td>
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<td>Texas Southern University</td>
<td>Austin A. Lane</td>
<td>(713) 313-7011</td>
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<td>Texas State University</td>
<td>Denise Trauth</td>
<td>(512) 245-2111</td>
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<tr>
<td>Texas State University System</td>
<td>Brian McCall</td>
<td>(512) 245-2111</td>
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<tr>
<td>Texas Tech University</td>
<td>Lawrence Schovanec</td>
<td>(806) 742-2011</td>
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<td>Institution</td>
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<td>Texas Tech University System</td>
<td>P.O. Box 42013</td>
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<td>Texas Woman's University</td>
<td>304 Administration Drive</td>
<td>(940) 898-3201</td>
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<td>The University of Texas at Arlington</td>
<td>761 S. Reddeman Drive</td>
<td>(817) 272-2011</td>
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<td>The University of Texas at Austin</td>
<td>University Station</td>
<td>(512) 471-3434</td>
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<td>The University of Texas at Dallas</td>
<td>800 West Campbell Road</td>
<td>(972) 883-2111</td>
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<td>The University of Texas at El Paso</td>
<td>500 West University Avenue</td>
<td>(915) 747-5000</td>
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<td>El Paso, TX 79968</td>
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<td>The University of Texas at San Antonio</td>
<td>One UTSA Circle</td>
<td>(210) 458-4011</td>
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<td>San Antonio, TX 78249-0601</td>
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<td>The University of Texas at Tyler</td>
<td>3900 University Boulevard</td>
<td>(903) 568-7000</td>
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<td>Tyler, TX 75799</td>
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<td>The University of Texas Permian Basin</td>
<td>4901 East University</td>
<td>(432) 552-2020</td>
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<td>Odessa, TX 79762</td>
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<td>The University of Texas at Rio Grande Valley</td>
<td>1201 West University Drive</td>
<td>(956) 381-2011</td>
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<td>Edinburg, TX 78541</td>
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<td>The University of Texas System</td>
<td>601 Colorado</td>
<td>(512) 499-4201</td>
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<td>Austin, TX 78701-2962</td>
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<tr>
<td>University of Houston</td>
<td>4800 Calhoun Road</td>
<td>(713) 743-8820</td>
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<td>Houston, TX 77204</td>
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<tr>
<td>University of Houston System</td>
<td>3100 Cullen Boulevard</td>
<td>(713) 743-1000</td>
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<td>Suite 205</td>
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<td>University of Houston-Clear Lake</td>
<td>2700 Bay Area Boulevard</td>
<td>(281) 283-7600</td>
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<td>Houston, TX 77056-1098</td>
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<tr>
<td>University of Houston-Downtown</td>
<td>One Main Street</td>
<td>(713) 221-8000</td>
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<td>Houston, TX 77002</td>
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<td>University of Houston-Victoria</td>
<td>3007 N. Ben Wilson</td>
<td>(361) 570-4848</td>
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<td>Victoria, TX 77901-5731</td>
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<tr>
<td>University of North Texas</td>
<td>1155 Union Circle #31277</td>
<td>(940) 565-2000</td>
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<td>Denton, TX 76203</td>
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<tr>
<td>University of North Texas at Dallas</td>
<td>7300 University Hills Boulevard</td>
<td>(972) 780-3602</td>
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<td>Dallas, TX 75241</td>
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<td>University of North Texas System</td>
<td>1901 Main Street</td>
<td>(940) 565-2000</td>
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<td>Dallas, TX 75201</td>
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<tr>
<td>UNT Dallas College of Law</td>
<td>1901 Main Street</td>
<td>(214) 752-3232</td>
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<td>Dallas, TX 7501</td>
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<tr>
<td>West Texas A&amp;M University</td>
<td>2501 4th Avenue</td>
<td>(806) 651-2000</td>
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<td>Canyon, TX 79016</td>
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At the University of Houston, you’ll find degree programs that will pave the way to the future you envision—whether you want to build the physical foundations of the future as an engineer or architect, shape young minds as an educator, or study how far humanity has already come as an anthropologist. Here are the areas of study available at UH (University of Houston), taught by world-renowned professors.

DON'T KNOW WHERE TO START?

Take this 15-minute quiz to find what majors fit you best. (https://uh.mymajors.com/quiz/)

MAJORS & CONCENTRATIONS

A major is a degree you will earn at graduation. A concentration emphasizes a specific field related to a major. Not all majors have a concentration.

Major Categories

Arts This is your cue. Do you hear the stage, art gallery, or studio calling your name? Get ready to transform the world around you through the arts.

Business
Money makes the world go round. Do you dream of helping it turn? Whether you plan to work for a small or large company—or decide to start your own—your options are endless.

**Civic Engagement** Picture yourself in ten years. Are you a teacher? Elected official? Social worker? Use your constant quest for knowledge to invest in something bigger than yourself.

**Health** Time to get cellular. Do you dream of helping people become their best selves in mind, body, and spirit? We’ll give you the tools you need to impact the health of others—from research to patient care to policy reform.

**Science & Energy** Charge ahead. Are you ready to shape the future? Whether you want to cure a disease or create the next big thing in sustainability, our hands-on research labs can get you there.

### Gerald D. Hines College of Architecture and Design

- Architecture  
- Environmental Design  
- Industrial Design  
- Interior Architecture  

### Kathrine G. McGovern College of the Arts

- Applied Music  
- Art  
- Art, BFA  
  - Graphic Design  
  - Painting  
  - Photography/Digital Media  
  - Sculpture  
- Art History  
- Dance  
- Music  
- Music, BM  
  - Music Composition  
  - Music Marketing  
  - Music Theory  
  - Nonprofit Leadership  
  - Religion  
  - Teacher Certification  
- Theatre  
  - Acting  
  - Playwriting/Dramaturgy  
  - Production  
  - Stage Management  
  - Theatre Education  

### C.T. Bauer College of Business


2/6
All new students declare pre-business as their initial concentration. Once you complete the required University and business core classes, you can declare a specific major in business.

College of Education

- Health [Civic Engagement] [Health]
- Human Development and Family Studies [Civic Engagement] [Health]
- Teaching and Learning [Civic Engagement]

Cullen College of Engineering

- Biomedical Engineering [Health] [Science & Energy]
- Chemical Engineering [Health] [Science & Energy]
- Civil Engineering [Science & Energy]
- Computer Engineering [Business] [Science & Energy]
- Electrical Engineering [Science & Energy]
- Industrial Engineering [Science & Energy]
- Mechanical Engineering [Science & Energy]
- Petroleum Engineering [Science & Energy]

Conrad N. Hilton College of Hotel and Restaurant Management

- Hotel and Restaurant Management [Business]

The Honors College [Arts] [Business] [Civic Engagement] [Health] [Science & Energy]

Open to all undergraduate majors

College of Liberal Arts and Social Sciences

- Advertising [Arts] [Business]
- American Sign Language Interpreting [Civic Engagement]
- Anthropology [Civic Engagement]
• Chinese Studies  Business  Civic Engagement
• Communication Sciences and Disorders  Civic Engagement  Health
• Economics  Business
• English  Arts  Civic Engagement
  ○ Creative Writing
  ○ Linguistics
  ○ Literature
• French  Business  Civic Engagement
• Health Communication  Business  Civic Engagement  Health
• History  Civic Engagement
• Human Nutrition and Foods  Civic Engagement  Health
• Integrated Communication  Business
• Interpersonal Communication  Business  Civic Engagement
• Italian Studies  Business  Civic Engagement
• Journalism  Arts  Business  Civic Engagement
• Kinesiology  Business  Civic Engagement  Health  Science & Energy
  ○ Exercise Science
  ○ Fitness and Sports
  ○ Sport Administration
• Liberal Studies  Civic Engagement
• Media Policy/Media Studies  Business  Civic Engagement
• Media Production  Arts  Business  Civic Engagement
• Organizational/Corporate Communication  Business
• Philosophy  Civic Engagement
• Political Science  Civic Engagement
• Psychology  Civic Engagement  Health
• Public Relations  Business  Civic Engagement
• Religious Studies  Civic Engagement
• Sociology  Civic Engagement  Health
• Spanish  Business  Civic Engagement
• Women’s, Gender, and Sexuality Studies  Civic Engagement
• World Cultures and Literatures  Civic Engagement
  ○ Ancient Studies
  ○ Francophone Cultures Studies
  ○ German Studies
  ○ Global Cinema Studies
  ○ Global Modernity Studies
  ○ Middle Eastern Studies

College of Natural Sciences and Mathematics
• Biochemical and Biophysical Sciences  Health  Science & Energy
• Biology  Health  Science & Energy
• Chemistry  Science & Energy
• Computer Science
• Earth Science
• Environmental Sciences
• Geology
• Geophysics
• Mathematical Biology
• Mathematics
  • Mathematical Finance
• Physics

College of Nursing
• Nursing, BSN (RN-BSN)
• Nursing, BSN (Second Degree)

College of Technology
• Biotechnology
• Computer Engineering Technology
• Computer Information Systems
• Construction Management
• Digital Media
• Electrical Power Engineering Technology
• Human Resources Development
• Mechanical Engineering Technology
• Organizational Leadership and Supervision
• Retailing and Consumer Science
• Supply Chain and Logistics Technology

Pre-Professional Tracks
• Pre-Dentistry
• Pre-Law
• Pre-Medicine
• Pre-Nursing
• Pre-Optometry
• Pre-Pharmacy
• Pre-Physical Therapy
• Pre-Veterinary Medicine

Exploratory Studies
Exploratory Studies is a short-term preparatory major for students still considering their major options and for those admitted because they didn’t meet the specific admissions requirements for their chosen majors. Student Success Advocates will help you make informed career decisions and complete your prerequisite preparation so you can apply to change majors as soon as you are eligible.
About

Clashs

Boxing Houston

Juan "Baby Bull" Diaz

Virginia Fuchs

With techniques and experience perfected over 20 years of training world class boxers, you'll unlock your best in a fun, safe, and supportive environment no matter your experience or fitness level.

What to Expect for First Timers

You won't get hit (unless you want to)

You'll be training like a fighter but you won't be fighting.

Our classes are structured around building discipline, form, and fitness using coaching techniques for competitive boxing. Although sparring and competitive training are offered for those that chose to progress further, the
A majority of our members will never face an opponent. You’ll hone their skills on a variety of bags and mitts.

**HAM HARD WORK**

Boxing presents one of the most enjoyable and intense full body workouts available.

- You’ll tone your body and improve your focus, skills, and coordination through a combination of exercise and technique training. As we believe that greatness is earned, expect to be challenged and encouraged to be your best.

**If CissiIfs**

We keep it real.

It’s hot in the summer, cold in the winter. Dress accordingly in sports minded clothing, bring water, hydrate and snack first. Boxing gloves and wraps are required for all boxing classes. Be ready, be fierce.

**PRIVATE TRAINING AVAILABLE**

Tailored to bring out your best.

For those looking to improve technique, learn new skills, or take their fitness to the next level, Baby Bull Boxing offers private, one on one training. To learn more contact us through our online form or call the gym at 832.968.3343.
EASTWOOD PARK

Contact Info
Address: 5000 Harrisburg
Houston, TX 77011
Phone: 713.928.4801
Email: eastwood@houstontx.gov
 Houston Service Helpline:
To request park repairs please call 311 or 713.837.0311 or submit your request online by clicking this link.

Fall/Winter/Spring Office Hours
M. to Th., 12:00 p.m. – 6:00 p.m.
F., 11:00 a.m. – 7:00 p.m.
Sat. & Sun. Closed

Summer Office Hours
M. to F., 8:00 a.m. – 7:00 p.m.
Sat. & Sun. Closed

PARK HISTORY

One of Houston’s first master-planned subdivisions took form as Eastwood, an area of neatly laid out streets lined with early-Twentieth Century bungalows and trees east of downtown. In 1916, the City of Houston acquired a 10.8-acre site on Harrisburg Boulevard and established Eastwood Park.

A well-loved recreation spot for decades, the park underwent extensive renovation in the 1970s, necessitated by a fire at the Eastwood Community Center. Repairs and additions to the building were planned by William T. Cannady Associates, Architects, along with a new swimming pool, renovation to the park ball field and a new concession stand, a second tennis court, and renovated play equipment, picnic tables, and barbecue grills. City Council appropriated $1,268,000 to cover the costs.

In June 1982, the Houston Chapter of the American Institute of Architects presented an Award of Distinguished Achievement to Eastwood Park. As the first public park on the east side, Eastwood has

http://www.houstontx.gov/parks/parksites/eastwoodpark.html
made an outstanding contribution to the environment of the City, an ongoing process through outstanding enhancements to the park.

New playground equipment was installed in 1995, and further improvements took place through the efforts of neighborhood groups in 1998. Community Involvement Day brought local civic clubs and groups of children to the park on October 24, 1998, and a new patio and extensive landscaping were put in near the community center. A new walkway was also installed. Community Involvement Day was sponsored by Keep Houston Beautiful.

The Boundless Playground at Eastwood Park, a $408,000 project, has been built through a partnership between CVS Caremark All Kids Can, Boundless Playgrounds, the Houston Parks Board, and the Houston Parks and Recreation Department. Due to be opened to the public Saturday, February 20, the new playground has been designed to allow children of all abilities to play together, and will join playgrounds designed with a similar intent at Hermann, Memorial, Alief, and Tidwell Parks.

Other attractions at Eastwood Park include a ball field, an above-ground skate park, and picnic tables under beautiful old shade trees. The park has been a center for activity in the Harrisburg Drive community for decades, and new amenities will continue to add to its appeal.
BakerRipley Ripley House supports residents in Houston’s East End and families with children attending local schools. Ripley House also includes a seasonal Tax Center as well as a year-round Senior Center.

Enroll in our After School Programs:

The Little Leaders and Young Leaders Summer Camps

Click here for program details

The Little Leaders After School Program (ages 3-13), your child will enjoy fun-filled days and participate in field trips, STEM activities, and homework assistance! Early Dismissal and after school pickup included.

Click here for program details

In the Young Leaders program (ages 14-18), your teen will interact positively with their peers and learn career skills. Conveniently located within your high school. Activities include 21st century skills curriculum, homework help, service learning & more!

Rent our spaces

Whether you are planning your dream wedding, or a formal business meeting, BakerRipley is the perfect place to host your event. We have flexible spaces and work to accommodate unique set ups and guest capacities. Email us for more information on space and availability or fill this online form to secure your spot.

**Notes**

Ripley House will be closed on major holidays including: New Years Day, Memorial Day, Independence Day, Labor day, Thanksgiving Day, The Day After Thanksgiving, Christmas Eve and Christmas Day. Promise Community Schools are open from 8 a.m. - 3 p.m. with the exception of early dismissal days.

**Services**

- Senior Services
- Tax Services
- Promise Community School
- Meeting and Event Space Rentals
- After School Young Leaders Programs
- English as a Second Language Classes (ESL)
- Citizenship Classes
- Community Garden
- Volunteer Opportunities Available
Meals on Wheels

Home > What We Do > Thrive > Meals on Wheels

The fact is 20% of all seniors in Texas are at risk of hunger, the sixth highest rate of senior hunger in the nation.

YWCA of Houston serves on average 300,000 meals to venerable home bounds seniors in Houston and surrounding areas, making us the second largest provider of Home Delivered Meals in the city of Houston and the largest provider of Congregate Meals.

Our Meals on Wheels program provides meals to seniors that are over the age of 60.

Through collaboration with the Houston/Harris County Area Agency on Aging and Harris County Community Service Department we provide more than 2000 seniors with a hot nutritionally balanced meal, Monday through Friday (except approved holidays). The YWCA of Houston nutritional programs allow the seniors the opportunity to remain independent in their homes and interact with their peers.

QUALIFICATIONS:
To qualify for the YWCA of Houston Meals on Wheels Program, a person must be at least 60 years old and/or the spouse of a 60 or over participant, reside in the approved YWCA service area, has an impairment that would prevent you from attending a senior congregate center. All participants are required to complete an initial assessment to ensure eligibility and if approved an annual assessment thereafter. Assessments are completed by a YWCA of Houston Intake Specialist.

To enroll in the Meals on Wheels Program, please contact Monica Gonzalez, Lead Assessment Specialist, at 713-640-6822 or mgonzalez@ywcahouston.org.

JOIN US ON A MISSION
We're always looking for people to join us on a mission to help our seniors thrive!

DONATE OR SPONSOR
If you would like to partner with the YWCA of Houston to donate food and/or resources or to sponsor our Seniors Programs, please complete the donation form.
February 18, 2019

Ms. Sharon Gamble, Administrator
9% Tax Credit Program
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Dear Ms. Gamble,

I am writing on behalf of the leadership council of Second Ward Super Neighborhood (SN63) – to express its support for TDHCA Application 19146, New Hope Housing Avenue J, to be located at the SWC of Avenue J and Engel Street in Houston, Harris County, Texas 77011. I can assure you that the Houston community is in need of additional affordable housing, particularly in areas of rapid gentrification where lifelong residents are, and have been, under threat of displacement due to rising housing costs.

- Second Ward Super Neighborhood was recognized by Mayor Lee Brown in the year 2000 and has been an active neighborhood organization since its founding.
- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- None of the following individuals participated in the deliberations or voted on the decision to provide the statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

Included with this letter of support is a boundary map of the Second Ward Super Neighborhood, as well as its Bylaws. A super neighborhood is a geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. The super neighborhood elects a council comprised of area residents and stakeholders that serves as a forum to discuss issues and identify and implement priority projects for the area. The Second Ward Super Neighborhood is a recognized organization by the City of Houston.

Please accept this letter and look with favor on New Hope Housing Avenue J for housing tax credits, which will help create much needed affordable housing for the Second Ward.

Sincerely,

[Signature]

Thomas Garcia-Prats
President
Second Ward Super Neighborhood
2019 Quantifiable Community Participation (QCP) Neighborhood Information Packet

The following are materials to assist Neighborhood Organizations in determining if they are a qualified Neighborhood Organization for the purpose of providing input for Quantifiable Community Participation ("QCP") and how to provide that input as provided under the State of Texas Qualified Allocation Plan ("QAP"). The materials include:

- Requirements for QCP Submission
- QCP Form
- Required Attachments
- Boundary Map Example

Este paquete contiene materiales e información para asistir a Organizaciones Vecindarios a determinar si califican para dar aportación a la Participación Cuantitativa Comunitaria ("QCP") y como proporcionar esa aportación según el State of Texas Qualified Allocation Plan ("QAP"). Si usted necesita asistencia o tiene preguntas sobre los requisitos del QAP, la plantilla, u otras preguntas con respecto al ciclo del Housing Tax Credit, favor de comunicarse con la División Multifamily Finance al 512-475-2201.

If you have questions regarding the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Division by email at nicole.fisher@tdhca.state.tx.us, or by phone at (512) 475-2201.
REQUIREMENTS FOR QCP SUBMISSION

Should there be any conflict between this guidance and the QAP, the QAP takes precedence.

Quantifiable Community Participation, referred to as "QCP", is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item allows qualified neighborhood organizations to have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(I) and §2306.6725(a)(2), Texas Government Code, the Texas Department of Housing and Community Affairs (the "Department" or "TDHCA") is required to rank applications using a competitive scoring system. QCP may qualify an Application for up to 9 points.

Written statements from a qualified Neighborhood Organization in current, valid existence with boundaries that contain the entire Development Site and which are on record with the Texas Secretary of State or county in which the development is to be located can be included in the QCP score.

DEADLINES

In order for its statement(s) to be eligible for points, a Neighborhood Organization:

- must have been in existence with boundaries containing the entire Development Site as of December 5, 2018 (30 days prior to the beginning of the Application Acceptance Period); and
- must have been on record with the Texas Secretary of State or county in which the development is to be located as of January 4, 2019.
- Letters of support, opposition, or neutrality must be received by the Department no later than 5:00 p.m. on March 1, 2019.

Statements may be mailed to the Department at:

Texas Department of Housing and Community Affairs
Attention: Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address. DO NOT SEND INFORMATION TO THIS ADDRESS VIA U.S. MAIL!

221 East 11th Street
Austin, TX 78701-2410

Forms and attachments may also be faxed to (512) 475-1895.

DEFINITION OF "NEIGHBORHOOD ORGANIZATION" [2306.004(23-a) TX Govt. Code]

An organization that is composed of persons living near one another within the organization's defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners' association or a property owners' association. For purposes of QCP, "persons living near one another" means two or more separate residential households.
In addition, the Neighborhood Organization must certify to the following:

- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization; and
- None of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

SUBMISSION REQUIREMENTS

A Neighborhood Organization must submit the following:

- Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form ("QCP form").
- Documentation that the organization was on record with the county or Secretary of State on or before January 4, 2019. (County and Secretary of State registry may require additional documentation to be submitted upon request.) If the documentation submitted for being on record with the county or Secretary of State is dated after January 4, 2019, evidence of being on record on or prior to January 4, 2019 is also required.
- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) with boundaries that include the entire Development Site as of December 5, 2018 (30 days prior to the beginning of the Application Acceptance Period) is required. If the documentation submitted for being in existence is dated after December 5, 2018, evidence of existence on or before December 5, 2018 is also required.
- Boundary Map – The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department's approval. A street-level map can be created at http://www.mapquest.com or at http://maps.google.com. Please contact the Department if assistance is needed to create an appropriate map.

ADDITIONAL INFORMATION

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization's form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department's satisfaction within five business days from the date the notice is sent to the organization, the organization's form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the "Quantifiable Community Participation" process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

Letters received by the Department setting forth that the eligible Neighborhood Organization objects to or opposes the Application or Development will be added to the Application posted on the Department’s website. Written statements from the Neighborhood Organizations included in an
Application and not received by the Department from the Neighborhood Organization will not be scored but will be counted as public comment. Any submission determined to be ineligible for QCP scoring will be summarized for the Department’s Governing Board as public comment but will not be scored for QCP.

Any statement of opposition from a Neighborhood Organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity having jurisdiction or oversight over the finding or determination. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements. Should the neighborhood Organization’s statements be founds to be contrary to findings or determinations of a local Government Entity, or should the Neighborhood Organization not respond in seven (7) calendar days, then the Application shall be eligible for four (4) points under this scoring item.

**INSTRUCTIONS FOR COMPLETING THE QCP FORM**

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

**Part 1: Development Information**

This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as “the southwest corner of Smith St and Jones Rd” are acceptable.)

**Part 2: Neighborhood Organization Information**

This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is currently on record with the county or the Secretary of State, evidence of such is required to be attached to this form.

**Part 3: Neighborhood Organization Contact Information**

This section of the form requests contact information for two individuals who have authority to sign on behalf of the organization in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

**Part 4: Reason for Support or Opposition**

This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization’s support or opposition is required in order for the statement to qualify for points. A Neighborhood Organization should be prepared to provide additional information with regard to opposition.
Part 5: Written Boundary Description

This section of the form requests a written boundary description of the Neighborhood Organization's boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department's Governing Board as part of public comment.

Part 6: Certifications

This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.

This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed. The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- Read each item carefully before completing the blanks.
- Certify to each requirement by signing the last page.
- All attachments must be included in the QCP submission package.
- Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: New Hope Housing Avenue J
Development Street Address: SWC Avenue J and Engel Street
Development City: Houston
Development County: Harris
TDHCA # (for office use only): 19146

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Second Ward Super Neighborhood (Super Neighborhood 63)

This organization also made a submission to TDHCA in prior HTC Application Rounds:
- Check one: ☐ Yes ☑ No
- If YES, provide the years that the organization made submissions prior to 2019:

The Neighborhood Organization is a (select one of the following):
☐ Homeowners Association
☐ Property Owners Association
☐ Resident Council and our members occupy the existing development
☑ Other (explain): A super neighborhood is a geographically designated area where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. The super neighborhood elects a council comprised of area residents and stakeholders that serves as a forum to discuss issues and identify and implement priority projects for the area.

As of December 5, 2018, (as applicable) this Neighborhood Organization is on record with (select one of the following):
☑ County
☐ Secretary of State

https://www.houstontx.gov/superneighborhoods/recognized.html

Part 3: Neighborhood Organization Contact Information

1st Contact Information
Name: Thomas Garcia-Prats
Title: President
Physical Address: 257 N Greenwood
City: Houston
Phone: (832) 613-7547
Email: Superneighborhood63@gmail.com
tgarciaprats@gmail.com
ZIP Code: 77011

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

2nd Contact Information
Name: Estella Gonzalez
Title: Vice-President
Physical Address: 203 N. Sidney
Mailing Address (if different from above):
City: Houston
Phone: 281-409-8485
Email: estellagon@gmail.com
ZIP Code: 77003

Part 4: Reason for Support or Opposition

The Neighborhood Organization: ☑ Supports ☐ Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

The Second Ward Super Neighborhood Council voted to provide a letter of support to New Hope Housing due to the increased need for affordable housing for families in our community. Moreover, NHH is a long-term owner of its development projects, a non-profit organization, and manages its properties. Because of these reasons, we are in support of affordable multi-family housing to be developed in the Second Ward neighborhood.

Part 5: Written Boundary Description

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

The Second Ward Super Neighborhood is generally bounded by the Northern boundary Buffalo Bayou, until it reaches the Eastern boundary at Union Pacific Railroad, where it borders Central Park Subdivision. The Southern boundary is also Union Pacific Railroad parallel to the Capital and the Western boundary continues following the Union Pacific Railroad until it reaches Jensen then it goes Northwest until it reaches freeway 59 North and it follows 59 North to Buffalo Bayou.
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed on or before December 5, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 4, 2019 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of “Neighborhood Organization”; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.

(First and Second Contacts must sign below):

1st Contact Signature: [Signature]  
Date: 2/30/19

First Contact Printed Name: Thomas Garcia-Prats
Title: President

2nd Contact Signature: [Signature]  
Date: 2/25/19

Second Contact Printed Name: Estella Gonzalez
Title: Vice-President
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

REQUIRED ATTACHMENTS
(Only if not previously submitted to register with TDHCA)

In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:

1. Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)

2. Evidence of the Neighborhood Organization’s existence (ex. bylaws, newsletter, minutes, etc.)
   **Bylaws Attached**

3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. **Map Attached**

Example:

The solid line indicates the Neighborhood Organization's boundary. The X indicates the development site.
Nicole,

Here is Ms Hulsey's address. She is our Super Neighborhood Council Secretary.
Jessica Hulsey: 4809 Brady St. Hou,Tx. 77011

We're a city established and recognized entity, and as a result recognized by our County and State Officials
https://www.houstontx.gov/superneighborhoods/recognized.html

Thank you
Tommy

On Thu, Mar 14, 2019, 3:53 PM Nicole Fisher <nicole.fisher@tdhca.state.tx.us> wrote:

I have reviewed the QCP submission from Second Ward Super Neighborhood. Please provide the following information no later than 5:00 pm, Thursday, March 21, 2019.

1. The address provided for the 1st Contact appears to be a business. Please provide a physical residential address for a member of the of the organization who lives within the boundaries.

2. Is the organization on record with the county or Secretary of State?

Thank you,

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

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).
SECOND WARD SUPER NEIGHBORHOOD
COUNCIL BYLAWS
March 31, 2008 – August 6, 2016 (revised)

Article I – Name
The name of the Council shall be the Second Ward Super Neighborhood Council.

Article II – Boundaries
The Second Ward Super Neighborhood is generally bounded by the Northern boundary is Buffalo Bayou, until it reaches the Eastern boundary at Union Pacific Railroad, where it borders Central Park Subdivision. The Southern boundary is also Union Pacific Railroad parallel to the Capital and the Western boundary continues following the Union Pacific Railroad until it reaches Jensen then it goes Northwest until it reaches freeway 59 North and it follows 59 North to Buffalo Bayou.

Article III – Purpose
Section 3.1 – The Second Ward Super Neighborhood council is organized exclusively for one or more of the purposes specified in Section 501(c)(4) of the Internal Revenue Code, or corresponding section of any future federal tax code, and an application may be filed with the Internal Revenue Service for the 501(c)(3) and 501(c)(4) non-profit status, if and when so determined by the Super Neighborhood Council.

Section 3.2 – The purpose for which the Super Neighborhood Council is organized shall be to promote the civic betterment and social welfare and well-being of those certain residents, business and property owners within the boundaries of the Second Ward Neighborhood area, to promote and engage in activities for their use and benefit. These organizations within the Second Ward being situated in Houston, Harris County, Texas and being that area identified in Article II (Boundaries).

Section 3.3 – The general purpose and power of the corporation are to have and exercise all rights and powers conferred on non-profit corporations under the Texas Non-Profit Corporation Act and other laws of Texas, of those powers which may hereinafter be conferred and (i) to seek a consensus and provide citizens with opportunities to advise the City Council on issues important to each neighborhood, (ii) undertake a wide range of neighborhood improvement projects determined by the members, and (iii) with the cooperation from the City of Houston, identify and develop solutions to mutual problems.
Article IV – Membership

Section 4.1 – The Second Ward Super Neighborhood Council shall be open to any civic, business, faith based, non-profit, or other community-based organization that are stakeholders in the Second Ward Super Neighborhood area. The Second Ward Super Neighborhood Council shall consist of one duly designated representative of each eligible organization.

Section 4.2 – Participation in the Second Ward Super Neighborhood Council shall not be limited by imposition of membership requirements or fees either by the Super Neighborhood Council or participating organizations.

Section 4.3 – The Second Ward Super Neighborhood prohibits the exclusion of any individual or organization based on race, age, creed, color, religion, gender, sexual orientation or national origin from participating in the Super Neighborhood Council activities or serving as a council member. Council members serving on the board, and future board members to be considered as a board member must exert good citizenship mannerism, and have a clean history on their personal record.

Section 4.4 – It shall be the right of any stakeholder within the Super Neighborhood to be represented, either through new or existing organizations.

Article V – Council Seat

Section 5.1 – A person must be a designated stakeholder representative of the group they represent.

Section 5.2 – The number of seats and the manner in which they are elected may be amended in the same manner as the by-laws may be amended.

Section 5.3 – Each group, organization, or entity with a seat of the Super Neighborhood Council shall be allowed one vote which shall be cast by the stakeholder representative or his/her absence, by the designated alternate.

Section 5.4 – The Second Ward Super Neighborhood Council consists of eight (8) seats, with each having one vote. These representative organizations/stakeholders are for the purpose of initiating the Super Neighborhood Council and by-laws and shall not be construed as limiting the number of representatives/stakeholders eligible to participate. The Council Seats are as follows:
<table>
<thead>
<tr>
<th>Constituency</th>
<th>Seats</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Businesses</td>
<td>1</td>
<td>Representative of a local business located within the Second Ward</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Super Neighborhood boundaries</td>
</tr>
<tr>
<td>Residents At-Large</td>
<td>6</td>
<td><strong>Area 1</strong>: Live within the Western boundary and Milby</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Area 2</strong>: Live within Milby and Lockwood</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Area 3</strong>: Live within Lockwood and Eastern boundary</td>
</tr>
<tr>
<td>Non-Profit</td>
<td>1</td>
<td>Representative of a local Non-Profit located within the Second Ward</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Super Neighborhood boundaries</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

If a resident is a member of two Council Seat constituencies, (i.e. you are a business owner and resident), he/she is only eligible to vote for one representative and run for only one constituency.

**Section 5.5** – The election will be held in the 1st General meeting of the year following the completion of the previous 2-year term. The election will be moderated by the President and Secretary and verified by the Department of Neighborhoods. To be nominated as a candidate for member of the Super-Neighborhood Council or to be a voting member in the election one must have attended at least half of the general meetings in the previous term. Each Council member candidate must receive 2 nominations from voting members. If a nominee has not attended the necessary meetings from the previous term, the Council can approve the nomination with two-thirds majority vote. All voting will be done on paper ballots and anonymous.

**Article VI – Officers**

**Section 6.1** – The elected officers of the Second Ward Super Neighborhood Council shall be the president, vice-president, secretary, treasurer, and Assistant Neighborhood Liaison.

**Section 6.2** – The President shall preside over all general meetings and any executive committee meeting. The elected officers shall have the authority to conduct and to maintain order. The elected officers shall appoint all committee chairpersons.
Section 6.3 – The Vice President shall preside at meetings in the absence of the president. This officer shall assist the President, and shall perform various duties and serve on committees as assigned by the elected officers.

Section 6.4 – The Secretary shall keep an accurate record of proceedings of all general meetings, attend to correspondence, act as a custodian of current records, and file and maintain up to date membership list and attendance records.

Section 6.5 – The Treasurer shall keep up to date record of all financial transactions, receive all money, and deposit funds in bank. This officer shall disburse money as authorized by the Council. The Treasurer shall present a report of finances at each general meeting of the Council. Checks disbursed shall contain the signatures of the two of the following: President, or Vice President, and the Treasurer.

Section 6.6 – All officers and Council Seats shall be elected to (2) year terms at the 1st general meeting of the year by a quorum of the members of the Council. Officers shall be installed at the 2nd general meeting of the year.

Section 6.7 – Officers can serve up to two (2) full successive terms with an optional (3rd) term by a two-thirds majority vote of the Super Neighborhood Council.

Section 6.8 – All officers (President, Vice President, Secretary, etc.) shall be elected by a simple majority (50%+1) of currently elected council.

Section 6.9 – A vacancy in an officer shall be filled by a special election. Officers elected to fill vacancies shall assume office at the next general meeting following the special election and shall hold office until the next general election.

Section 6.10 – Any member of the Council (or officer), who fails to meet the obligations and responsibilities of their office including failure to maintain good attendance and communication, disrespectful attitude towards fellow members of the Council and broader community may be removed from the Council by a two-thirds majority vote of the Super Neighborhood Council.

Article VII – Committee

Section 7.1 – Committee shall be established as the need arises by the elected officers.

Section 7.2 – The Committee Chairperson shall recruit Committee Members.

Article VIII – Meetings

Section 8.1 – The general meeting of the Super Neighborhood Council shall be held on the first (1st) Monday of every other month (i.e. February, April, June, August, October, and December) at 6:30PM CST, at “A facility within a public building or business building within the At-Large Area” to facilitate residents and business participation. All Super Neighborhood Council official
public meetings shall be conducted in open meetings where community stakeholders may observe discussions and participate under defined circumstances.

Section 8.2 – In the event that the general meeting falls on a legal holiday, the time and date of the general meeting shall be set by the President at the preceding general meeting with the consent of the council.

Section 8.3 – A simple majority of duly designated Super Neighborhood Council members shall constitute a quorum for the transaction of business at a general meeting.

Section 8.4 – Super Neighborhood at-large residents/stakeholders may participate via meetings open to the public and will be notified of decisions through their participating organizations.

Section 8.5 – An individual wishing to address the Second Ward Super Neighborhood Council shall submit a request to the Second Ward Super Neighborhood President at least a week in advance of the meeting. Each speaker shall be allowed three (3) minutes to speak. There will be a maximum limit of three (3) speakers per meeting.

Section 8.6 No profanity, disrespectful attitudes or treatment of fellow meeting attendees or any other unacceptable behavior will be tolerated at general meetings.

**Article IX – Procedures**

"Robert's Rules of Order" can be a guide for procedure in all points of order not covered by the Bylaws.

**Article X – Amendment of Bylaws**

These Bylaws may be amended from time to time on an as needed basis by resolution in writing represented at a meeting of the Second Ward Super Neighborhood Council, read and approved by two-thirds majority vote at a general meeting at which a quorum is present.
Ms. Sharon Gamble, Administrator
9% Tax Credit Program
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

February 26, 2019

Dear Ms. Gamble,

I am writing on behalf of the Harris County Commissioner's Office in reference to the Second Ward Super Neighborhood #63 community organization. This group is recognized by Harris County and is part of the City of Houston’s Department of Neighborhoods. Additional information about the group is below.

- Second Ward Super Neighborhood was recognized by Mayor Lee Brown in the year 2000 and has been an active neighborhood organization since its founding.
- At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.

If you have any questions, please feel free to contact my office at 713-755-6220.

Sincerely,

[Signature]

Adrian Garcia
Harris County Precinct 2 Commissioner
NO. 63
SECOND WARD

SUPER Neighborhood
RESOURCES ASSESSMENT

Super Neighborhood Houston

<table>
<thead>
<tr>
<th>Pop. characteristics</th>
<th>2000</th>
<th>2015</th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>14,836</td>
<td>13,139</td>
<td>1,953,631</td>
<td>2,217,706</td>
</tr>
<tr>
<td>Persons per sq. mile</td>
<td>5,116</td>
<td>4,556</td>
<td>3,166</td>
<td>3,314</td>
</tr>
</tbody>
</table>

**Age of Population**

- Under 5 years: 10% 8%
- 5-17 years: 22% 17%
- 18-64 years: 60% 64%
- 65 and over: 8% 11%

**Ethnicity**

- Non Hispanic Whites: 5% 11%
- Non Hispanic Blacks: 8% 11%
- Hispanics: 86% 76%
- Non Hispanic Asians: 1% 1%
- Non Hispanic Others: 1% 1%

**Income**

- Under $25,000: 52% 40%
- $25,001 to $50,000: 31% 31%
- $50,001 to $100,000: 14% 19%
- Over $100,001: 2% 11%

**Median Household Income**

- $23,473 $39,146
- $36,616 $46,187

**Educational Status**

- No Diploma: 68% 45%
- High School Diploma: 17% 22%
- Some College: 11% 21%
- Bachelor's or Higher: 4% 12%

**Housing and Households**

- Total housing units: 4,344 5,225 782,378 909,336
- Occupied: 92% 89% 92% 88%
- Vacant: 8% 11% 8% 12%
- Total households: 3,999 4,643 717,945 799,714
- Family households: 2,999 2,621 457,549 491,778
- Median Housing Value: $42,480 $117,389

**Description**

Second Ward was one of the first Hispanic neighborhoods in Houston. It is the home of a number of important Hispanic institutions, including Our Lady of Guadalupe Catholic Church, Ripley House, and Talento Bilingue. The northern portion of the neighborhood is industrial. Most of the housing in the area was built before World War II. The largest block of post war housing is the Clayton Homes public housing project on the community's western edge. In recent years, the area's proximity to downtown has made it possible for a number of restaurants, especially along Navigation, to attract a city-wide following.

**Highlights**

- Houston City Council Districts H & I
- Houston Independent School District
- 7 Police beats (includes bordering beats)
- 1,846 acres (2.9 sq. miles)

PLANNING & DEVELOPMENT DEPARTMENT

Page 1, November 2017
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application.pdf
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
March 27, 2019

Joy Horak-Brown
3315 Harrisburg Blvd., Suite 400
Houston, TX 77042

RE: NOTICE OF SCORING ADJUSTMENT: 19146 NEW HOPE HOUSING AVENUE J

Dear Mr. Horak-Brown:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Quantifiable Community Participation (QCP) packet from the Second Ward Super Neighborhood in support of the Application named above. The submission has been reviewed by staff and determined to not meet the requirements of 10 TAC §11.9(d)(4) of the 2019 Qualified Allocation Plan (QAP) related to QCP because the organization was not on record with Harris County or the Texas Secretary of State as of January 4, 2019. The Application has been assigned a score of four (4) under this scoring item pursuant to 10 TAC §11.9(d)(4)(C)(v), and is eligible to score points under 10 TAC §11.9(d)(6) related to Input from Community Organizations.

An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in §11.902 of the 2019 QAP. If you wish to appeal this decision to the Executive Director, the appeal must be filed, in writing, with the Department not later than seven (7) calendar days after the date of this notification. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs.

If you have questions or require further information, please contact me.

Sincerely,

Sharon D. Gamble
Competitive HTC Administrator
Multifamily Finance Division staff will place documents related to Requests for Administrative Deficiencies behind this tab in the application .pdf
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application.pdf
Department staff will place scanned copies of appeal documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of public comment received behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Commitment or Determination Notice documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Direct Loan Program Award Letters behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Carryover Allocation Agreement documents behind this tab in the application .pdf