2019 Multifamily Uniform Application
2019 Multifamily Uniform Application Certification

Development Name: Hacienda Santa Barbara

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.

Hacienda Santa Barbara Limited Partnership

Applicant Entity Name

By:

Signature of Authorized Representative

Salvador Estrada

Printed Name

Executive Director of General Partner

Title

Date

Sworn to and subscribed before me on the ___ day of __________, ______ by

Salvador Estrada

(Personalized Seal)

Notary Public Signature

Notary Public, State of

County of

My Commission Expires:

Date

2/27/2019
2019 Multifamily Uniform Application Certification

Development Name: Hacienda Santa Barbara

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.

Hacienda Santa Barbara Limited Partnership

By: ____________________________

Applicant Entity Name

Signature of Authorized Representative
Salvador Estrada

Printed Name
Executive Director of General Partner

Title
8-19-2019

Date

Sworn to and subscribed before me on the 19th day of February, 2019
by Salvador Estrada
(Personalized Seal)

Official Seal
PATRICIA A. CAMPBELL
Notary Public
State of New Mexico
My Commission Expires: 12-28-2020

Notary Public Signature
Patricia A. Campbell
Notary Public, State of New Mexico
County of Dona Ana
My Commission Expires: 12-28-2020

Date

2/19/2019
TAB 2

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

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

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

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

- 10 TAC §11.101(a)(2) - Undesirable Site Features
- 10 TAC §11.101(a)(3) - Neighborhood Risk Factors
- 10 TAC §11.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction
- 10 TAC §11.202(1)(N) - Voluntary Compliance Agreement
  (or any similar agreement resulting from negotiations regarding noncompliance)
- 10 TAC §11.901(16) - Unused Credit or Penalty Fee

Note: If any disclosures are indicated regarding 10 TAC §11.101(a)(3), submit the Neighborhood Risk Factors Report Packet (NRFR) located on the Department's website

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

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov't Code, §42 of the Internal Revenue Code, and § 11.1(d) of the Qualified Allocation Plan.

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

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

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

This Application and all materials submitted to the Department constitute records of the Department subject to Tex. Gov't Code, Chapter 552. All persons who have a property interest in the Application, along with all plans and third-party reports, acknowledge that the Department may publish them on the Department's website, release them in response to a request for public information, and make other use of the information as authorized by law. This includes all Third Party reports, which will be posted in their entirety on the Department's website, as they constitute a part of the Application. The Application is in compliance with all requirements related to the eligibility of an Applicant, Application and Development as further defined in 10 TAC §§11.101 and 11.202 of the Qualified Allocation Plan. Any issues of non-compliance have been disclosed.

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

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

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

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

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

The Development Owner will establish a reserve account consistent with Tex. Gov't Code §2306.186, and as further described in §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.
X The Applicant certifies that no disclosure regarding §11.202(1)(N) of the Qualified Allocation Plan is necessary.

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

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

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

The proposed Development is Rehabilitation (excluding Reconstruction) with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs ("VA") and an exemption was requested prior to the filing of an Application or is being requested with the Application in accordance with §11.101(a)(2) of the Qualified Allocation Plan.

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

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

The proposed Development is located in an area with an undesirable site feature and mitigation to be considered by staff and the Board is included in the Application.
Neighborhood Risk Factors (select one of the main boxes as applicable)

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

The Development Owner certifies that the Development is located in an area with the following neighborhood risk factors and the Neighborhood Risk Factors Report is submitted with the Application (select all that apply):

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

_____ in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com;

_____ is located within 1,000 feet of a blighted or abandoned area as further described in §11.101(a)(3)(B)(iii) of the Qualified Allocation Plan;

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

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

The Development will satisfy the minimum point threshold for common amenities as further described in §11.101(b)(5) of the Qualified Allocation Plan. These amenities must be for the benefit of all residents (market rate and low-income), meet accessibility standards, be sized appropriately to serve the proposed Target Population, be made available throughout normal business hours, and be maintained throughout the Affordability Period. The residents must be provided written notice of the amenity elections made by the Development Owner.

The Development will meet the minimum size of Units as further described §10.101(b)(6)(A) of the Qualified Allocation Plan.
The Development (excluding competitive Housing Tax Credit Applications) will include enough unit and development construction features to meet the minimum number of points as further described in §11.101(b)(6)(B) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough resident supportive services, at no charge to the residents, be accessible to all residents (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §11.101(b)(7) of the Qualified Allocation Plan, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.

If 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

Salvador Estrada
Printed Name

Executive Director of General Partner
Title
2-19-2019
Date

THE STATE OF New Mexico §
COUNTY OF Dona Ana §

Before me, a notary public, on this day personally appeared Salvador Estrada, 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)

Patricia A. Campbell
Notary Public Signature

My Commission Expires: 12-28-2020

Page | 19
December 17, 2018
The Applicant Eligibility Certification(s) is included behind this tab.

10 TAC §11.202 of the Qualified Allocation Plan identifies situations in which an Application or Applicant may be ineligible for Department funding. Applicants must provide disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action taken and accepted by the Department or mitigating factors to be considered. Documentation should be attached behind this tab.

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

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov’t Code, §42 of the Internal Revenue Code, and § 11.1(d) of the Qualified Allocation Plan.

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

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

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

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

Neither Applicant nor any other member of the Development Team has been or is barred, suspended, or terminated from procurement in a state or Federal program or listed in HUD’s System for Award Management (SAM).
Neither Applicant nor any other member of the Development Team has been convicted of a state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

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

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

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

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

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

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

Neither Applicant nor any other member of the Development Team is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Tex. Gov’t Code, or a provision of Chapter 572 of the Tex. Gov’t Code, that would prohibit
the Person from participating in the Application in the manner and capacity they are participating.

Neither Applicant nor any other member of the Development Team has previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 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 relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

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

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

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

Signature of Authorized Representative

Salvador Estrada
Printed Name

Executive Director of General Partner
Title

Date

THE STATE OF New Mexico §

COUNTY OF Dona Ana §

Before me, a notary public, on this day personally appeared Salvador Estrada, 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)

Patricia A. Campbell
Notary Public Signature

Official Seal

State of New Mexico

My Commission Expires: 02-28-2020

2019 Applicant Eligibility Certification

December 17, 2018
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.

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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.

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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.

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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 relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

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

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

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

Signature of Authorized Representative

Raul Granados
Printed Name

Board President of General Partner
Title

2-15-19
Date

THE STATE OF
New Mexico

COUNTY OF
Dona Ana

Before me, a notary public, on this day personally appeared Raul Granados, 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 [21st] day of February, 2019

(Seal)

Patricia A. Campbell
Notary Public Signature

[Notary Seal]

Page 1 of 8
December 17, 2018
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.

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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 requested and or provided in relation to the Application or the Development. Further, the Applicant hereby expressly represents, warrants, and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

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

Oscar Pando
Printed Name

Board Member of General Partner
Title

2-25-19
Date

THE STATE OF New Mexico
COUNTY OF Dona Ana

Before me, a notary public, on this day personally appeared Oscar Pando, 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 25 day of February, 2019

(Seal)

Notary Public Signature

OLGA DIAZ
Notary Public
State of New Mexico
My Commission Expires 12-28-2020

2019 Applicant Eligibility Certification

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December 17, 2018
Applicant Eligibility Certification

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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.

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2019 Applicant Eligibility Certification

By: [Signature]

Signature of Authorized Representative

Patrick Vigil
Printed Name

Board Member of General Partner
Title

2-25-19
Date

THE STATE OF New Mexico
COUNTY OF Dona Ana

Before me, a notary public, on this day personally appeared Patrick Vigil, 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 25th day of February, 2019

(Seal)

[Notary Public Signature]

Page 1 of 8
December 17, 2018
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Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

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

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

Neither Applicant nor any other member of the Development Team has been or is barred, suspended, or terminated from procurement in a state or Federal program or listed in HUD’s System for Award Management (SAM).
Neither Applicant nor any other member of the Development Team has been convicted of a state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

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

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

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

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

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

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

Neither Applicant nor any other member of the Development Team is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Tex. Gov't Code, or a provision of Chapter 572 of the Tex. Gov't Code, that would prohibit
the Person from participating in the Application in the manner and capacity they are participating.

Neither Applicant nor any other member of the Development Team has previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 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 relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

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

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

By: ____________________________
Signature of Authorized Representative

Thomas Andrews
Printed Name

Co-Developer
Title

Date

THE STATE OF South Dakota §

COUNTY OF Lincoln §

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

(Seal)

Mark L. Anderson
Notary Public Signature

Exp. 06/30/2024

Page 8
December 17, 2018
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.

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2019 REVISED Applicant Eligibility Certification

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2019 REVISED Applicant Eligibility Certification

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2019 REVISED Applicant Eligibility Certification

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.

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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]

Signature of Authorized Representative

Salvador Estrada

Printed Name

Executive Director

Title

Date

THE STATE OF New Mexico

COUNTY OF Doña Ana

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

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

(Seal)

[Official Seal]

PATRICIA A. CAMPBELL
Notary Public
State of New Mexico
My Commission Expires: 12-28-2020

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: 

Signature of Authorized Representative

Raul Granados

Printed Name

President, Board of Directors

Title

3-22-19

Date

THE STATE OF: New Mexico

COUNTY OF: Bernalillo

Before me, a notary public, on this day personally appeared Raul Granados, 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 March, 2019

(Seal)

PATRICIA A. CAMPBELL

Notary Public Signature

My Commission Expires: 12-28-2020
2019 REVISED Applicant Eligibility Certification

By: [Signature of Authorized Representative]

Salvador Estrada

Printed Name

Executive Director

Title

3-9-2019

Date

THE STATE OF New Mexico

COUNTY OF Doña Ana

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

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

(Seal)

[Official Seal]

PATRICIA A. CAMPBELL
Notary Public
State of New Mexico
My Commission Expires: 12-28-2020

Notary Public Signature
By: [Signature]  
Signature of Authorized Representative

Raul Granados  
Printed Name

President, Board of Directors  
Title

3-22-19  
Date

THE STATE OF New Mexico §  
COUNTY OF Valencia §

Before me, a notary public, on this day personally appeared Raul Granados, 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 March, 2019

(Seal)

[Seal with Notary Public Information]

Patricia A. Campbell  
Notary Public Signature

My Commission Expires: 12-28-2020
TAB 5

Applicant Information Page
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> Salvador Estrada</td>
</tr>
<tr>
<td><strong>Phone:</strong> (575) 541-0477</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:tdsestrada@msn.com">tdsestrada@msn.com</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 210 East Idaho Avenue</td>
</tr>
<tr>
<td><strong>Street:</strong> Las Cruces</td>
</tr>
<tr>
<td><strong>City:</strong> Las Cruces</td>
</tr>
<tr>
<td><strong>State:</strong> NM</td>
</tr>
<tr>
<td><strong>Zip:</strong> 88005</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Tom Andrews</td>
</tr>
<tr>
<td><strong>Phone:</strong> (605) 265-1700</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:thomasdevelopment@comcast.net">thomasdevelopment@comcast.net</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></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
</tr>
<tr>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong></td>
</tr>
<tr>
<td><strong>Street:</strong></td>
</tr>
<tr>
<td><strong>City:</strong></td>
</tr>
<tr>
<td><strong>State:</strong></td>
</tr>
<tr>
<td><strong>Zip:</strong></td>
</tr>
</tbody>
</table>

2/27/2019
TAB 6

Competitive Housing Tax Credit Selection
Self-Score


### 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>
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</table>

**High Quality Housing Total** 17

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
</tr>
<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>11</td>
</tr>
<tr>
<td>Resident Services</td>
<td>§11.9(c)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
<td>7</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>2</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
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</tr>
<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
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<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
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**Serve and Support Texans Most in Need Total** 48

#### 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>1</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>10</td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
<td>1</td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td>1</td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
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</tr>
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</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>11</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** 42

#### Point Deductions

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

**Total Application Self Score** 118

2/27/2019
TAB 7

Site Information Form Part I
### Development Address (All Programs)

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>525 Three Missions Drive</td>
<td>Socorro</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region</th>
<th>Zip</th>
<th>County</th>
<th>Rural/Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>79927</td>
<td>El Paso</td>
<td>Rural</td>
</tr>
</tbody>
</table>

### Census Tract Information (All Programs)

- **Census Tract Number:** 48141010408
- **QCT?** No
- **Median Household Income:** $34,033.00
- **Quartile:** 3q
- **Poverty Rate:** 30.7%

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)]

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

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

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

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

- **Zoning Designation:** R-3
- **Flood Zone Designation:** TBD
- **Farmland Designation (New Construction (including adaptive re-use) seeking Section 811 and/or Direct Loan funds):** Not Prime Farmland
- **Entire Development Site is outside the 100 year floodplain:** Yes

### 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.

Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>Met Standard Rating?</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>H D Hilley Elementary</td>
<td>PK through</td>
<td>5</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Salvador Sanchez</td>
<td>6 through</td>
<td>8</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Socorro High</td>
<td>9 through</td>
<td>12</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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

The Development Site is located within the attendance zone of an elementary school, a middle school or a high school that does not have a 2018 (or 2017 if the Hurricane Harvey Provision applies) Met Standard rating by the Texas Education Agency, and the Neighborhood Risk Factors Report ("NRFR") and required documentation has been submitted. [§11.101(a)(3)(D)(iv)]

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

9 **Waiver of Rules [10 TAC §11.207]**

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

(2) **USDA Set-Aside.** (§2306.111(d-2)) At least 5 percent of the State Housing Credit Ceiling for each calendar year shall be allocated to Rural Developments which are financed through USDA. If an Application in this Set-aside involves Rehabilitation it will be attributed to and come from the At-Risk Development Set-aside; if an Application in this set-aside involves New Construction it will be attributed to and come from the applicable Uniform State Service Region and will compete within the applicable subregion unless the Application is receiving USDA Section 514 funding. Applications must also meet all requirements of Tex. Gov't Code §2306.111(d-2).

(A) Eligibility of Certain Developments to Participate in the USDA or Rural Set-asides. (§2306.111(d-4)) A proposed or Existing Residential Development that, before September 1, 2013, has been awarded or has received federal financial assistance provided under Section 514, 515, or 516 of the Housing Act of 1949 (42 U.S.C. Section 1484, 1485, or 1486) may be attributed to and come from the At-Risk Development Set-aside or the Uniform State Service Region in which the Development is located, regardless of whether the Development is located in a Rural Area.

(B) All Applications that can score under the USDA Set-aside will be considered Rural for all scoring items under this chapter. If a Property receiving USDA financing is unable to...
Supporting Documentation for the Site Information Form Part I

- Street Map with Site Drawn/Identified
- Census Tract Map with Site Identified
- Evidence of Zoning
- Evidence of Flood Zone Designation
- Farmland Designation
- School Attendance Zone Map
- 2018 TEA Accountability Ratings
Supporting Documentation for the Site Information Form Part I

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

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

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

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

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

Site and Neighborhood Standards (New Construction Direct Loan Only)
- Statement regarding promoting housing choice explains HOW the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low income persons.
- DP-1 Profile of General Demographic Characteristics (2010) for census tract and city (and county if applicable)

2/27/2019
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
- Neighborhood Risk Factors Report ("NRFR") if a school in the attendance zone has not achieved Met Standard for three consecutive years and has failed by at least one point in the most recent year (or 2017 if the Hurricane Harvey Provision applies).

Waiver of Rules

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

ZONING CERTIFICATION LETTER

February 24, 2017

Housing and Economic Rural Opportunity, Inc.
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM 88005

RE: 525 THREE MISSIONS DR., SOCORRO, TX. 79927 / LOT 1A, BLOCK 1,
THREE MISSIONS SUBDIVISION REPLAT “A”.

Dear Mr. Estrada:

This letter hereby confirms that the zoning classification, officially assigned on December 10, 2009, for the referenced property is:

R-3, HIGH DENSITY RESIDENTIAL

Pursuant to our current Zoning Land Use Map, the property complies with the requirements established in Chapter 46 of the Municode of the City of Socorro, Texas, with respect to the zoning classification hereby assigned. No current zoning or building code complaints have been lodged against this property.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely Yours,

City of Socorro Department of Planning & Zoning

By: Samuel A. Leon, Director
860 N. Rio Vista Rd.
Socorro, Texas 79927
e-mail: sleon@ci.socorro.tx.us

cc: T. Andrews, Thomas Development Group

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-6873
www.ci.socorro.tx.us.com
PLANNING & ZONING DEPARTMENT

ZONING CERTIFICATION LETTER

March 22, 2019

Housing and Economic Rural Opportunity, Inc.
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM 88005
Tel. 605-265-1700

RE: 525 THREE MISSIONS DR., SOCORRO TX. 79927 – LOT 1A, BLOCK 1, THREE
MISSIONS SUBDIVISION REPLAT “A”.

Dear Constituent,

This letter hereby confirms that the zoning classification for the above referenced
property is:

R-3, HIGH DENSITY RESIDENTIAL

According to our current Zoning Land Use Map, the property complies with the
requirements of the Zoning Ordinance Chapter 46 of the City of Socorro, Texas.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely Yours,

City of Socorro Department of Planning & Zoning

By: __________________________

Joba Terrazas
Building Official
860 N. Rio Vista Rd.
Socorro, Texas 79927
e-mail: jterrazas@ci.socorro.tx.us

860 N. Rio Vista Rd., Socorro, Texas 79927 Tel. (915) 872-8531 Fax (915) 872-8746
www.ci.socorro.tx.us
FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIS for more information about flood risk and flood insurance in your community.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.
FEMA Flood Map Service Center

Search By Address

Enter an address, place, or coordinates: ?

525 Three Missions Drive, Socorro, Texas  Search

Whether you are in a high risk zone or not, you may need flood insurance because most home owners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take to reduce flood risk damage.

Search Results—Products for SOCORRO, CITY OF

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIS for more information about flood risk and flood insurance in your community.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMap.
2.7 COASTAL BARRIER RESOURCES

The project area is located approximately 408 miles west of the closest coastal resource, the Sea of Cortez (Figure 7). Coastal barrier resources or coastal zone management areas are not located within the project area.

2.8 CORAL REEFS

The project area is located approximately 408 miles west of the Sea of Cortez. Coral reefs are not located within the project area.
Farmland Classification—El Paso County, Texas (Main Part)
(Hacienda Santa Barbara- farmland)

MAP LEGEND

Area of Interest (AOI)

Soils

Soil Rating Polygons
- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines
- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season
- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium

Soil Rating Points

Water Features

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/25/2019
Page 2 of 4
The soil surveys that comprise your AOI were mapped at 1:31,700.

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: El Paso County, Texas (Main Part)
Survey Area Data: Version 16, 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: Jan 13, 2011—Mar 29, 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>Ha</td>
<td>Harkey loam</td>
<td>Not prime farmland</td>
<td>1.4</td>
<td>66.6%</td>
</tr>
<tr>
<td>Sc</td>
<td>Saneli silty clay</td>
<td>Not prime farmland</td>
<td>0.7</td>
<td>33.4%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>2.1</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

*Tie-break Rule:* Lower
H.D. Hilley

name
H.D. Hilley

description
Grades PK-5
693 N. Rio Vista Rd.
El Paso, TX 79927
(915) 937-8400
Visit School Website (http://www.sisd.net/hdhillyes)
name
Salvador H. Sanchez

description
Grades 6-8
321 N. Rio Vista Rd.
El Paso, TX 79927
(915) 937-5200
Visit School Website
(http://www.sisd.net/salvadorhsanchezms)
name
Socorro HS

description
Grades 9-12
10150 Alameda Ave.
El Paso, TX 79927
(915) 937-2000
Visit School Website
(http://www.sisd.net/socorrohs)
Texas Education Agency

2018 Accountability Ratings Overall Summary
H D HILLEY EL (071909102) - SOCORRO ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
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<tbody>
<tr>
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<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>50</td>
<td>77</td>
<td>Met Standard</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>86</td>
<td>Met Standard</td>
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<tr>
<td>Academic Growth</td>
<td>75</td>
<td>80</td>
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<tr>
<td>Relative Performance (Eco Dis: 92.9%)</td>
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<td>86</td>
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<td>89</td>
<td>84</td>
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Distinction Designations

<table>
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<th>Note</th>
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</thead>
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<tr>
<td>Mathematics</td>
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</tr>
<tr>
<td>Science</td>
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<tr>
<td>Social Studies</td>
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<td>Not Eligible</td>
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<td>Comparative Academic Growth</td>
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<td>Postsecondary Readiness</td>
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Texas Education Agency
2018 Accountability Ratings Overall Summary
SOCORRO MIDDLE (071909041) - SOCORRO ISD

<table>
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<tbody>
<tr>
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<td>Met Standard</td>
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</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>STAAR Performance</td>
<td>44</td>
<td>75</td>
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<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
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<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
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<td>63</td>
<td>Met Standard</td>
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<tr>
<td>Relative Performance (Eco Dis: 87.0%)</td>
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<td>87</td>
<td>Met Standard</td>
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<tr>
<td>Closing the Gaps</td>
<td>27</td>
<td>69</td>
<td>Met Standard</td>
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Distinction Designations

<table>
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<tr>
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<tr>
<td>Science</td>
<td>Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
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</tbody>
</table>
Texas Education Agency
2018 Accountability Ratings Overall Summary
SOCORRO H S (071909001) - SOCORRO ISD

<table>
<thead>
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<th>Component</th>
<th>Score</th>
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<tbody>
<tr>
<td>Overall</td>
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<td>77</td>
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<td>Met Standard</td>
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<td>College, Career and Military Readiness</td>
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<td>Graduation Rate</td>
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<td>School Progress</td>
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<tr>
<td>Academic Growth</td>
<td>60</td>
<td>66</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 80.7%)</td>
<td>46</td>
<td>80</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>31</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
TAB 9

Site Information Form Part II
### Site Information Form Part II

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.

     - OR
     - 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 ________

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

     - full service grocery store (1 point)(4 miles)
     - licensed center serving children (1 point)(4 miles)
     - health-related facility (1 point)(4 miles)
     - public park w/playground (1 point)(4 miles)
     - Indoor recreation facility available to public (1 point)
     - pharmacy (1 point)(4 miles)
     - outdoor recreation facility available to public (1 point)
     - university or community college (1 point)(15 miles)
     - census tract with crime rate of ≤26 per 1k persons (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, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

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

   - X

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

**Total Points Claimed:** 7

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

2/27/2019
2. **Underserved Area (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(5) and 10 TAC §13.6(3)]**

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

- Wholly or partially within a Colonia (2 points);
  (Note: Not eligible if application qualifies for Opportunity Index points)

- Entirely within the boundaries of an Economically Distressed Area (1 point);
  (Note: Not eligible if application qualifies for Opportunity Index points)

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

- For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (2 points);

- Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 100,000 or more, and will not apply in the At-Risk Set-Aside (5 points);

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

**Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.**

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.

  AND

- Population of Place is 200,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building.

  OR

- 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:** 0

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

**Region:** Rural

- 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:** 0

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)]**

- Application meets all of the following requirements:
  - Application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within two years preceding December 1, 2018.
  - Application includes a certification that the Applicant will close all financing on or before the last business day in November, 2019.
  - Application includes acknowledgement from all lenders and the syndicator of the required closing date.
  - Application includes a certification that the Applicant will fully execute the construction contract on or before the last business day in November, 2019.
  - Application includes evidence that appropriate zoning will be in place at award.
  - 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.
  - 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.

**Application is seeking points for Readiness to Proceed.**

**Total Points Claimed:**

---

**(2) USDA Set-Aside. (§2306.111(d-2))** At least 5 percent of the State Housing Credit Ceiling for each calendar year shall be allocated to Rural Developments which are financed through USDA. If an Application in this Set-aside involves Rehabilitation it will be attributed to and come from the At-Risk Development Set-aside; if an Application in this set-aside involves New Construction it will be attributed to and come from the applicable Uniform State Service Region and will compete within the applicable subregion unless the Application is receiving USDA Section 514 funding. Applications must also meet all requirements of Tex Gov’t Code §2306.111(d-2).

- **(A) Eligibility of Certain Developments to Participate in the USDA or Rural Set-asides. (§2306.111(d-4))** A proposed or Existing Residential Development that, before September 1, 2013, has been awarded or has received federal financial assistance provided under Section 514, 515, or 516 of the Housing Act of 1949 (42 U.S.C. Section 1484, 1485, or 1486) may be attributed to and come from the At-Risk Development Set-aside or the Uniform State Service Region in which the Development is located, regardless of whether the Development is located in a Rural Area.

- **(B) All Applications that can score under the USDA Set-aside will be considered Rural for all scoring items under this chapter.** If a Property receiving USDA financing is unable to
Supporting Documentation for the Site Information Form II

- DFPS licensed day-care print-out
- Accreditation of college print-out
- Community Assets Map, Documentation
- Neighborhood Scout Report
- Information on Tierra Socorro
- Map of Site to Census Tract
- Declared Disaster Area-2017
Supporting Documentation for the Site Information Form Part II

Opportunity Index (Competitive HTC and Direct Loan Only)

- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- Map(s) of Community Assets with Development, radius, and each asset labeled
- Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements
- For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules.
  NOTE: Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization's service activity in the community.

- Print-out from DFPS website confirming daycare licensed to serve relevant age groups
  [http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp]
- Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2018, including the computation used to determine the crime rate
  [https://www.neighborhoodscout.com]
- Print-out from THECB website confirming accreditation of university or community college
  [http://www.txhighereddata.org/Interactive/Institutions.cfm]
- Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable

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

- n/a For Colonia:
  - Evidence from Attorney General of Colonia boundaries; and
    [https://www.texasattorneygeneral.gov/cpd/colonias]
  - Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and
  - Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.

- n/a For Economically Distressed Areas:
  - A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and
  - Map showing development site boundaries, relative to EDA boundaries.

- For other items:
  Development must be awarded 2004 or earlier for 15-year threshold and 1988 or earlier for 30-year threshold, as listed in the “Board Approval” column of the Property Inventory tab of the Site Demographic Characteristics Report posted on the Department’s website at
  [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm]
  - Map with Development Site boundaries indicated, relative to census tract boundaries
  - Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.
  - Map with all contiguous census tracts, if applicable

n/a Proximity to Urban Core (Competitive HTC Only)

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

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

Declared Disaster Area:

1. 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

2. 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.
4. **Proximity To Community Services and Infrastructure**

The site is served by the community services detailed in the following table:

<table>
<thead>
<tr>
<th>Community Services</th>
<th>Name</th>
<th>Driving Distance From Site (Miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Highways</td>
<td>Interstate 10</td>
<td>2.4 East</td>
</tr>
<tr>
<td></td>
<td>State Route 375</td>
<td>3.5 Northwest</td>
</tr>
<tr>
<td>Public Bus Stop</td>
<td>Sun Metro Bus Stop</td>
<td>0.6 Southeast</td>
</tr>
<tr>
<td>Major Employers/Employment Centers</td>
<td>Fiesta Mercado</td>
<td>0.4 Southeast</td>
</tr>
<tr>
<td></td>
<td>Walmart</td>
<td>1.4 West</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>Howdy’s Food Mart</td>
<td>0.2 North</td>
</tr>
<tr>
<td></td>
<td>Circle K</td>
<td>0.3 Northeast</td>
</tr>
<tr>
<td></td>
<td>Valero</td>
<td>0.6 Southeast</td>
</tr>
<tr>
<td>Grocery</td>
<td>Food King</td>
<td>0.5 Southeast</td>
</tr>
<tr>
<td></td>
<td>Walmart</td>
<td>1.4 West</td>
</tr>
<tr>
<td></td>
<td>Vista Quality Market</td>
<td>2.0 West</td>
</tr>
<tr>
<td>Discount Department Store</td>
<td>Dollar General</td>
<td>0.8 Southeast</td>
</tr>
<tr>
<td></td>
<td>Family Dollar</td>
<td>0.4 Southeast</td>
</tr>
<tr>
<td></td>
<td>Walmart</td>
<td>1.4 West</td>
</tr>
<tr>
<td>Shopping Center/Mall</td>
<td>Fiesta Mercado</td>
<td>0.4 Southeast</td>
</tr>
<tr>
<td></td>
<td>Socorro Pointe</td>
<td>0.8 Southeast</td>
</tr>
<tr>
<td>Schools:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>HD Hilley Elementary School</td>
<td>0.5 Northeast</td>
</tr>
<tr>
<td>Middle/Junior High</td>
<td>Salvador H Sanchez Middle School</td>
<td>0.6 West</td>
</tr>
<tr>
<td>High</td>
<td>Socorro High School</td>
<td>1.5 West</td>
</tr>
<tr>
<td>Hospital</td>
<td>Socorro Medical Clinic</td>
<td>0.5 Southeast</td>
</tr>
<tr>
<td></td>
<td>Foundation Surgical Hospital</td>
<td>6.8 North</td>
</tr>
<tr>
<td>Police</td>
<td>Socorro Police Department</td>
<td>0.6 Northeast</td>
</tr>
<tr>
<td>Fire</td>
<td>Socorro Fire Department</td>
<td>2.5 Southeast</td>
</tr>
<tr>
<td>Post Office</td>
<td>U.S. Post Office</td>
<td>0.2 East</td>
</tr>
<tr>
<td>Bank</td>
<td>Wells Fargo</td>
<td>0.5 Southeast</td>
</tr>
<tr>
<td></td>
<td>GECU</td>
<td>1.1 Southeast</td>
</tr>
<tr>
<td>Parks</td>
<td>Rio Vista Park</td>
<td>0.7 Northeast</td>
</tr>
<tr>
<td></td>
<td>Paradize Park</td>
<td>1.4 Southeast</td>
</tr>
<tr>
<td></td>
<td>Bulldog Championship Park</td>
<td>1.6 Southwest</td>
</tr>
<tr>
<td>Recreational/Community Facilities</td>
<td>Rio Vista Community Center</td>
<td>0.8 North</td>
</tr>
<tr>
<td></td>
<td>Socorro Indoor Soccer Center</td>
<td>3.2 East</td>
</tr>
<tr>
<td>Gas Station</td>
<td>Circle K</td>
<td>0.3 Northeast</td>
</tr>
<tr>
<td></td>
<td>Valero</td>
<td>0.6 Southeast</td>
</tr>
<tr>
<td></td>
<td>Murphy USA</td>
<td>1.4 West</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>Walgreens</td>
<td>0.9 Southeast</td>
</tr>
<tr>
<td></td>
<td>Walmart</td>
<td>1.4 West</td>
</tr>
<tr>
<td></td>
<td>Walgreens</td>
<td>3.3 Northwest</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Wings R Us</td>
<td>0.3 East</td>
</tr>
<tr>
<td></td>
<td>Burger King</td>
<td>0.4 Southeast</td>
</tr>
<tr>
<td></td>
<td>Subway</td>
<td>0.6 Southeast</td>
</tr>
<tr>
<td>Day Care</td>
<td>Your Precious Kids Daycare</td>
<td>1.0 Southeast</td>
</tr>
<tr>
<td></td>
<td>Golden Child Day Care</td>
<td>1.6 West</td>
</tr>
<tr>
<td></td>
<td>ABC Childcare &amp; Learning Center</td>
<td>1.6 East</td>
</tr>
<tr>
<td>Churches</td>
<td>Saints Peter &amp; Paul Church</td>
<td>1.5 Northwest</td>
</tr>
<tr>
<td></td>
<td>De La Cruz Sendero</td>
<td>1.6 Southwest</td>
</tr>
<tr>
<td></td>
<td>Templio Eben-Ezer</td>
<td>1.7 Southwest</td>
</tr>
</tbody>
</table>
### Hacienda Santa Barbara - Amenities/Services

<table>
<thead>
<tr>
<th>Community Services</th>
<th>Name</th>
<th>Distance to Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Full Service Grocery Store-</td>
<td>Food King</td>
<td>0.5 SW</td>
</tr>
<tr>
<td>2) Health Related Facility-</td>
<td>Socorro Medical Clinic</td>
<td>0.5 SE</td>
</tr>
<tr>
<td>3) Indoor Recreation Facility-</td>
<td>Rio Vista Community Center</td>
<td>0.8 N</td>
</tr>
<tr>
<td>4) Outdoor Recreational Facility-</td>
<td>Bulldog Championship Park</td>
<td>1.6 SW</td>
</tr>
<tr>
<td>5) University or Comm. College-</td>
<td>Texas A &amp; M, 10601 N Loop Dr.</td>
<td>0.6 E</td>
</tr>
<tr>
<td>6) University or Comm. College-</td>
<td>El Paso Community College</td>
<td>9.9 E</td>
</tr>
<tr>
<td>7) Licensed Center Serving Children-</td>
<td>ABC Childcare</td>
<td>1.6 E</td>
</tr>
<tr>
<td>8) Public Park w/playground-</td>
<td>Rio Vista Park</td>
<td>0.7 NE</td>
</tr>
<tr>
<td>9) Pharmacy-</td>
<td>Walgreens</td>
<td>0.9 SE</td>
</tr>
</tbody>
</table>

### Community Service

<table>
<thead>
<tr>
<th>Community Service</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food King</td>
<td>10720 N Loop Drive, Socorro</td>
</tr>
<tr>
<td>Socorro Medical Clinic</td>
<td>10720 N Loop Drive, Socorro</td>
</tr>
<tr>
<td>Rio Vista Community Center</td>
<td>901 N Rio Vista Road, Socorro</td>
</tr>
<tr>
<td>Bulldog Championship Park</td>
<td>316 Buford Road, Socorro</td>
</tr>
<tr>
<td>Texas A &amp; M</td>
<td>10601 N Loop Drive, Socorro</td>
</tr>
<tr>
<td>El Paso Community College</td>
<td>10700 Gateway East, El Paso</td>
</tr>
<tr>
<td>ABC Childcare &amp; Learning Center</td>
<td>901 Horizon Blvd, Socorro</td>
</tr>
<tr>
<td>Rio Vista Park</td>
<td>124 Horizon Blvd</td>
</tr>
<tr>
<td>Walgreens</td>
<td>10850 N Loop Drive, Socorro</td>
</tr>
</tbody>
</table>
Food King

$ • Grocery

10720 N Loop Dr
Socorro, TX 79927
(915) 856-4011
foodkingcostplus.com

Other Grocery Nearby

Hey there trendsetter! You could be the first review for Food King.

Photo for Food King

Hours
- Mon: 7:00 am - 10:00 pm
- Tue: 7:00 am - 10:00 pm
- Wed: 7:00 am - 10:00 pm
- Thu: 7:00 am - 10:00 pm
- Fri: 7:00 am - 10:00 pm
- Sat: 7:00 am - 10:00 pm
- Sun: 7:00 am - 10:00 pm

More business info
- Take-out: No
- Accepts Credit Cards: Yes

People also viewed
- Sam's Club
  - $5, Department Stores, Wholesale Stores, Grocery
- Lowe's Market
  - $, Grocery, Convenience Stores
- Nachita's Grocery No 2
  - $, Grocery

Other Grocery Nearby
- Find more Grocery near Food King
Socorro Medical Clinic LLC

Detailed information about Socorro Medical Clinic LLC in Socorro Texas.

Socorro Medical Clinic LLC is a Medical Group that has only one practice medical office located in Socorro TX. There are 2 health care providers, specializing in Physician Assistant, being reported as members of the medical group. Medical taxonomies which are covered by Socorro Medical Clinic LLC include Physician Assistant.

Kareo® Practice Management - EHR, Billing, and Engagement
Demo our Medical Billing Software Today. No Contracts; No Setup Fees! get.kareo.com

Doctors & Health Care Providers
There are 2 members in Socorro TX.

You can use filter to narrow down the members list, showing only members that you want.

<table>
<thead>
<tr>
<th>Doctor/Physician/Health care Provider</th>
<th>Taxonomies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Henry Russell Hutto (physician/tx/socorro/henry-russell-hutto-1497920078.html)</td>
<td>Physician Assistants &amp; Advanced Practice Nursing Providers/Physician Assistant</td>
</tr>
</tbody>
</table>

Practice Locations

📍 Socorro TX

📍 10720 N Loop Dr

Family 65+ Need Help with Medicare? Talk to us about the Medicare process. Contact us!

Sioux Falls
Bulldog Championship Park  Unclaimed

Parks  Edit

Google
316 Bufford
Soccer, TX 79927
Get Directions
(915) 850-2915
Send to your Phone

Recommended Reviews for Bulldog Championship Park

Your trust is our top concern, so businesses can't pay to alter or remove their reviews. Learn more. 

Search within the reviews
Sort by Yelp Sort

With so few reviews, your opinion of Bulldog Championship Park could be huge. Start your review today.

Jake E.
Claremore, OK
$1,169 friends
134 reviews
276 photos

3/15/2015
1 check-in  First to Review

Have lived in Horizon city for several years now, and today was my first day to discover this gem of a park.

My boys LOVED playing at this park today. There are several play areas for the kiddos to run around on, as well as a large field if you want to bring a ball to kick or throw around. Also, if you would like to take a walk, there is a really nice bike walking path that extends all the way around the park. We brought our son's bike with us, and we walked and he rode around the park a few times.

A cool thing about this park that you won't find many other places in the area is a duck pond. It is a small pond, but it is really nice. There are ducks, and you can feed them if your bring your own bread or the like...there is a really cool "dock" (I'm drawing a blank on what else to call it) that extends out into the pond.

I think that my family and I will be spending a lot of time at this park this year. There are indoor restrooms on the property, and there are also canopies all over the place to provide shade during the hotter months. Next time we go, we are gonna pack a lunch, eat at one of the many shaded picnic tables, and make an afternoon out of hanging out at the park!!
Rio Vista Park - City of Socorro
www.ci.socorro.tx.us/public-works-2
No information is available for this page.
Learn why

Rio Vista Park - El Paso, Texas - Park | Facebook
Phone: Suggest a phone number - Address: 801 Rio Vista Rd, El Paso, Texas 79927 - Formerly the
Brazos Center, now serving the City of Socorro's residents as a beautiful setting for this year's
Winterfest. Share. Posts about Park · El Paso, TX

City of Socorro, Texas - Home | Facebook
https://www.facebook.com > City of Socorro, Texas > Government Organization
Project Vista Mobile Clinic is coming to Rio Vista Community Center. Registration is March 1st from
9-4 pm. See flyer below for more information. Clinic Mobi...

Rio Vista Farm Historic District | Mountain Trail Region
texasculturaltrail.com > Plan Your Adventure > Historic Sites and Cities
Rio Vista Farm is listed in the National Register of Historic Places. Socorro. Rio Vista Farm
Historic District ... 800 Rio Vista Rd. Socorro, Texas; 79927 ...

Rio Vista Center The El Paso TX, 79927 – Manta.com
https://www.manta.com > ... – Community Center
Get information, directions, products, services, phone numbers, and reviews on Rio Vista Center
The in El Paso, TX. Discover more Individual and Family Social ...

Hotels Near RIO Vista Community Park in Socorro, TX - Hotels4Teams
The Best Hotels at the Lowest Rates. Closest to RIO Vista Community Park in Socorro, TX - For
Teams, Athletes & Sports Fans.

Socorro City Courthouse 860 N Rio Vista Rd El Paso, TX City ...
Get directions, reviews and information for Socorro City Courthouse in El Paso, TX.
Missing park · Must include: park

901 N Rio Vista Rd, Socorro, TX 79927 - Lot/Land | Trulia
https://www.trulia.com/tx > Socorro > 79927
This lot/land is located at 901 N Rio Vista Rd, Socorro, TX. 901 N Rio Vista Rd is in Socorro, TX
and in ZIP code 79927. This property has a lot size of 5.52 acres.

Rio Vista Farm declared a 'National Treasure' | Local News | elpasoinc ...
www.elpasoinc.com > rio-vista...article_295c0d8c-7ebe-11e6-ac26-a75102973379.html
Sep 12, 2016 - But the effort to restore Rio Vista Farm got a big boost on Sept. 17. Officials in
Socorro, where the site is located, announced that the landmark...

Rio Vista, Socorro, TX Real Estate & Homes for Sale | Redfin
https://www.redfin.com/texas/socorro
Instantly search and view photos of all homes for sale in Rio Vista, Socorro, TX now. Rio Vista,
Socorro, TX real estate listings updated every 15 to 30 minutes. ... Los Robles del Valle, $124,950.
Lynn Park, $149,000. Wileman Estates. ---

Searches related to rio vista park socorro tx

jobs in socorro tx
socorro tx county clerk
socorro city manager
socorro mayor
Walgreens 10850 N Loop Drive

Walgreens Pharmacy - 10850 N LOOP DR, Socorro, TX 79927
https://www.walgreens.com/storelocator/walgreens-10850-n-loop-dr-socorro...id=14136
Walgreens Pharmacy at 10850 N LOOP DR in Socorro, TX. View Pharmacy hours, refill prescriptions online and get directions to Walgreens | Store Locator...

People also search for
walgreens north loop and zaragoza  walgreens americas
walgreens north loop yarbrough  walgreens horizon rockwall
walgreens horizon city tx  walmart pharmacy horizon

Walgreens Pharmacy - 10850 N LOOP DR, Socorro, TX 79927
https://www.walgreens.com/storelocator/walgreens-10850-n-loop-dr-socorro...id=14136
Walgreens Pharmacy at 10850 N LOOP DR in Socorro, TX. View Pharmacy hours, refill prescriptions online and get directions to ... Drive-Thru pharmacy.

Walgreens Pharmacy - 10850 N Loop Dr Socorro TX 79927 - GoodRx
https://www.goodrx.com/pharmacies/Walgreens Pharmacy - Texas - El Paso
Walgreens Pharmacy at 10850 N Loop Dr Socorro TX. Get pharmacy hours, services, contact information and prescription savings with GoodRx.

Missing: Drive

Walgreens | 10850 N Loop Dr, El Paso, TX | Vitals.com
https://www.vitals.com/pharmacy/Walgreens-10850-n-loop-dr-socorro-tx
About Walgreens. Walgreens is a pharmacy located in El Paso, TX. 10850 N Loop Dr El Paso, TX 79927. Drive-up Window. Drive-through service. Durable...

Walgreens Socorro, TX 79927 - 10850 North Loop Drive - Store Hours...
https://www.locateme.com:8080/Texas:Socorro
Walgreens at 10850 North Loop Drive, Socorro TX 79927. Opening hours, address, map, directions, phone number (clickable for smartphones), ...

Walgreens Pharmacy Socorro, TX 79927 - 10850 N Loop Dr - Store...
https://www.locateme.com:8080/Texas:Socorro
Walgreens Pharmacy at 10850 N Loop Dr, Socorro TX 79927. Opening hours, address, map, directions, phone number (clickable for smartphones), ...

Walgreens 10850 N Loop Dr, Socorro, TX 79927 - YP.com
https://www.yellowpages.com/pharmacies/near-Socorro-TX
Get reviews, hours, directions, coupons and more for Walgreens at 10850 N Loop Dr, Socorro, TX. Search for other Pharmacies in Socorro on YP.com.

Missing: Drive

Walgreens Socorro TX - 10850 n loop dr | Store Hours & Deals - Tiendeo
https://www.tiendeo.us/stores/socorro-tx/walgreens-10850-n-loop-dr/045795
Location: 10850 n loop dr, 79927. Socorro TX. Telephone: 915 ... Walgreens deals in the Socorro TX weekly ad ... 10651 N Loop Drive, Ste G 79927 Socorro TX.

Walgreens, 10850 N Loop Dr in El Paso, TX 79927 | 915-860-1315
https://www.t2yellowpages.com:80/Texas:El Paso | Pharmacies
The best information about Walgreens at 10850 N Loop Dr in El Paso, TX. Get phone, hours ..., Map & Driving Directions to Walgreens. 10860 N Loop Dr El Paso ...

Socorro, TX Walgreens Locations - 10850 N LOOP DR - NorthFifth.org
www.northfifth.org/Socorro/TX/walgreens/pharmacy-705494.html
Walgreens listings in Socorro, Texas. Walgreens, 10860 N LOOP DR, Socorro, TX 79927. Walgreens Phone Number ... get driving directions. View All pharmacy ...

Searches related to Walgreens 10850 N Loop Drive

Watgreens

Walgreens

About 39,800 results (0.76 seconds)
Socorro, TX 79927

Walgreens - Store #11436
10850 N LOOP DR
Socorro, TX 79927
915-860-1315

Cross streets: Southwest corner OF NORTH LOOP & HORIZON

Store & Photo Hours
Thu Feb 28  7AM - 10PM
Fri Mar 01  7AM - 10PM
Sat Mar 02  7AM - 10PM
Sun Mar 03  7AM - 10PM
Mon Mar 04  7AM - 10PM
Tue Mar 05  7AM - 10PM
Wed Mar 06  7AM - 10PM

Pharmacy Hours
Thu Feb 28  8AM - 10PM
Fri Mar 01  8AM - 10PM
Sat Mar 02  9AM - 6PM
Sun Mar 03  10AM - 6PM
Mon Mar 04  8AM - 10PM
Tue Mar 05  8AM - 10PM
Wed Mar 06  8AM - 10PM

Pharmacy Services
Prescriptions
116 years of experience and still innovating how you fill prescriptions
胸
Refill Prescriptions now

Faxing a prescription?
Your health care provider will need to call the pharmacy for the fax number.

Vaccinations
Schedule an appointment, or walk in at your convenience.

Flu
Pneumonia
Tdap
See more vaccinations

Shop This Store
Search products

View deals

Browse Categories

Photo Services
Order Prints
Passport Photos
Photo Cards
Same Day Pickup
Saved Projects
Upload Photos
Your Photos
See more photo projects
## Del Mar College

**Total Enrollment:** 11,476

**COLLEGE INFORMATION**
- City: Corpus Christi
- Year founded: 1935
- Website: www.delmar.edu
- Peer group: Large Colleges
- HS/HUC status: HS
- Degrees offered: Associate Degrees & Certificates
- Average tuition & fees: $3,064

### STUDENT CHARACTERISTICS
- % enroll. change 2012-17: 4.0%
- % part-time: 75.5%
- % full-time: 24.5%
- % academic program: 53.7%
- % technical program: 46.3%
- % credit students receiving Pell Grants: 32.4%

### COMPLETION MEASURES
- Average time to associate degree (yrs): 5.0
- Average SCH to associate degree: 94

### PERCENT STUDENT POPULATION BY RACE/ETHNICITY

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Fall 2017 (11,476)</th>
<th>Fall 2017 (11,476)</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>2.4</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>2.4</td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>24.8</td>
<td>26.0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>66.2</td>
<td>63.4</td>
</tr>
<tr>
<td>African American</td>
<td>3.2</td>
<td>4.1</td>
</tr>
</tbody>
</table>

### GRADUATION RATES

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Full-time</th>
<th>Part-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-year</td>
<td>17.5%</td>
<td>8.0%</td>
</tr>
<tr>
<td>4-year</td>
<td>20.7%</td>
<td>10.4%</td>
</tr>
<tr>
<td>6-year</td>
<td>22.8%</td>
<td>14.9%</td>
</tr>
</tbody>
</table>

### GRADUATE SUCCESS

<table>
<thead>
<tr>
<th>Program Type</th>
<th>% employed</th>
<th>% employed &amp;/or enrolled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic programs</td>
<td>92.8%</td>
<td>32.8%</td>
</tr>
<tr>
<td>Technical programs</td>
<td>87.9%</td>
<td>66.1%</td>
</tr>
</tbody>
</table>

### DUAL CREDIT MEASURES

<table>
<thead>
<tr>
<th>Program Type</th>
<th>% enrolled in 4 yr or fewer</th>
<th>% enrolled in 4 yr or fewer &amp;/or enrolled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2014, 3-year cohort</td>
<td>19.1%</td>
<td>33.1%</td>
</tr>
</tbody>
</table>

### TRANSFER STUDENTS

- All transfers: 172
- Transfer cohort: 1,640
- Transfer rate: 10.5%

## El Paso Community College District

**Total Enrollment:** 26,896

**COLLEGE INFORMATION**
- City: El Paso
- District/System: El Paso Community College District
- Year founded: 1969
- Website: www.epcc.edu
- Peer group: Very Large Colleges
- HS/HUC status: HS
- Degrees offered: Associate Degrees & Certificates
- Average tuition & fees: $3,420

### STUDENT CHARACTERISTICS
- % enroll. change 2012-17: -9.9%
- % part-time: 74.1%
- % full-time: 25.9%
- % academic program: 87.1%
- % technical program: 12.9%
- % credit students receiving Pell Grants: 41.4%

### COMPLETION MEASURES
- Average time to associate degree (yrs): 4.3
- Average SCH to associate degree: 86

### PERCENT STUDENT POPULATION BY RACE/ETHNICITY

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Fall 2017 (26,896)</th>
<th>Fall 2017 (26,896)</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>2.4</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>2.4</td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>85.3</td>
<td>84.0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>2.1</td>
<td>2.8</td>
</tr>
<tr>
<td>African American</td>
<td>3.5</td>
<td>3.5</td>
</tr>
</tbody>
</table>

### GRADUATION RATES

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Full-time</th>
<th>Part-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-year</td>
<td>20.3%</td>
<td>6.8%</td>
</tr>
<tr>
<td>4-year</td>
<td>25.7%</td>
<td>11.5%</td>
</tr>
<tr>
<td>6-year</td>
<td>31.0%</td>
<td>19.1%</td>
</tr>
</tbody>
</table>

### GRADUATE SUCCESS

<table>
<thead>
<tr>
<th>Program Type</th>
<th>% employed</th>
<th>% employed &amp;/or enrolled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic programs</td>
<td>86.6%</td>
<td>19.2%</td>
</tr>
<tr>
<td>Technical programs</td>
<td>81.7%</td>
<td>53.5%</td>
</tr>
</tbody>
</table>

### DUAL CREDIT MEASURES

<table>
<thead>
<tr>
<th>Program Type</th>
<th>% enrolled in 4 yr or fewer</th>
<th>% enrolled in 4 yr or fewer &amp;/or enrolled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2012, 3-year cohort</td>
<td>23.0%</td>
<td>33.1%</td>
</tr>
</tbody>
</table>

### TRANSFER STUDENTS

- All transfers: 1,152
- Transfer cohort: 5,299
- Transfer rate: 21.9%

## DEVELOPMENTAL EDUCATION

<table>
<thead>
<tr>
<th>Program</th>
<th>Fall 2014 FTIC dev. ed. cohort</th>
</tr>
</thead>
<tbody>
<tr>
<td>Math</td>
<td>Below math standard: 773</td>
</tr>
<tr>
<td></td>
<td>TS1 obligation met (% of total): 23.9%</td>
</tr>
<tr>
<td></td>
<td>Completed college course (% of total): 12.4%</td>
</tr>
</tbody>
</table>

### Reading

<table>
<thead>
<tr>
<th>Program</th>
<th>Fall 2014 FTIC dev. ed. cohort</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Below reading standard: 413</td>
</tr>
<tr>
<td></td>
<td>TS1 obligation met (% of total): 38.0%</td>
</tr>
<tr>
<td></td>
<td>Completed college course (% of total): 24.5%</td>
</tr>
</tbody>
</table>

### Writing

<table>
<thead>
<tr>
<th>Program</th>
<th>Fall 2014 FTIC dev. ed. cohort</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Below writing standard: 58</td>
</tr>
<tr>
<td></td>
<td>TS1 obligation met (% of total): 60.3%</td>
</tr>
<tr>
<td></td>
<td>Completed college course (% of total): 50.6%</td>
</tr>
</tbody>
</table>

### DEPT OF GRADUATES

- Average student debt: $11,549
- Native student debt: $10,466
- Parent debt portion: $545
- Transfer student debt: $14,848
- % students with debt: 35.5%
# Child Care Search Results

Click on a Operation Name from the list to view that Operation's Details. You may click on the question mark image (❓) to view the Frequently Asked Questions (FAQ) page.

<table>
<thead>
<tr>
<th>Type</th>
<th>Operation/Caregiver Name</th>
<th>Location</th>
<th>County</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Licensed</td>
<td><strong>ABC Child Care Learning Center</strong></td>
<td>901 HORIZON BLVD SPC</td>
<td>EL PASO</td>
<td>915-872-1068</td>
</tr>
<tr>
<td>Licensed</td>
<td><strong>Baby Caterpillars Childcare Center</strong></td>
<td>649 HORIZON BLVD SOCORRO, TX 79927</td>
<td>EL PASO</td>
<td>915-275-4700</td>
</tr>
<tr>
<td>Licensed</td>
<td><strong>Golden Child Daycare and Learning Center</strong></td>
<td>10005 ALAMEDA AVE STE E SOCORRO, TX 79927</td>
<td>EL PASO</td>
<td>915-859-3885</td>
</tr>
</tbody>
</table>

First Page | Previous Page | (Pg 1 of 1) | Next Page | Last Page

Back to Day Care Search

These search results are dependent on the information provided by operations.

* This Employer-based Child Care Operation is not a licensed child-care center, not routinely inspected by the Texas Department of Protective and Regulatory Services; and not required to meet minimum health and safety standards for child care operations. Small employer means a corporation, partnership, sole proprietorship, or other legal entity that employs fewer than 50 full-time employees.

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.

http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchResults.asp 2/25/2019
Child Care Search Results

Click on an Operation Name from the list to view that Operation's Details. You may click on the question mark image (?) to view the Frequently Asked Questions (FAQ) page.

<table>
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<tr>
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Two-Year Public Institutions

Del Mar College

Total Enrollment: 11,476

COLLEGE INFORMATION
City: Corpus Christi
Year founded: 1955
Website: www.delmar.edu
Peer group: Large Colleges
H/S/HCU status: HS
Degrees offered: Associate Degrees & Certificates
Average tuition & fees: $3,064

STUDENT CHARACTERISTICS
% enroll. change 2012-17: 4.0%
% part-time: 79.5%
% full-time: 24.5%
% academic program: 51.7%
% technical program: 46.3%
% credit students receiving Pell Grants: 32.4%

COMPLETION MEASURES
Average time to associate degree (yrs): 5.0
Average SCH to associate degree: 94

PERCENT STUDENT POPULATION BY RACE/ETHNICITY

Graduation Rates

<table>
<thead>
<tr>
<th>Full-time</th>
<th>Part-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-year</td>
<td>17.5%</td>
</tr>
<tr>
<td>4-year</td>
<td>20.7%</td>
</tr>
<tr>
<td>6-year</td>
<td>22.8%</td>
</tr>
</tbody>
</table>

Fall 2014, 3-year cohort

<table>
<thead>
<tr>
<th>Dev. ed.</th>
<th>Non-dev. ed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.4%</td>
<td>22.5%</td>
</tr>
</tbody>
</table>

DUAL CREDIT MEASURES
Dual credit as % of total enrollment in fall 2017

<table>
<thead>
<tr>
<th>Fall 2012 DTC dual credit cohort</th>
</tr>
</thead>
<tbody>
<tr>
<td>% persist 1 year: 89.8%</td>
</tr>
<tr>
<td>% earned bacc in 4 years or fewer: 37.0%</td>
</tr>
<tr>
<td>% earned bacc or assoc. in 4 years or fewer: 42.1%</td>
</tr>
</tbody>
</table>

TRANSFER STUDENTS
All transfers: 172
Transfer cohort: 1,460
Transfer rate: 10.5%

DEVELOPMENTAL EDUCATION
Fall 2014 FTIC dev. ed. cohort
Math
Below math standard: 773
TSI obligation met (% of total): 23.9%
Completed college course (% of total): 12.4%
Reading
Below reading standard: 413
TSI obligation met (% of total): 38.0%
Completed college course (% of total): 24.5%
Writing
Below writing standard: 58
TSI obligation met (% of total): 60.3%
Completed college course (% of total): 50.0%

El Paso Community College District

Total Enrollment: 26,896

COLLEGE INFORMATION
City: El Paso
District/System: El Paso Community College District
Year founded: 1969
Website: www.epcc.edu
Peer group: Very Large Colleges
H/S/HCU status: H/S
Degrees offered: Associate Degrees & Certificates
Average tuition & fees: $3,420

STUDENT CHARACTERISTICS
% enroll. change 2012-17: -9.9%
% part-time: 74.1%
% full-time: 25.9%
% academic program: 87.1%
% technical program: 12.9%
% credit students receiving Pell Grants: 41.4%

COMPLETION MEASURES
Average time to associate degree (yrs): 4.3
Average SCH to associate degree: 86

PERCENT STUDENT POPULATION BY RACE/ETHNICITY

Graduation Rates

<table>
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Fall 2014, 3-year cohort

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>% persist 1 year: 81.4%</td>
</tr>
<tr>
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</tr>
<tr>
<td>% earned bacc or assoc. in 4 years or fewer: 32.4%</td>
</tr>
</tbody>
</table>

TRANSFER STUDENTS
All transfers: 1,152
Transfer cohort: 5,259
Transfer rate: 21.9%

DEVELOPMENTAL EDUCATION
Fall 2014 FTIC dev. ed. cohort
Math
Below math standard: 2,076
TSI obligation met (% of total): 40.6%
Completed college course (% of total): 21.9%
Reading
Below reading standard: 1,684
TSI obligation met (% of total): 74.1%
Completed college course (% of total): 62.1%
Writing
Below writing standard: 1,647
TSI obligation met (% of total): 60.3%
Completed college course (% of total): 46.2%

DEBT OF GRADUATES
Average student debt: $11,549
Native student debt: $10,466
Parent debt portion: $545
Transfer student debt: $14,848
% students with debt: 35.5%
NEIGHBORHOOD CRIME DATA

<table>
<thead>
<tr>
<th>TOTAL CRIME INDEX</th>
<th>NEIGHBORHOOD ANNUAL CRIMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>80</td>
<td>Number of Crimes</td>
</tr>
<tr>
<td></td>
<td>Crime Rate</td>
</tr>
<tr>
<td></td>
<td>(per 1,000 residents)</td>
</tr>
</tbody>
</table>

Safer than 80% of U.S. neighborhoods.

NEIGHBORHOOD VIOLENT CRIME

<table>
<thead>
<tr>
<th>VIOLENT CRIME INDEX</th>
<th>VIOLENT CRIME INDEX BY TYPE</th>
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</thead>
<tbody>
<tr>
<td>65</td>
<td>MURDER INDEX</td>
</tr>
<tr>
<td></td>
<td>100</td>
</tr>
</tbody>
</table>

(100 is safest)

Safer than 65% of U.S. neighborhoods.

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

<table>
<thead>
<tr>
<th></th>
<th>This Neighborhood</th>
<th>Socorro</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Murder</td>
<td>1.76</td>
<td>1.56</td>
<td>4.39</td>
</tr>
<tr>
<td>Rape</td>
<td>1.56</td>
<td>1.56</td>
<td>4.39</td>
</tr>
<tr>
<td>Robbery</td>
<td>4.39</td>
<td>4.39</td>
<td>4.39</td>
</tr>
</tbody>
</table>

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 569 in this Neighborhood
1 IN 642 in Socorro
1 IN 228 in Texas

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### SOCORRO VIOLENT CRIMES

**POPULATION:** 34,048

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
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</thead>
<tbody>
<tr>
<td>Report Total</td>
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<td>7</td>
<td>40</td>
</tr>
<tr>
<td>Rate per 1,000</td>
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<td>0.18</td>
<td>0.21</td>
<td>1.17</td>
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</table>

### UNITED STATES VIOLENT CRIMES

**POPULATION:** 325,719,178

<table>
<thead>
<tr>
<th></th>
<th>MURDER</th>
<th>RAPE</th>
<th>ROBBERY</th>
<th>ASSAULT</th>
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<tr>
<td>Report Total</td>
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<td>135,755</td>
<td>319,356</td>
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<td>0.05</td>
<td>0.42</td>
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### NEIGHBORHOOD PROPERTY CRIME

**PROPERTY CRIME INDEX**

<table>
<thead>
<tr>
<th></th>
<th>81</th>
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</thead>
</table>

(100 is safest)

Safer than 81% of U.S. neighborhoods.

**PROPERTY CRIME INDEX BY TYPE**

<table>
<thead>
<tr>
<th></th>
<th>BURGLARY INDEX</th>
<th>THEFT INDEX</th>
<th>MOTOR VEHICLE THEFT</th>
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<tr>
<td>INDEX</td>
<td>88</td>
<td>76</td>
<td>95</td>
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</table>

100 is safest

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

1. This Neighborhood: 10.04
2. Socorro: 10.4
3. Texas: 25.63

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

1 IN 100 in this Neighborhood
1 IN 96 in Socorro
1 IN 39 in Texas
SOCORRO PROPERTY CRIMES

POPULATION: 34,048

<table>
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<td>Rate per 1,000</td>
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UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

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<td>4.30</td>
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CRIME PER SQUARE MILE

[Graph showing crime rates per square mile with the National Median: 31.1]
Hacienda Santa Barbara

Census Tract- 48141010408

Tierra Socorro
Census Tract  48141010408
TDHCA #  9805
Year  1998
Board Approval  1998
Project Address  560 Three Missions Drive
Project City  Socorro
Population Served  General
### 2017 Declared Disaster Areas

§11.9(d)(3) of the 2017 QAP

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<tr>
<th>County</th>
<th>County</th>
<th>County</th>
<th>County</th>
<th>County</th>
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<td>Garza</td>
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<td>Gillespie</td>
<td>Jasper</td>
<td>Mills</td>
<td>Smith</td>
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<td>Jefferson</td>
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<td>Comanche</td>
<td>Gray</td>
<td>Jim Wells</td>
<td>Montgomery</td>
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<td>McCulloch</td>
<td>San Saba</td>
<td>Wise</td>
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</tbody>
</table>

http://gov.texas.gov/news/proclamation
USDA Designates Four Texas Counties as Primary Natural Disaster Areas

Release No. 0175.18

Dana Rogge
573-876-0934
dana.rogge@mo.usda.gov

Emergency Support to Producers in Surrounding Counties/Border State Also Available

WASHINGTON, Oct. 25, 2018 — Agriculture Secretary Sonny Perdue designated four Texas counties as primary natural disaster areas. Producers who suffered losses due to a recent drought, may be eligible for U.S. Department of Agriculture (USDA) Farm Service Agency (FSA) emergency loans (/Assets/USDA-FSA-Public/usdafiles/FactSheets/2017/emergency_loan_program_oct2017.pdf).
These designations by Secretary Perdue allows FSA to extend much-needed emergency credit to producers recovering from natural disasters. Emergency loans can be used to meet various recovery needs including replacing essential items such as equipment or livestock, reorganizing a farming operation or refinance certain debts.

**Drought Designation #1**

Producers in Freestone and Milam counties, who suffered losses due to drought, may be eligible for emergency loans.

Producers in the contiguous counties of Anderson, Bell, Burleson, Falls, Henderson, Lee, Leon, Limestone, Navarro, Robertson and Williamson in **Texas** are also eligible to apply for emergency loans.

**Drought Designation #2**

Producers in Culberson and Hudspeth counties, who suffered losses due to drought, may be eligible for emergency loans.

Producers in the contiguous counties of El Paso, Jeff Davis, Presidio, and Reeves in **Texas**, along with Eddy and Otero counties in **New Mexico**, are also eligible to apply for emergency loans.

The deadline to apply for these emergency loans is June 17, 2019.

FSA will review the loans based on the extent of losses, security available and repayment ability.

FSA has a variety of addition programs to help farmers recover from the impacts of this disaster. FSA programs that do not require a disaster declaration include: Operating and Farm Ownership Loans (https://assets/usda-fsa-Public/usdafiles/FactSheets/archived-factsheets/farm_loans_overview_april2017.pdf); the Emergency Conservation Program (https://assets/usda-fsa-Public/usdafiles/FactSheets/2017/emergency_conservation_program_oct2017.pdf); Livestock Forage Disaster Program (https://assets/usda-fsa-Public/usdafiles/FactSheets/2018/livestock_forage_disaster_program-july2018.pdf); Livestock Indemnity Program (https://assets/usda-fsa-
TAB 11

Site Information Form Part III
1. **Site Acreage**

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

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan: 3.0509</th>
<th>Appraisal: 3.05</th>
<th>ESA:</th>
</tr>
</thead>
</table>

   (*) Should equal acreage indicated in site control documents less acreage intended to be dedicated, sold or used for public purpose and not to be encumbered by LURA (net acreage). The net acreage will be used for calculating density for all purposes.

   Please provide an explanation of any discrepancies in site acreage below:

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

2. **Site Control [10 TAC §11.204(10)]**

   The current owner of the Development Site is (If scattered site & more than one owner refer to Tab 13):

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tierra Del Sol Housing Corporation, Inc.</td>
<td>Rose Garcia</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
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</thead>
<tbody>
<tr>
<td>210 East Idaho Avenue</td>
<td>Las Cruces</td>
<td>NM</td>
<td>88005</td>
<td>7/2/2009</td>
</tr>
</tbody>
</table>

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

   If "Yes," please explain:

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

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

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

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

   Site Control is in the form of:

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

   **Expiration of Contract or Option:** 11/1/2019  
   **Anticipated Closing Date:** 10/1/2019

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

3. **Ingress/Egress and Easements [9% and 4% HTC Only] [10 TAC §11.204(10)(D)]**

   If ingress and egress to a public right of way are not part of the Property described in the site control documentation, the Applicant must provide:

   - [ ] Evidence of an easement, leasehold, or similar documented access; and
4. **30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) [10 TAC §11.4(c)]**

Development qualifies for the boost for:

- Qualified Census tract that has less than 20% HTC Units per household
- New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†*
  
  †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.

- Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
- Development is located in a Small Area Difficult Development Area (SADDA) (Competitive HTC only)
- Rural Development (Competitive HTC only)
- Development is entirely Supportive Housing (Competitive HTC Only)
- Development includes an additional 10% of units at 30% AMI. (Competitive HTC only) *Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements.*
- Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

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

2/27/2019
TAB 12

Support Documentation from Site Information
Part III

• Title Commitment or Policy
• Option Agreement
Site Control Documentation

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

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

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

☒ Title Commitment or Policy

Ingress/Egress and Easements

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

Increase in Eligible Basis (30% Boost)

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

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

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

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

List of Opportunity Zones can be found at:

https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx

2/27/2019
OPTION TO PURCHASE REAL PROPERTY
(Hacienda Santa Barbara Apartments)

In consideration of the sum of $100.00 “Option Fee” in hand paid Seller, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned

Tierra Del Sol Housing Corporation, Inc. (hereinafter called the “Seller”), who covenants to be the owner of the Property hereinafter described, hereby, for the Seller and Seller’s heirs, executors, administrators, successors and assigns, offers and agrees to sell and convey to:

Hacienda Santa Barbara Apartments, LP

(hereinafter called the “Buyer”) the Property, and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described land, located in Socorro, El Paso County, State of Texas, together with all improvements, easements, rights and appurtenances related thereto (collectively the “Property”):

Lot 1A, Block 1, Three Missions Subdivision Replat “A”, El Paso County, Texas, according to the plat thereof of record in Book 76, Page 90, Plat Records of El Paso County, Texas

The title to said Property is to be conveyed free and clear of all leases, contracts, debts, liens and encumbrances of any kind.

The purchase price for said property shall be $305,000. The Option Fee is non-refundable, but shall be credited to the purchase price at closing.

Beginning on the Effective Date, until termination of this agreement (the “Option Period”), Buyer may inspect the Property and determine whether the Property is suitable for Buyer’s needs in Buyer’s sole discretion. If Buyer elects to proceed to closing, Buyer shall deliver to Seller the Option Notice as provided below. During the Option Period, Buyer and its agents will have the right to enter and inspect the physical condition of the Property and make such engineering, environmental and other studies of the Property as Buyer may elect. During the Option Period, in addition to any inspections of the Property as described above, Buyer shall have the right, at Buyer’s cost and in its sole discretion, to obtain any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer’s intended use. Seller agrees to fully cooperate and to reasonably assist Buyer in obtaining any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer’s intended use provided that Seller shall not be required to incur any expense to third parties. Buyer may terminate this agreement at any time prior to the closing and the Option Fee will be retained by Seller as its sole and exclusive remedy and compensation for the grant of this option.
All parties agree that Buyer will pay all surveying and title and closing costs incurred by Buyer in relation to Buyer's inspections. Surveying is to be completed and accepted by both parties prior to closing.

The Seller further agrees to convey said property to the Buyer by special warranty deed. The purchase price shall be paid at the time of closing; and said Property shall be delivered in the same condition as they are now, customary use and wear, as provided in this agreement.

Taxes, water assessments and other general and special assessments of whatsoever nature for the year in which the closing of the transaction takes place shall be prorated as of the date of the closing of the transaction, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year; furthermore, any assessment shall not be deducted from the purchase price. If the closing of the transaction shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the next preceding year applied to the latest assessed valuation.

Sale of the property shall be contingent upon Buyer's due diligence involving the Property. Buyer shall commence and complete this assessment and due diligence prior to closing.

This option may be exercised by the Buyer, at any time prior to November 1, 2019 at 11:59 p.m. Mountain Time (the "Option Deadline"), by mailing a written notice of acceptance of the offer herein to:

Tierra Del Sol Housing Corporation, Inc.
210 East Idaho Street
Las Cruces, NM 88005

or actual delivery of a notice of acceptance to the Seller (the "Option Notice"). The Option Notice will be deemed received upon the earlier of deposit in the United States mail to the address provided above or actual receipt delivery of the Option Notice to Seller. If written notice of acceptance is not received or deemed received by Seller by the Option Deadline, the Option will automatically expire and the parties will have no further right or obligations under this Option to Purchase Real Property.

The closing will then occur on the first business day that is 10 days after receipt of the Option Notice by Seller. At the closing, Seller will deliver the deed and any applicable bills of sale and assignments of the Property as reasonably required by Buyer and the title company closing the transaction and Buyer will deliver the purchase price called for under this agreement, subject to applicable credits.

The "Effective Date" of this agreement will be the date last signed by Seller and Buyer below.
SELLER:

Tierra Del Sol Housing Corporation

By: [Signature]
Rose Garcia, Executive Director

Date: 2-27-19

BUYER:

Hacienda Santa Barbara Apartments LP

By: [Signature]
Salvador Estrada, Executive Director
Housing and Economic Rural Opportunity, Inc.
Member of General Partner

Date: 2-27-2019
OPTION TO PURCHASE REAL PROPERTY
(Hacienda Santa Barbara Apartments)

In consideration of the sum of $100.00 "Option Fee" in hand paid Seller, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned

Tierra Del Sol Housing Corporation, Inc. (hereinafter called the "Seller"), who covenants to be the owner of the Property hereinafter described, hereby, for the Seller and Seller's heirs, executors, administrators, successors and assigns, offers and agrees to sell and convey to:

Hacienda Santa Barbara Apartments, LP

(hereinafter called the "Buyer") the Property, and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described land, located in Socorro, El Paso County, State of Texas, together with all improvements, easements, rights and appurtenances related thereto (collectively the "Property"):

Lot 1A, Block 1, Three Missions Subdivision Replat "A", El Paso County, Texas, according to the plat thereof of record in Book 76, Page 90, Plat Records of El Paso County, Texas

The title to said Property is to be conveyed free and clear of all leases, contracts, debts, liens and encumbrances of any kind.

The purchase price for said property shall be $305,000. The Option Fee is non-refundable, but shall be credited to the purchase price at closing.

Beginning on the Effective Date, until termination of this agreement (the "Option Period"), Buyer may inspect the Property and determine whether the Property is suitable for Buyer's needs in Buyer's sole discretion. If Buyer elects to proceed to closing, Buyer shall deliver to Seller the Option Notice as provided below. During the Option Period, Buyer and its agents will have the right to enter and inspect the physical condition of the Property and make such engineering, environmental and other studies of the Property as Buyer may elect. During the Option Period, in addition to any inspections of the Property as described above, Buyer shall have the right, at Buyer's cost and in its sole discretion, to obtain any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer's intended use. Seller agrees to fully cooperate and to reasonably assist Buyer in obtaining any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer's intended use provided that Seller shall not be required to incur any expense to third parties. Buyer may terminate this agreement at any time prior to the closing and the Option Fee will be retained by Seller as its sole and exclusive remedy and compensation for the grant of this option.
All parties agree that Buyer will pay all surveying and title and closing costs incurred by Buyer in relation to Buyer’s inspections. Surveying is to be completed and accepted by both parties prior to closing.

The Seller further agrees to convey said property to the Buyer by special warranty deed. The purchase price shall be paid at the time of closing; and said Property shall be delivered in the same condition as they are now, customary use and wear, as provided in this agreement.

Taxes, water assessments and other general and special assessments of whatsoever nature for the year in which the closing of the transaction takes place shall be prorated as of the date of the closing of the transaction, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year; furthermore, any assessment shall not be deducted from the purchase price. If the closing of the transaction shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the next preceding year applied to the latest assessed valuation.

Sale of the property shall be contingent upon Buyer’s due diligence involving the Property. Buyer shall commence and complete this assessment and due diligence prior to closing.

This option may be exercised by the Buyer, at any time prior to November 1, 2019 at 11:59 p.m. Mountain Time (the “Option Deadline”), by mailing a written notice of acceptance of the offer herein to:

Tierra Del Sol Housing Corporation, Inc.
210 East Idaho Street
Las Cruces, NM 88005

or actual delivery of a notice of acceptance to the Seller (the “Option Notice”). The Option Notice will be deemed received upon the earlier of deposit in the United States mail to the address provided above or actual receipt delivery of the Option Notice to Seller. If written notice of acceptance is not received or deemed received by Seller by the Option Deadline, the Option will automatically expire and the parties will have no further right or obligations under this Option to Purchase Real Property.

The closing will then occur on the first business day that is 10 days after receipt of the Option Notice by Seller. At the closing, Seller will deliver the deed and any applicable bills of sale and assignments of the Property as reasonably required by Buyer and the title company closing the transaction and Buyer will deliver the purchase price called for under this agreement, subject to applicable credits.

The “Effective Date” of this agreement will be the date last signed by Seller and Buyer below.
SELLER:

**Tierra Del Sol Housing Corporation**

By: [Signature]

Rose Garcia, Executive Director

Date: 2-27-19

BUYER:

**Hacienda Santa Barbara Apartments LP**

By: [Signature]

Salvador Estrada, Executive Director

Housing and Economic Rural Opportunity, Inc.

Member of General Partner

Date: 2-27-2019

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**BBVA Compass**

**CASHIER'S CHECK**

**CHEQUE DE CAJA**

PAY TO THE ORDER OF

***ONE HUNDRED DOLLARS AND 00 CENTS***

Remitter/Remitente: H.E.R.O. INC

Description/Descripción: HACIENDA SANTA BARBARA APTS

Date/Fecha: 02/27/2019

****** $100.00 ******

Authorized Signature / Firma Autorizada:

[Signature]
PROPERTY DESCRIPTION

525 THREE MISSIONS

Description of a parcel of land being Lot 1A, Block 1, Three Missions Subdivision Replat "A", El Paso County, Texas, map of said Three Missions Subdivision Replat "A" recorded in book 76, page 90, Plat Records, El Paso County, Texas and also being that same parcel recorded in Clerk's File #20090046299, El Paso County Clerks Records, and described as follows;

Beginning at a 5/8" rebar with cap stamped "KECO" found at the most easterly corner of said Lot 1A, said rebar also marking the southeasterly corner of Lot 1B of said Block 1, said rebar also lying on the northwesterly ROW of Three Missions Drive (60' wide), from which a 5/8" rebar with cap stamped "KECO" found at the most easterly corner of said Lot 1B lies North 54°26'00" East (bearing basis) a distance of 135.50' and being the "Point Of Beginning";

Thence, with the southeasterly lot line of said Lot 1A, South 54°26'00" West a distance of 569.01' to a 1/2" rebar found at the most southerly corner of said Lot 1A, and lying on the northerly ROW of the Ysla Lateral (50' wide);

Thence, with said northerly ROW of the Ysla Lateral, North 72°04'00" West a distance of 429.22' to a 5/8" rebar with cap stamped "KECO" found at an angle point;

Thence, continuing with said northerly ROW of the Ysla Lateral, North 56°35'00" West a distance of 22.90' to a 5/8" rebar with cap stamped "KECO" found at most westerly corner of said Lot 1A;

Thence, with the northwesterly lot line of said Lot 1A, North 57°28'00" East a distance of 438.44' to a 5/8" rebar with cap stamped "KECO" found at the most westerly common lot corner of said Lots 1A and 1B;

Thence, with the common lot line of said Lots 1A and 1B, South 43°56'55" East a distance of 296.37' to a 5/8" rebar with cap stamped "KECO" found at an angle point;

Thence, continuing with said common lot line of Lots 1A and 1B, North 54°26'00" East a distance of 289.57' to a 5/8" rebar with cap stamped "KECO" found at an angle point;

Thence, continuing with said common lot line of Lots 1A and 1B, North 86°39'24" West a distance of 79.60' to the "Point Of Beginning" and containing 132,899 sq. ft. or 3.0509 acres.

Based on a field survey performed under my supervision and dated 12/27/2016 and updated on 03/21/2019

John A Eby, Texas R.P.L.S. 5372 NM PLS 17779
Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPLS FIRM #10001200
COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

We, 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.

Authorized Countersignature
Stewart Title Company
415 North Mesa Street
El Paso, TX  79901

Matt Morris
President and CEO

Denise Cafraux
Secretary

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 77252-2029.
IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELEPHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

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

AVISO IMPORTANTE

PARA INFORMACIÓN, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:
1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
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.

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

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

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

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

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

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

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

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

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 368760
Effective Date:
February 18, 2019 at 8:00AM

CLOSER:  Melanie Jones
Issued:
February 26, 2019 11:32AM

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: $
   PROPOSED INSURED:

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:  Texas Department of Housing and Community Affairs
   Proposed Borrower:  Hacienda Santa Barbara Apartments Limited Partnership

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:

   TIERRA DEL SOL HOUSING CORPORATION, A NEW MEXICO CORPORATION

4. Legal description of land:

   See Exhibit “A” Attached Hereo
COMMITMENT FOR TITLE INSURANCE
EXHIBIT “A”
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 368760

Lot 1A, Block 1, THREE MISSIONS SUBDIVISION REPLAT "A", El Paso County, Texas, according to the plat thereof, recorded in Volume 76, Page 90, Plat Records of El Paso County, Texas.

Click here for Volume 76, Page 90.
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 date or delete this exception):

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, “Shortages in area” (Loan Policy only or Owner’s Title Policy with prescribed premium.)

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

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulsfs, 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 is furnished to us before a binder is issued.)

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

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).  (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance.  (T-2R)
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

   a) Rights of parties in possession. (Owner Title Policy only)
   b) A 15 foot sewer easement along the easterly and southerly property lines and a 10 foot irrigation easement along the westerly property line as shown on plats, including easements for the overhang of service wires for pole type utilities and buried service wires, conduits, and pipes for underground utilities as dedicated on the plats, recorded in Volume 74, Page 46 and Volume 76, Page 90, Plat Records of El Paso County, Texas.
   c) A reciprocal ingress/egress easement, as dedicated on the plat recorded in/under Volume 76, Page 90, Map/Plat Records of El Paso County, Texas.
   d) Subject to all matters emanating from the establishment of the El Paso County Lower Valley Water District Authority including, but not limited to, the instruments recorded in Volume 2104, Page 675, Volume 2852, Page 399, and under Clerk's File No. 20050118809, Real Property Records of El Paso County, Texas.
   e) Contracts, taxes, construction charges, assessments, and rights-of-way for irrigation and drainage ditches applicable to property in El Paso County Water Improvement District No. 1.
   f) 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.
Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

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

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

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

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

5. 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. Require a Notice to Purchaser of Real Property pertaining to the Water District. Have seller(s) and purchaser (s) sign document and have it filed in Real Property Records of El Paso County, Texas.

7. Company requires a corporate resolution of the Board of Directors of TIERRA DEL SOL HOUSING CORPORATION authorizing this current transaction and naming the Officers authorized to execute the necessary instruments, and obtain Certificate of Good Standing from the appropriate Secretary of State.

8. Company requires a copy of the limited partnership agreement, and all amendments thereto, from HACIENDA SANTA BARBARA APARTMENTS LIMITED PARTNERSHIP in order to determine who is authorized to execute documents in connection with the closing of this transaction. Company requires satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. Company requires all general partners to join in and evidence of the consent of all limited partners to the closing of this transaction, where appropriate.

   Company requires a corporate resolution of the Board of Directors of HOUSING AND ECONOMIC RURAL OPPORTUNITY, INC., General Partner, authorizing this current transaction and naming the Officers authorized to execute the necessary instruments, and obtain Certificate of Good Standing from the appropriate Secretary of State.

9. Note: An Affidavit was styled “Notice of Claim to the Ysleta Grant and Aboriginal Title Areas” and was filed in Volume 2553, Page 1958, Real Property Records, El Paso County, Texas. The memorandum attached to this Affidavit states that “the claim is one for return of possession from third parties of all lands contained within the Ysleta, Senecu, Socorro and Ascarate Grants in El Paso County, Texas (based on aboriginal title and specific Spanish and Mexican Grants); as well as the balance of El Paso County and all of Hudspeth, Culberson, Jeff Davis, Brewster and Presidio.
COMMITMENT FOR TITLE INSURANCE
SCHEDULE C

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Counties, Texas (based on aboriginal title only); and for damages for trespass and unlawful occupation and use.”
Upon request to the company, you may receive a copy of the Affidavit and memorandum. THE POLICY TO BE
ISSUED TO YOU WILL NOT EXCEPT TO THE AFFIDAVIT OR CLAIMS REFLECTED BY THE AFFIDAVIT. THIS
NOTE IS FOR INFORMATIONAL PURPOSES ONLY.
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
- 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 Company (Title Insurance Agent), the following disclosures are made:

B-1. Shareholders, owners, partners or other persons having, owning or controlling one percent (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 ten percent (10%) or more of an entity that has, owns or controls one percent (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:

- Owner's Policy $0.00
- Loan Policy $0.00
- Endorsement Charges $25.00
- Other
- Total $25.00

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

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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
Stewart Title Guaranty Company Privacy Notice
Stewart Title Companies

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-Blilley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. 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</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>
</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 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.: 368760

Revised 11-19-2013
Tab 14

Elected officials
Elected Officials

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.

Please identify all elected officials which represent the Development Site.

** US Representative

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

<table>
<thead>
<tr>
<th>State Senator</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support Letter</td>
<td></td>
</tr>
<tr>
<td>City Mayor</td>
<td>County Judge</td>
</tr>
<tr>
<td>School Superintendent</td>
<td>District Name</td>
</tr>
<tr>
<td>Email</td>
<td>Address</td>
</tr>
<tr>
<td>Presiding officer of Board of Trustees</td>
<td>Email</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
<tr>
<td>District/Precinct</td>
<td>Email or Phone</td>
</tr>
</tbody>
</table>

(If box above is checked, the rest of the form may be left BLANK.)

Please identify all elected officials which represent the Development Site.
Tab 15

Neighborhood Orgs.
### Neighborhood Organizations

- Organizations **were identified in the Pre-Application**, and there have been no changes.
- Organizations have **changed since the Pre-Application was submitted**, and information regarding notifications or re-notifications is entered below.
- **No Pre-Application was submitted**.

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
<td>Fax or Email</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
<td>Fax or Email</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
<td>Fax or Email</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
<td>Fax or Email</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Name of Organization</td>
<td>Contact Name</td>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td></td>
<td>Zip</td>
<td>Phone</td>
<td>Fax or Email</td>
<td></td>
</tr>
</tbody>
</table>

2/27/2019
Neighborhood Organizations

- Organizations **were identified in the Pre-Application**, and there have been no changes. (If above is checked, the rest of the form may be left **BLANK**)
- Organizations have **changed since the Pre-Application was submitted**, and information regarding notifications or re-notifications is entered below.
- **No Pre-Application was submitted**.

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

<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
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

2/27/2019
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of ______________, __________

Notary Public Signature

Seal
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:

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

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Notifications made at Application:

☐ No pre-application was submitted, and I (We) certify that 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

2/18/2019
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification

By: ____________________________

Signature of Applicant/Development Owner

Salvador Estrada

Printed Name

New Mexico

Notary Public, State of

Dona Ana

County of

My Commission expires

12-28-2020

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 ____________________________

19th day of February, 2019

______________________________
Notary Public Signature

______________________________
Official Seal

PATRICIA A. CAMPBELL
Notary Public
State of New Mexico

My Commission Expires: 12-28-2020

1/18/2019
Tab 17

Development Narrative

Targeted Population
### Development Narrative

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

   - New Construction
   - and/or: 

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

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

   Previous TDHCA # 17105

   If Acquisition/Rehab or Rehab, original construction year:

   If Reconstruction, 

   Units Demolished Units Reconstructed

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

   - General

     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?**

   - [ ] 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").

   - [X] 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.

   Housing and Economic Rural Opportunity, Inc. (HERO, non-profit) is sponsoring the development of the Hacienda Santa Barbara Apartments to provide affordable housing for farm workers and their families in the Rio Grande Valley of Soccoro, TX. HERO has created Hacienda Santa Barbara Limited Partnership to allow the combination of a $2.5M USDA Rural Development 514 Farm Labor Housing loan and housing tax credits. HERO will be the 100% general partner. USDA RD has also awarded 40 units of rental assistance. The development will have 40 units; 8 one bedrooms, 12 two bedrooms, and 20 three bedrooms. The project will be USGBC Leed certified. The USDA Rural Development loan was awarded through a national competition. USDA RD will withdraw the loan award if HERO if not successful in receiving a HTC award in the 2019 application cycle. HERO has successfully developed multiple farm labor housing communitites in New Mexico and also in San Ellisario, TX.

If a revised form is submitted, date of submission: 2/27/2019
5. **Funding Request:**

Complete the table below to describe this Application’s funding request. If applying for Multifamily Direct Loan funds, please select only one type of loan.

<table>
<thead>
<tr>
<th>Department Funds applying for with this Application</th>
<th>Requested Amount</th>
<th>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm (Repayable)</td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$609,133</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. **§11.5 - Set-Aside (For Competitive HTC & Multifamily Direct Loan Applications Only)**

Identify any and all set-asides the application will be applying under with an “x”.

Set-Asides cannot be added or dropped from pre-application to full Application for Competitive HTC Applications.

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

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

Has this site/activity previously applied for TDHCA funds? **Yes**

Has this site/activity previously received TDHCA funds? **No**

If "Yes" Enter Project Number: [ ] and TDHCA funding source:

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

If yes, source: **USDA Rural Development 514 Farm Labor Housing Loan**

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:

- [ ] At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- [x] At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.
- [ ] Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission: [ ]
**Hacienda Santa Barbara- Targeted Population**

Housing and Economic Rural Opportunity, Inc. has been awarded a USDA Rural Development 514 Farm Labor Housing loan to develop the Hacienda Santa Barbara Apartments. USDA RD is also offering forty units of rental assistance to the individuals and families that will reside at the development. The USDA RD funds specifically target the housing for farm workers. TDHCA also identifies farm workers as a special needs population.
Tab 18

Development Activities
### 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>X 40</td>
<td>9</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**
   
<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>500</td>
</tr>
<tr>
<td>1</td>
<td>600</td>
</tr>
<tr>
<td>2</td>
<td>800</td>
</tr>
<tr>
<td>3</td>
<td>1,000</td>
</tr>
<tr>
<td>4</td>
<td>1,200</td>
</tr>
</tbody>
</table>
   
   Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:

   OR:

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

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

   Application is a **Tax Exempt Bond Development** and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).

   Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).

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

3. **Resident Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under 10 TAC §13.6, see Tab 19 for Tenant Services scoring elections)**

   Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).

   Application is **Direct Loan not layered with Housing Tax Credits** and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

4. **Development Accessibility Requirements (ALL Multifamily Applications) [10 TAC §1.207]; [10 TAC §11.101(b)(8)]**

   Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to 10 TAC §11.101(b)(8).

   | Yes |
   | X   |
   
   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).

   and

   | Yes |
   | X   |
   
   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).**
Tab 19

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:
     - **Bedroom Size**
       - Points claimed: 6
     - **Square Footage**
       - Points claimed: 9

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

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

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

   - At least 20 percent of all low-income Units at 30% or less of AMGI
     - Direct Loan Points: 0
   - At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or
     - Direct Loan Points: 0
   - At least 5 percent of all low-income Units at 30% or less of AMGI
     - Direct Loan Points: 0

   - In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI. *Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those same units for scoring points under §13.6(5). However, 50% AMGI and 60% AMGI units that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(5). Points claimed here will not appear on the Self Score tab.*

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

   - Application proposes to use the 20-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.
     - **Total Number of Units at 50% or less of AMGI**: COMPLETE THIS SECTION!
     - **Number of 30% Units used to score points under §11.9(c)(2)**: CHECK YOUR MATH!
     - **Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)**
     - **Percentage used for calculation of eligible points under §11.9(c)(1)**

   - Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or
     - Points: 0
   - Development proposed in all other areas.
     - Points: 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.*

   - **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: 0

   - **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: 16

**Application is seeking points for Income Levels of Residents.**

**Points Claimed:** 16

2/27/2019
4. **Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]**

Mark **only one** box below:

- At least 20% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; development is Supportive Housing proposed by a Qualified Nonprofit Organization.  
  - 0
- Development is urban and at least 10% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or  
  - 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; or  
  - 11
- At least 5% of all low-income Units at 30% or less of AMGI  
  - 0

**Application is seeking points for Rent Levels of Residents.**

**Points Claimed:** 11

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

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

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

**Application is seeking points for Income level of Tenants.**

**Points Claimed:** 10

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

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

B. [ ] 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)

- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.  
  - 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;  
  - 0
- AND
- Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.  
  - 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 available that are restricted for persons with disabilities. A Development having a preference for Persons with Disabilities or a use restriction for Special Needs Populations is not a disqualifying factor for purposes of this scoring item.

☐ Development only has units with an existing or proposed 62 or more age restriction.

☐ Development is not located in Austin-Round Rock MSA, Brownsville-Harlingen MSA, Corpus Christi MSA, Dallas-Fort Worth-Arlington MSA, El Paso MSA, Houston-The Woodlands-Sugar Land MSA, McAllen-Edinburg-Mission MSA, or San Antonio-New Braunfels MSA.

☒ The Development is a new construction project and located in the mapped 500-year floodplain or in the 100-year floodplain according to FEMA's most current Flood Insurance Rate Maps.

☒ The Development is located in a coastal high hazard area (V Zone) or regulatory floodway.

☒ Other disqualifying factor

USDA Rural Development has awarded forty units of project based rental assistance targeted

<table>
<thead>
<tr>
<th>Application is seeking points for Tenant Populations.</th>
<th>Points Claimed:</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>☒ Development is requesting Pre-Application Points.</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>8 Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>☒ Development will maintain a 35 year Affordability Period.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9 Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Application requests points for Historic Preservation.</td>
<td></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>
<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>
<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>
<td></td>
</tr>
<tr>
<td>☐ At least 75% of the residential units will be within the Certified Historic Structure.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Attached behind this tab are the THC letter and other documentation described above.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☒ 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></td>
<td>1</td>
</tr>
<tr>
<td>11 Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]</td>
<td></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></td>
<td>1</td>
</tr>
</tbody>
</table>

2/27/2019
Tab 22

Architectural Drawings Must be Submitted Behind this Tab

• Site Plan
• Building Floor Plans
• Unit Floor Plans
• Elevations for each building type
Architectural Drawings Must be Submitted Behind this Tab [§11.204(b)(9)]
(If development is scattered site, consult staff.)

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

3/1/2019
**HACIENDA SANTA BARBARA – PROJECT SUMMARY**

<table>
<thead>
<tr>
<th>BUILDING ID</th>
<th>QTY</th>
<th>1BD / 1.5BA</th>
<th>2BD / 2BA</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING A</td>
<td>1</td>
<td>4 / 6</td>
<td>12</td>
</tr>
<tr>
<td>BUILDING B</td>
<td>1</td>
<td>6 / 8</td>
<td>12</td>
</tr>
<tr>
<td>BUILDING D</td>
<td>1</td>
<td>4 / 4</td>
<td>12</td>
</tr>
</tbody>
</table>

**TOTAL UNITS**

| TOTAL | 21,250 S.F. | 21,250 S.F. | 42,500 S.F. |

**% OF TOTAL UNITS**

| 1BD / 1.5BA | 2BD / 2BA | 52% | 25% | 23% | 100% |

**PARKING**

<table>
<thead>
<tr>
<th>AREA/TOT. UNIT TYPE</th>
<th>REQUIRED</th>
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</thead>
<tbody>
<tr>
<td>20%</td>
<td>10%</td>
</tr>
</tbody>
</table>

**LAND AREA**

| 100,000 SF | 2.0000 ACRES |

**AMENITIES**

<table>
<thead>
<tr>
<th>UTILITY</th>
<th>TOTAL # OF STANDARD SPACES</th>
<th>TOTAL # OF HANDICAP SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER</td>
<td>8</td>
<td>12</td>
</tr>
<tr>
<td>GAS</td>
<td>3</td>
<td>5</td>
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**AMENITIES CHECKLIST**

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<tr>
<th>DEVELOPMENT TYPE</th>
<th>NUMBER OF UNITS</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>REQUIRED POINTS</td>
</tr>
<tr>
<td>FAMILY</td>
<td>ELDERLY</td>
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**COMMON AMENITIES**

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<tr>
<th>NUMBER OF UNITS</th>
<th>REQUIRED POINTS</th>
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<tbody>
<tr>
<td>41 TO 76 UNITS</td>
<td>7 POINTS</td>
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<td>20 TO 40 UNITS</td>
<td>4 POINTS</td>
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<td>16 TO 40 UNITS</td>
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<td>8 TO 15 UNITS</td>
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**GREEN AMENITIES**

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<tr>
<td></td>
<td>REQUIRED POINTS</td>
</tr>
<tr>
<td></td>
<td>COMMON AMENITIES</td>
</tr>
<tr>
<td>COMMUNITY LAUNDRY</td>
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<tr>
<td>ROOM WITH AT LEAST</td>
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</tr>
<tr>
<td>ONE WASHER AND</td>
<td></td>
</tr>
<tr>
<td>DRYER FOR EVERY</td>
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</tr>
<tr>
<td>40 UNITS</td>
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<tr>
<td>BARBECUE GRILLS</td>
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<td>AND PICNIC</td>
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<tr>
<td>TABLE FOR EVERY</td>
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<td>50 UNITS</td>
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**CONTRACT DOCUMENTS**

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<tbody>
<tr>
<td></td>
<td>PROJECT MANUAL.</td>
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<tr>
<th>MARK DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/07/2019</td>
<td>UNAUTHORIZED USE, MISREPRESENTATION OF THIS SEAL WILL VOID ANY WRITTEN OR ORAL STANDARDS AT 30 TAC SECTION 290.252;</td>
</tr>
<tr>
<td>02/14/2019</td>
<td>THE USE OF THIS SEAL IS AUTHORIZED BY THE ARCHITECT WHOSE NAME APPEARS. ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.</td>
</tr>
<tr>
<td>FEB 14 2018</td>
<td>OWNER</td>
</tr>
<tr>
<td>02/07/2019</td>
<td>IF YOU SHOULD HAVE ANY COMPLAINTS REGARDING THIS ARCHITECTURAL FIRM, PLEASE BE ADVISED THAT THIS FIRM IS NOT FOR PERMITTING, OR CONSTRUCTION.</td>
</tr>
<tr>
<td>02/14/2019</td>
<td>THE PROPERTY OF WRIGHT &amp; DALBIN ARCHITECTS, INC.</td>
</tr>
<tr>
<td>02/07/2019</td>
<td>THE USE OF THIS SEAL IS AUTHORIZED BY THE ARCHITECT WHOSE NAME APPEARS. ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.</td>
</tr>
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<td>IF YOU SHOULD HAVE ANY COMPLAINTS REGARDING THIS ARCHITECTURAL FIRM, PLEASE BE ADVISED THAT THIS FIRM IS NOT FOR PERMITTING, OR CONSTRUCTION.</td>
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**PROJECT OVERVIEW**

<table>
<thead>
<tr>
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<th>PROJECT OVERVIEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT OVERVIEW</td>
<td>PROJECT OVERVIEW</td>
</tr>
</tbody>
</table>

## Unit Amenities

### Non-Living Area

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>UNIT TYPE</th>
<th>NUMBER</th>
<th>TOTAL</th>
<th>BUILDING LIVING AREA</th>
<th>BUILDING LIVING AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>2,030.5 ft²</td>
<td>5,920.5 ft²</td>
</tr>
<tr>
<td>B</td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>1,980.5 ft²</td>
<td>4,880.5 ft²</td>
</tr>
<tr>
<td>C</td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>2,940.5 ft²</td>
<td>6,016.5 ft²</td>
</tr>
<tr>
<td>D</td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>2,940.5 ft²</td>
<td>6,016.5 ft²</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>11,190.5 ft²</td>
<td>21,292.5 ft²</td>
</tr>
</tbody>
</table>

### Living Area

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>UNIT TYPE</th>
<th>NUMBER</th>
<th>TOTAL</th>
<th>BUILDING LIVING AREA</th>
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<tbody>
<tr>
<td></td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>2,030.5 ft²</td>
<td>5,920.5 ft²</td>
</tr>
<tr>
<td></td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>1,980.5 ft²</td>
<td>4,880.5 ft²</td>
</tr>
<tr>
<td></td>
<td>1/2/1 BA</td>
<td>4/6</td>
<td>8</td>
<td>2,940.5 ft²</td>
<td>6,016.5 ft²</td>
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<td>11,190.5 ft²</td>
<td>21,292.5 ft²</td>
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### Community Center

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<tr>
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<td>8</td>
<td>11,190.5 ft²</td>
<td>21,292.5 ft²</td>
</tr>
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## Utilities

### Parking

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### Utilities

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## Common Amenities

### Required Points

- **A.** **Community Laundry Room:** At least one washer and dryer for every 40 units.
- **B.** **Energy Star Rated Ceiling Fan:** Per unit in living room.
- **C.** **Central Heating and Air-Conditioning:** Packaged terminal air conditioners meet this requirement for SRO units in supportive housing developments only.
- **D.** **Plumbing Fixtures:** Toilets and faucets must meet design standards at 30 TAC Section 250.252.
- **E.** **Garbage Disposal and Energy-Star Dishwasher:** (not required for TRDO- USDA developments; rehabilitation development does not require a dishwasher, only garbage disposal.)
- **F.** **Blind Accessible:** Window coverings for all windows.
- **G.** **Attic:** Ventilated with a minimum of 10% of the attic area.
- **H.** **Japanese Style Room:** At least one energy star rated or near zero energy star rated.
- **I.** **Communal Laundry:** At least one washer and dryer per 40 units.
- **J.** **Humidity Control:** At least one energy star rated.
- **K.** **Lighting:** At least one energy star rated.
- **L.** **Appliance:** At least one energy star rated.
- **M.** **Energy Star Rated:** At least one energy star rated.
- **N.** **Mold Protection:** At least one energy star rated.
- **O.** **Refrigeration:** At least one energy star rated.
- **P.** **Energy Star Rated:** At least one energy star rated.
- **Q.** **Energy Star Rated:** At least one energy star rated.
- **R.** **Energy Star Rated:** At least one energy star rated.
- **S.** **Energy Star Rated:** At least one energy star rated.
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- **W.** **Energy Star Rated:** At least one energy star rated.
- **X.** **Energy Star Rated:** At least one energy star rated.
- **Y.** **Energy Star Rated:** At least one energy star rated.
- **Z.** **Energy Star Rated:** At least one energy star rated.

### Points Earned

- **A.** **Energy Star Rated:** At least one energy star rated.
- **B.** **Energy Star Rated:** At least one energy star rated.
- **C.** **Energy Star Rated:** At least one energy star rated.
- **D.** **Energy Star Rated:** At least one energy star rated.
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- **X.** **Energy Star Rated:** At least one energy star rated.
- **Y.** **Energy Star Rated:** At least one energy star rated.
- **Z.** **Energy Star Rated:** At least one energy star rated.

### Points Required

- **A.** **Energy Star Rated:** At least one energy star rated.
- **B.** **Energy Star Rated:** At least one energy star rated.
- **C.** **Energy Star Rated:** At least one energy star rated.
- **D.** **Energy Star Rated:** At least one energy star rated.
- **E.** **Energy Star Rated:** At least one energy star rated.
- **F.** **Energy Star Rated:** At least one energy star rated.
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- **X.** **Energy Star Rated:** At least one energy star rated.
- **Y.** **Energy Star Rated:** At least one energy star rated.
- **Z.** **Energy Star Rated:** At least one energy star rated.
6. **Site Control:** Provide evidence that the Option Fee has been received by the title company. Identify where the site acreage can be found. **The Buyer paid the Option Fee to the Seller with a cashier’s check.** The legal description has been revised to include the site acreage. **Attachment 5**

7. **Title Commitment:** The proposed insured doesn’t appear to be in the name of the Development Owner. **The proposed development owner will be Hacienda Santa Barbara Apartments Limited Partnership.** The legal description has been revised. **Attachment 6**

8. **Tab 15 Neighborhood Organizations:** This form appears incomplete, none of the boxes at the top were checked and/or no Neighborhood Organizations have been included. **Attachment 7**

9. **Tab 16 Certification of Notification:** Review Part 3 of this form to ensure it is consistent with your Tab 15 revision. The information and/or selection must be consistent between the 2. **No change**

10. **Tab 24 Rent Schedule:** Revise to include a description for the non-rental income. **Attachment 8**

11. **Tab 22 Architectural Drawings:** Provide the local parking code requirement. **78 standard parking spaces and 6 accessible parking spaces.** Identify the van accessible parking spaces on the site plan. Identify the accessible route. **Attachment 9**

12. **Tab 22 Architectural Drawings:** Provide a floor plan for each accessible unit type. Provide the floor plan for the common building. **Attachment 9**

13. Provide a breakdown for each building type of the square footages of the breezeways, corridors, utility closets, porches and patios and any other not included in the NRA. Please do not submit new drawings, only a statement. **Attachment 9**

14. **Tab 23 Specifications and Building Unit Type Form:** Confirm the number or proposed parking spaces. **There will be 78 standard parking spaces and 6 accessible parking spaces for a total of 84.**

15. **Tab 22 Elevations:** Provide a statement with breakdown of the exterior material percentages by building type. **The exteriors are 100% stucco.**
Tab 23

Specifications and Building/Unit Type Configuration
### SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

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

#### 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
- Fire Sprinklers
- Elevators
- # of Elevators
- Wt. Capacity

#### Development will have:

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<th>Paid</th>
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<td>Detached Garage Spaces</td>
<td>Attached Garage Spaces</td>
<td>Structured Parking Garage Spaces</td>
</tr>
</tbody>
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#### Number of Parking Spaces (consistent with Architectural Drawings):

- Uncovered Spaces

#### Floor Composition/Wall Height:

- % Carpet/Vinyl/Resilient Flooring
- % Ceramic Tile
- Ceiling Height
- % Other

#### Describe: VCT

---

### Building Configuration

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<th>C</th>
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#### Number of Units Per Building

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#### Total Sq Ft for Unit Type

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#### Totals

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<td>-</td>
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</tr>
</tbody>
</table>
Tab 23a.

Accessible Mobility Units Calculation
Accessible Mobility Units Calculation

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

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit Description</td>
<td>40</td>
<td>5%</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>1/1 (802 Sq.Ft.)</td>
<td>8</td>
<td>5%</td>
<td>0.4</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2/1 (994 sq.ft)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>3/2 (1212 Sq.ft.)</td>
<td>20</td>
<td>5%</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>5%</td>
<td>2</td>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

EXAMPLE:

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td></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></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></td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></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

2/28/2019
Date

Printed Name
Frederic Dalbin

Firm Name (If applicable)
WDA
<table>
<thead>
<tr>
<th>Tab 23b.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessible Hearing/Visual Units Calculation</td>
</tr>
</tbody>
</table>
# 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>40</td>
<td>2%</td>
<td>0.8</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (802 Sq.Ft.)</td>
<td>8</td>
<td>2%</td>
<td>0.16</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (994 sq.ft.)</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/2 (1212 Sq.ft.)</td>
<td>20</td>
<td>2%</td>
<td>0.4</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

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

---

**EXAMPLE**

<table>
<thead>
<tr>
<th>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></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td></td>
<td>1.36</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

Signature: [Signature]
Printed Name: Frederick Daniel
Firm Name (If applicable): WDA
Date: 2/28/2019
Tab 23c.

Accessible Parking Calculation
## 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 inaccessible spaces in the first section of page two, and completing the second section of page two.

"Distribution of APSs Among the Various Types of Parking", referencing ADA Table 208.2. In unique cases where Fair Housing applies, or where this worksheet cannot be applied, create a certification specifying the types and numbers of the parking spaces applicable, including standard and accessible parking for dwelling units and amenities (e.g., office, mail kiosk, laundry, dumpster, pool, playground, etc., collectively, "amenities"), and for each type of parking facility, e.g., surface spaces, carpots, garages, etc., for staff review. Links to the applicable accessibility rules are provided below.

ADA Design Manual, Ch. 2, Sec. 2.8:  

FHA Design Manual Page 2.23:  

### 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>Common, management 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>
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<tr>
<td>Amenity 4:</td>
<td></td>
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<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 APS 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 curb or other barriers that require vehicles to exit the Development to travel between separate parking lots that serve it. The worksheet might, or might not, be useful for other cases.

Enter the information indicated below.

| Total dwelling units in the Development: | 40 |
| Total surface parking spaces: | 84 |
| Total carpots: | 0 |
| Total garages: | 0 |
| Total APSs that serve non-residential purposes (i.e., office, amenities, etc.): | Calculated from above | 84 |
| Total of all types of parking spaces that serve dwelling units: | Calculated from above | 84 |
| APSs for mobility accessible units (5% of unit count, if spaces are sufficient): | Calculated from above | 87 |
| Parking spaces that serve dwelling units in excess of one per unit (if applicable): | Calculated from above | 87 |
| APSs required in excess of one per mobility accessible unit: | Calculated from above | 87 |

**Total APSs required (including dwelling units and facilities/amenities):** 87

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, carpots, etc., including both occupancy 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: 64

Minimum number of carpots 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: | Calculated from above | 1 |
| Minimum number of surface parking spaces that must be van APSs: | Calculated from above | 1 |
| Minimum number of carpots that must be van APSs: | Calculated from above | 14 |
| Minimum number of garages that must be van APSs: | Calculated from above | 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 2008 ADA Accessibility Guidelines at 36 CFR part 1193, 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. If every 6 or fraction of 6 accessible spaces required, at least one will be accessible. Accessible spaces will be dispersed amongst the parking types provided. Where parking for amenities on non-residents is provided, a sufficient number of accessible spaces will be provided.

**Date:** 2/20/2019

**Signed Name:** [Signature]

**Title:** [Title (if applicable)]
## Rent Schedule

**Self Score Total:** 118

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

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

<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30% RD RA 1 1 1.0 802 802 590 62 590 590</td>
</tr>
<tr>
<td>TC 30% RD RA 1 2 1.0 994 994 708 77 708 708</td>
</tr>
<tr>
<td>TC 30% RD RA 2 3 2.0 1212 2,424 817 92 817 1,634</td>
</tr>
<tr>
<td>TC 30% RD RA 7 1 1.0 802 5,614 590 62 590 4,130</td>
</tr>
<tr>
<td>TC 30% RD RA 11 2 1.0 994 10,934 708 77 708 7,788</td>
</tr>
<tr>
<td>TC 30% RD RA 18 3 2.0 1212 21,816 817 92 817 14,706</td>
</tr>
</tbody>
</table>

### Rent Schedule

<table>
<thead>
<tr>
<th>Program</th>
<th>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>RD RA 1</td>
<td>1.0</td>
<td>802</td>
<td>900</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 1</td>
<td>2.0</td>
<td>994</td>
<td>1,000</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 2</td>
<td>2.0</td>
<td>1212</td>
<td>1,400</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 7</td>
<td>1.0</td>
<td>802</td>
<td>800</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 11</td>
<td>1.0</td>
<td>994</td>
<td>900</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 18</td>
<td>2.0</td>
<td>1212</td>
<td>2,400</td>
</tr>
</tbody>
</table>

### Non Rental Income

- **Non Rental Income** $2.50 per unit/month for: 100
- **Non Rental Income** 0.00 per unit/month for: 0
- **Non Rental Income** 0.00 per unit/month for: 0

### Provision for Vacancy & Collection Loss

- **% of Potential Gross Income:** 7.00% (2,076)

### Effective Concessions (enter as a negative number)

- **Enter as a negative value:**

### Total Nonrental Income

- **Total Nonrental Income** $2.50 per unit/month for: 100

### Potential Gross Monthly Income

- **Potential Gross Monthly Income** 29,656

### Effective Gross Monthly Income

- **Effective Gross Monthly Income** 27,580

x 12 = **Effective Gross Annual Income** 330,961

If a revised form is submitted, date of submission: 2/28/2019
### 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>Rent Designations (select from Drop down menu)</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>RD RA 1</td>
<td>1</td>
<td>1.0</td>
<td>802</td>
<td>802</td>
<td>590</td>
<td>62</td>
<td>590</td>
<td>0</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 1</td>
<td>1</td>
<td>2.0</td>
<td>994</td>
<td>994</td>
<td>708</td>
<td>77</td>
<td>708</td>
<td>0</td>
</tr>
<tr>
<td>TC 30%</td>
<td>RD RA 2</td>
<td>3</td>
<td>2.0</td>
<td>1212</td>
<td>2,424</td>
<td>817</td>
<td>92</td>
<td>817</td>
<td>1,634</td>
</tr>
<tr>
<td>TC 50%</td>
<td>RD RA 1</td>
<td>1</td>
<td>1.0</td>
<td>802</td>
<td>5,614</td>
<td>590</td>
<td>62</td>
<td>590</td>
<td>4,130</td>
</tr>
<tr>
<td>TC 50%</td>
<td>RD RA 11</td>
<td>2</td>
<td>1.0</td>
<td>994</td>
<td>10,934</td>
<td>708</td>
<td>77</td>
<td>708</td>
<td>7,788</td>
</tr>
<tr>
<td>TC 50%</td>
<td>RD RA 18</td>
<td>3</td>
<td>2.0</td>
<td>1212</td>
<td>21,816</td>
<td>817</td>
<td>92</td>
<td>817</td>
<td>14,706</td>
</tr>
</tbody>
</table>

**Hacienda Santa Barbara**

In which your project is located:

*Valid within the boundaries of one of the designated places listed in the drop down menu then make the appropriate selection. If the location is not listed, then choose the “Not Applicable for your project. Units financed with HOME, NEF, or tax-exempt bonds and 4% tax credits are not eligible to use the National Mortgage Limits.*

*First building in the project (as defined on line 8a of the 2000) is placed in service or for State Housing Trust Fund, the date of LUMA for HOME, NEF or National Housing Trust Fund, select the date of your LUMA. For State Housing Trust Fund, select the date of your LUMA. For State Housing Trust Fund select “LUMA” for more details.*

*2% COMPLETE ALL FEEDBACK.

**El Paso**

<table>
<thead>
<tr>
<th>Income Limits 2018 Area Median Income: $31,750</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Household Members</td>
</tr>
<tr>
<td>AMI %</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>20 $</td>
</tr>
<tr>
<td>30 $</td>
</tr>
<tr>
<td>40 $</td>
</tr>
<tr>
<td>50 $</td>
</tr>
<tr>
<td>60 $</td>
</tr>
<tr>
<td>70 $</td>
</tr>
<tr>
<td>80 $</td>
</tr>
<tr>
<td>90 $</td>
</tr>
</tbody>
</table>

**RENT LIMITS**

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMI %</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>20 $</td>
</tr>
<tr>
<td>30 $</td>
</tr>
<tr>
<td>40 $</td>
</tr>
<tr>
<td>50 $</td>
</tr>
<tr>
<td>60 $</td>
</tr>
<tr>
<td>70 $</td>
</tr>
<tr>
<td>80 $</td>
</tr>
<tr>
<td>90 $</td>
</tr>
</tbody>
</table>

**TOTAL**

<table>
<thead>
<tr>
<th>Non Rental Income</th>
<th>$2.50 per unit/month for:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Charges</td>
<td>100</td>
</tr>
</tbody>
</table>

**POTENTIAL GROSS MONTHLY INCOME**

<table>
<thead>
<tr>
<th>Provision for Vacancy &amp; Collection Loss</th>
<th>% of Potential Gross Income</th>
<th>Enter as a negative value</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.00%</td>
<td>(2.076)</td>
<td></td>
</tr>
</tbody>
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**EFFECTIVE GROSS MONTHLY INCOME**

<table>
<thead>
<tr>
<th>Rental Concessions (enter as a negative number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27,580</td>
</tr>
</tbody>
</table>

**EFFECTIVE GROSS ANNUAL INCOME**

| $330,961 |
## Rent Schedule (Continued)

<table>
<thead>
<tr>
<th>Housing</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td>TC60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC80%</td>
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<td>0</td>
</tr>
<tr>
<td>HTC LI Total</td>
<td>40</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Credits</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>EO</td>
<td>0</td>
<td>0</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>Total HTC Units</td>
<td>40</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>National Housing Trust Fund</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF LI Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>LR</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>
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<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mortgage Revenue</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR820%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR830%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR840%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR850%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR860%</td>
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<td>0</td>
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<tr>
<td>MR870%</td>
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</tr>
<tr>
<td>MR880%</td>
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<td>0</td>
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<table>
<thead>
<tr>
<th>Bond</th>
<th>% of Li</th>
<th>% of Total</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>

<table>
<thead>
<tr>
<th>Direct Loan</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</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>
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<td>0</td>
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<tr>
<td>Direct Loan LI Total</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td>0</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>Total Direct Loan</td>
<td>0</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>Cost Per Sq Ft</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>3</td>
<td>20</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

**ACQUISITION + HARD**

| Cost Per Sq Ft | $110.01 |

**HARD**

| Cost Per Sq Ft | $110.01 |

**BUILDING**

| Cost Per Sq Ft | $99.27 |

---

DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Tab 25

Utility Allowances

RD Form 3560-7
## 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>Natural Gas</td>
<td>$ 11</td>
<td>$ 12</td>
<td>$ 16</td>
<td></td>
<td></td>
<td>USDA Rural Development</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td>Natural Gas</td>
<td>$ 3</td>
<td>$ 12</td>
<td>$ 14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td>Natural Gas</td>
<td>$ 29</td>
<td>$ 4</td>
<td>$ 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td>Electric</td>
<td>$ 10</td>
<td>$ 38</td>
<td>$ 46</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td>Electric</td>
<td>$ 9</td>
<td>$ 11</td>
<td>$ 12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Paid by Tenant</td>
<td></td>
<td></td>
<td>$ -</td>
<td>$ 62.0</td>
<td>$ 77.0</td>
<td>$ 92.0</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

Other (Describe)

USDA Rural Development has initially approved the utility allowance schedule presented in Form RD 3560-70 Operating Budget (attached)

If a revised form is submitted, date of submission: 2/27/2019
### PART IV—RENT SCHEDULE AND UTILITY ALLOWANCE

#### A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE

<table>
<thead>
<tr>
<th>BR SIZE</th>
<th>UNIT TYPE</th>
<th>NUMBER</th>
<th>BASIC RATE</th>
<th>NOTE RATE</th>
<th>HUD</th>
<th>BASIC</th>
<th>NOTE</th>
<th>HUD</th>
<th>UTILITY ALLOWANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

CURRENT RENT TOTALS:

<table>
<thead>
<tr>
<th>BASIC</th>
<th>NOTE</th>
<th>HUD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

#### B. PROPOSED RENTS - Effective Date: 2019 / 1 / 1

<table>
<thead>
<tr>
<th>BR SIZE</th>
<th>UNIT TYPE</th>
<th>NUMBER</th>
<th>BASIC RATE</th>
<th>NOTE RATE</th>
<th>HUD</th>
<th>BASIC</th>
<th>NOTE</th>
<th>HUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>M</td>
<td>8</td>
<td>590</td>
<td>590</td>
<td>0</td>
<td>56,640</td>
<td>56,640</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>M</td>
<td>12</td>
<td>708</td>
<td>708</td>
<td>0</td>
<td>101,952</td>
<td>101,952</td>
<td>0</td>
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<tr>
<td>3</td>
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<td>817</td>
<td>817</td>
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<td>196,080</td>
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PROPOSED RENT TOTALS: 354,672 354,672 0

<table>
<thead>
<tr>
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<th>NOTE</th>
<th>HUD</th>
</tr>
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<tbody>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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#### C. PROPOSED UTILITY ALLOWANCE - Effective Date: 2019 / 1 / 1

**MONTHLY DOLLAR ALLOWANCES**

<table>
<thead>
<tr>
<th>BR SIZE</th>
<th>UNIT TYPE</th>
<th>NUMBER</th>
<th>ELECTRIC</th>
<th>GAS</th>
<th>WATER</th>
<th>SEWER</th>
<th>TRASH</th>
<th>OTHER</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>1</td>
<td>M</td>
<td>8</td>
<td>39</td>
<td>23</td>
<td>0</td>
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<td>0</td>
<td>62</td>
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<td>2</td>
<td>M</td>
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<td>M</td>
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<td>28</td>
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<td>0</td>
<td>0</td>
<td>92</td>
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|        |        |        |          |      |        |        |       |       |       |
|        |        |        |          |      |        |        |       |       |       |
|        |        |        |          |      |        |        |       |       |       |
|        |        |        |          |      |        |        |       |       |       |
Tab 26

Annual Operating Expenses
### ANNUAL OPERATING EXPENSES

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$18,150</td>
</tr>
<tr>
<td>Accounting</td>
<td>$6,900</td>
</tr>
<tr>
<td>Advertising</td>
<td>$2,000</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$1,000</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$0</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$5,050</td>
</tr>
<tr>
<td>Telephone</td>
<td>$3,200</td>
</tr>
<tr>
<td>Other</td>
<td>$0</td>
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<tr>
<td><strong>Total General &amp; Administrative Expenses:</strong></td>
<td><strong>$18,150</strong></td>
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<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$53,931</td>
</tr>
<tr>
<td>Management</td>
<td>$16,224</td>
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<tr>
<td>Maintenance</td>
<td>$13,520</td>
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<td>Other</td>
<td>$24,187</td>
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<td><strong>Total Payroll, Payroll Tax &amp; Employee Benefits:</strong></td>
<td><strong>$53,931</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$20,650</td>
</tr>
<tr>
<td>Elevator</td>
<td>$0</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$2,400</td>
</tr>
<tr>
<td>Grounds</td>
<td>$7,750</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$7,000</td>
</tr>
<tr>
<td>Repairs</td>
<td>$3,500</td>
</tr>
<tr>
<td>Pool</td>
<td>$0</td>
</tr>
<tr>
<td>Other</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Repairs &amp; Maintenance:</strong></td>
<td><strong>$20,650</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities (Enter Only Property Paid Expense)</td>
<td>$24,000</td>
</tr>
<tr>
<td>Electric</td>
<td>Management Agent Data Base $5,000</td>
</tr>
<tr>
<td>Natural gas</td>
<td>Management Agent Data Base $1,500</td>
</tr>
<tr>
<td>Trash</td>
<td>Management Agent Data Base $5,000</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>Management Agent Data Base $12,500</td>
</tr>
<tr>
<td>Other</td>
<td>$0</td>
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<td><strong>Total Utilities:</strong></td>
<td><strong>$24,000</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Annual Property Insurance</td>
<td>Rate per net rentable square foot: $0.22 $ 9,250</td>
</tr>
<tr>
<td>Property Taxes</td>
<td>$18,500</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes</td>
<td>$0</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>Annual reserves per unit: $450 $ 18,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Expenses</td>
<td>$33,850</td>
</tr>
<tr>
<td>Cable TV</td>
<td>$0</td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$18,500</td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$1,600</td>
</tr>
<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
<td>$0</td>
</tr>
<tr>
<td>Bond Trustee Fees</td>
<td>$0</td>
</tr>
<tr>
<td>Security</td>
<td>$0</td>
</tr>
<tr>
<td>Other</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Other Expenses:</strong></td>
<td><strong>$33,850</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL ANNUAL EXPENSES</strong></td>
<td><strong>$221,051</strong></td>
</tr>
<tr>
<td>Expense per unit:</td>
<td><strong>$5526</strong></td>
</tr>
<tr>
<td>Expense to Income Ratio:</td>
<td><strong>66.79%</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NET OPERATING INCOME</strong></td>
<td><strong>$109,910</strong></td>
</tr>
<tr>
<td>Annual Debt Service</td>
<td>$88,890</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>USDA RD 514 Farm Labor Loan</td>
<td>$88,890</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL DEBT SERVICE</strong></td>
<td><strong>$88,890</strong></td>
</tr>
<tr>
<td>Debt Coverage Ratio:</td>
<td>1.24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NET CASH FLOW</strong></td>
<td><strong>$21,020</strong></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 2/27/2019
Tab 27

15 Year Rental Housing Operating Pro Forma
## 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>Year</th>
<th>Potential Gross Annual Rental Income</th>
<th>Secondary Income</th>
<th>Provision for Vacancy &amp; Collection Loss</th>
<th>Rental Concessions</th>
<th>Effective Gross Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$354,672</td>
<td>$1,200</td>
<td>($24,911)</td>
<td>$0</td>
<td>$330,961</td>
</tr>
<tr>
<td>2</td>
<td>$361,765</td>
<td>$1,224</td>
<td>($25,409)</td>
<td>$0</td>
<td>$337,580</td>
</tr>
<tr>
<td>3</td>
<td>$369,001</td>
<td>$1,248</td>
<td>($25,917)</td>
<td>$0</td>
<td>$344,332</td>
</tr>
<tr>
<td>4</td>
<td>$376,381</td>
<td>$1,273</td>
<td>($26,436)</td>
<td>$0</td>
<td>$351,218</td>
</tr>
<tr>
<td>5</td>
<td>$383,908</td>
<td>$1,299</td>
<td>($26,965)</td>
<td>$0</td>
<td>$358,243</td>
</tr>
<tr>
<td>10</td>
<td>$423,866</td>
<td>$1,434</td>
<td>($29,771)</td>
<td>$0</td>
<td>$404,635</td>
</tr>
<tr>
<td>15</td>
<td>$467,982</td>
<td>$1,583</td>
<td>($32,870)</td>
<td>$0</td>
<td>$435,112</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>Year</th>
<th>General &amp; Administrative Expenses</th>
<th>Management Fee</th>
<th>Payroll, Payroll Tax &amp; Employee Benefits</th>
<th>Repairs &amp; Maintenance</th>
<th>Electric &amp; Gas Utilities</th>
<th>Water, Sewer &amp; Trash Utilities</th>
<th>Annual Property Insurance Premiums</th>
<th>Property Tax</th>
<th>Reserve for Replacements</th>
<th>Other Expenses</th>
<th>Total Annual Expenses</th>
<th>Net Operating Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$18,150</td>
<td>$24,720</td>
<td>$53,931</td>
<td>$20,650</td>
<td>$6,500</td>
<td>$17,500</td>
<td>$9,250</td>
<td>$18,500</td>
<td>$18,500</td>
<td>$33,850</td>
<td>$221,051</td>
<td>$109,910</td>
</tr>
<tr>
<td>2</td>
<td>$18,695</td>
<td>$25,214</td>
<td>$55,549</td>
<td>$21,270</td>
<td>$6,695</td>
<td>$18,025</td>
<td>$9,528</td>
<td>$19,055</td>
<td>$19,055</td>
<td>$34,866</td>
<td>$227,435</td>
<td>$110,145</td>
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<tr>
<td>3</td>
<td>$19,255</td>
<td>$25,719</td>
<td>$57,215</td>
<td>$21,908</td>
<td>$6,896</td>
<td>$18,566</td>
<td>$9,813</td>
<td>$19,055</td>
<td>$19,055</td>
<td>$35,911</td>
<td>$234,006</td>
<td>$110,326</td>
</tr>
<tr>
<td>5</td>
<td>$20,428</td>
<td>$26,758</td>
<td>$60,700</td>
<td>$23,242</td>
<td>$7,316</td>
<td>$19,696</td>
<td>$10,411</td>
<td>$20,822</td>
<td>$20,822</td>
<td>$38,098</td>
<td>$247,730</td>
<td>$110,513</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>$109,819</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$329,586</td>
<td>$107,110</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

- First Deed of Trust Annual Loan Payment: $88,980
- Second Deed of Trust Annual Loan Payment: $20,930
- Third Deed of Trust Annual Loan Payment: $211,656
- Other Annual Required Payment: $21,346

### ANNUAL NET CASH FLOW

- $20,930
- $42,095
- $63,440
- $84,910
- $106,442
- $212,371
- $309,794

### Cumulative Net Cash Flow

- $20,930
- $42,095
- $63,440
- $84,910
- $106,442
- $212,371
- $309,794

### Debt Coverage Ratio

- 1.24
- 1.24
- 1.24
- 1.24
- 1.24
- 1.23
- 1.20

### 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

Phone: 254-742-9764
Email: Jonathan.Bell@tx.usda.gov

Date: 2/27/2019
# 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>$354,672</td>
<td>$361,765</td>
<td>$369,001</td>
<td>$376,381</td>
<td>$383,908</td>
<td>$423,866</td>
<td>$467,982</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$1,200</td>
<td>$1,224</td>
<td>$1,248</td>
<td>$1,273</td>
<td>$1,299</td>
<td>$1,434</td>
<td>$1,583</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$355,872</td>
<td>$362,989</td>
<td>$370,249</td>
<td>$377,654</td>
<td>$385,207</td>
<td>$425,300</td>
<td>$469,566</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$330,961</td>
<td>$337,580</td>
<td>$344,332</td>
<td>$351,218</td>
<td>$358,243</td>
<td>$395,529</td>
<td>$436,696</td>
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</tbody>
</table>

## EXPENSES

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$18,150</td>
<td>$18,695</td>
<td>$19,255</td>
<td>$19,833</td>
<td>$20,428</td>
<td>$23,682</td>
<td>$27,454</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$24,720</td>
<td>$25,214</td>
<td>$25,719</td>
<td>$26,233</td>
<td>$26,758</td>
<td>$29,543</td>
<td>$32,618</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$53,931</td>
<td>$55,549</td>
<td>$57,215</td>
<td>$58,932</td>
<td>$60,700</td>
<td>$70,368</td>
<td>$81,575</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$20,650</td>
<td>$21,270</td>
<td>$21,908</td>
<td>$22,565</td>
<td>$23,242</td>
<td>$26,944</td>
<td>$31,235</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$6,500</td>
<td>$6,695</td>
<td>$6,896</td>
<td>$7,103</td>
<td>$7,316</td>
<td>$8,481</td>
<td>$9,832</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$17,500</td>
<td>$18,025</td>
<td>$18,566</td>
<td>$19,123</td>
<td>$19,696</td>
<td>$22,834</td>
<td>$26,470</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$9,250</td>
<td>$9,528</td>
<td>$9,813</td>
<td>$10,108</td>
<td>$10,411</td>
<td>$12,069</td>
<td>$13,991</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$18,500</td>
<td>$19,055</td>
<td>$19,627</td>
<td>$20,215</td>
<td>$20,822</td>
<td>$24,138</td>
<td>$27,983</td>
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<tr>
<td>Reserve for Replacements</td>
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<td>$18,540</td>
<td>$19,096</td>
<td>$19,669</td>
<td>$20,259</td>
<td>$23,486</td>
<td>$27,227</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$33,850</td>
<td>$34,866</td>
<td>$35,911</td>
<td>$36,989</td>
<td>$38,098</td>
<td>$44,167</td>
<td>$51,201</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$221,051</td>
<td>$227,435</td>
<td>$234,006</td>
<td>$240,769</td>
<td>$247,730</td>
<td>$285,710</td>
<td>$329,586</td>
</tr>
</tbody>
</table>

## NET OPERATING 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>$109,910</td>
<td>$110,145</td>
<td>$110,326</td>
<td>$110,449</td>
<td>$110,513</td>
<td>$109,819</td>
<td>$107,110</td>
<td></td>
</tr>
</tbody>
</table>

## DEBT SERVICE

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</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>ANNUAL NET CASH FLOW</td>
<td>$20,930</td>
<td>$24,340</td>
<td>$27,346</td>
<td>$27,169</td>
<td>$21,533</td>
<td>$20,839</td>
<td>$18,130</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$20,930</td>
<td>$42,095</td>
<td>$63,440</td>
<td>$84,510</td>
<td>$106,442</td>
<td>$122,371</td>
<td>$309,794</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.24</td>
<td>1.24</td>
<td>1.24</td>
<td>1.24</td>
<td>1.24</td>
<td>1.23</td>
<td>1.20</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By signing below I [we] are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.3(e)(1) relating to Financial Feasibility)

Jonathan Bell
Printed Name
Phone: 254-742-9764
Email: Jonathan.Bell@tx.usda.gov
Date: 2/22/19

Dan Wendle
Signature, Authorized Representative, Construction or Permanent Lender
Printed Name
Date: 2/15/2019

If a revised form is submitted, date of submission:
Site Work Cost Breakdown
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

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

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

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

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

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks Excavation (Fill &amp; Cut)</td>
<td>CY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$36,905</td>
</tr>
<tr>
<td>Silt Fence/orEarthen Berm</td>
<td>LF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,500</td>
</tr>
<tr>
<td>Clear &amp; Grub</td>
<td>AC</td>
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<td></td>
<td></td>
<td></td>
<td>$6,100</td>
</tr>
<tr>
<td>Retaining Walls by Developer</td>
<td>PERCH</td>
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<td></td>
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<td>$64,546</td>
</tr>
<tr>
<td>Construction Entrance/Exit (SWIPP)</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
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<td>$1,500</td>
</tr>
<tr>
<td>Paving-scarify, compact Base Course</td>
<td>SY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$29,509</td>
</tr>
<tr>
<td>6&quot; Crushed Stone Base Course</td>
<td>Ton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$13,746</td>
</tr>
<tr>
<td>HMAC 1.5&quot; thick (Labor)</td>
<td>SY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$14,164</td>
</tr>
<tr>
<td>HMAC 1.5&quot; thick (Material)</td>
<td>Ton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$22,195</td>
</tr>
<tr>
<td>Parking Striping</td>
<td>LF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,000</td>
</tr>
<tr>
<td>Concrete car stops</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$3,960</td>
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<tr>
<td>Curb Grade Prep, Install Concrete</td>
<td>LF</td>
<td></td>
<td></td>
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<td></td>
<td>$19,365</td>
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<tr>
<td>Sidewalk</td>
<td>SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$22,185</td>
</tr>
<tr>
<td>Dry Utilities, Light Poles</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$18,000</td>
</tr>
<tr>
<td>Water/Sewer hook up &amp; extension</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,500</td>
</tr>
<tr>
<td>Gas Installation</td>
<td>EA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,300</td>
</tr>
<tr>
<td>Landscape Design and Installation</td>
<td>SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$61,597</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$326,072</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer

February 28, 2019

Printed Name

Melvin G. Glass, PE

Date

If a revised form is submitted, date of submission:

2/25/2019
Tab 30

Development Cost Schedule
# Development Cost Schedule

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

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT SUMMARY</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>Acquisition</td>
</tr>
</tbody>
</table>

## ACQUISITION

- **Site acquisition cost**: $305,000
- **Existing building acquisition cost**: $4,500
- **Closing costs & acq. legal fees**: $0
- **Other (specify) - see footnote 1**: $0
- **Other (specify) - see footnote 1**: $0

**Subtotal Acquisition Cost**: $309,500

## OFF-SITES

- **Off-site concrete**: $0
- **Storm drains & devices**: $0
- **Water & fire hydrants**: $0
- **Off-site utilities**: $0
- **Sewer lateral(s)**: $0
- **Off-site paving**: $0
- **Off-site electrical**: $0
- **Other (specify) - see footnote 1**: $0
- **Other (specify) - see footnote 1**: $0

**Subtotal Off-Sites Cost**: $0

## SITE WORK

- **Demolition**: $36,905
- **Asbestos Abatement (Demolition Only)**: $36,905
- **Detention**: $0
- **Rough grading**: $41,550
- **Fine grading**: $0
- **On-site concrete**: $18,000
- **On-site electrical**: $79,614
- **On-site paving**: $5,800
- **On-site utilities**: $64,546
- **Decorative masonry**: $5,960
- **Bumper stops, striping & signs**: $0
- **PLEASE SPECIFY - see footnote 1**: $12,100

**Subtotal Site Work Cost**: $264,475

## SITE AMENITIES

- **Landscaping**: $61,597
- **Pool and decking**: $0
- **Athletic court(s), playground(s)**: $0
- **Fencing**: $0
- **Other (specify) - see footnote 1**: $0

**Subtotal Site Amenities Cost**: $61,597

---

2/27/2019
## BUILDING COSTS*

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>135,610</td>
<td>135,610</td>
</tr>
<tr>
<td>Masonry</td>
<td>7,789</td>
<td>7,789</td>
</tr>
<tr>
<td>Metals</td>
<td>36,510</td>
<td>36,510</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>1,427,730</td>
<td>1,427,730</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>274,697</td>
<td>274,697</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>333,809</td>
<td>333,809</td>
</tr>
<tr>
<td>Finishes</td>
<td>495,985</td>
<td>495,985</td>
</tr>
<tr>
<td>Specialties</td>
<td>141,174</td>
<td>141,174</td>
</tr>
<tr>
<td>Equipment</td>
<td>63,294</td>
<td>63,294</td>
</tr>
<tr>
<td>Furnishings</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Special Construction</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>730,208</td>
<td>730,208</td>
</tr>
<tr>
<td>Electrical</td>
<td>580,689</td>
<td>580,689</td>
</tr>
</tbody>
</table>

### Individually itemize costs below:
- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only)
- Structured Parking
- Commercial Space Costs

| Other (specify) - see footnote 1 | $4,227,495 | $0 | $4,227,495 |

**Subtotal Building Costs Before 11.9(e)(2)**

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

Enter amount to be used to achieve desired score.

**$81.34 psf**

**$3,461,624**

### 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.

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

| Contingency | 5.00% | $227,678 | 227,678 |

**TOTAL HARD COSTS**

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS</th>
<th>%THC</th>
<th>%EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>286,874</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>2.00%</td>
<td>95,624</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>6.00%</td>
<td>286,874</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

| $669,372 | 0 | $669,372 |

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

| $5,450,617 | 0 | $5,450,617 |

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

Enter amount to be used to achieve desired score.

**$128.07 psf**

**$5,450,617**

### 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>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>188,000</td>
<td>188,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>47,000</td>
<td>47,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>42,500</td>
<td>42,500</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>14,500</td>
<td>14,500</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appraisal</td>
<td>8,500</td>
<td>8,500</td>
</tr>
<tr>
<td>Market analysis</td>
<td>8,500</td>
<td>8,500</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>8,400</td>
<td>8,400</td>
</tr>
<tr>
<td>Soils report</td>
<td>8,500</td>
<td>8,500</td>
</tr>
<tr>
<td>Survey</td>
<td>24,500</td>
<td>24,500</td>
</tr>
<tr>
<td>Marketing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>6,500</td>
<td>6,500</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>6,500</td>
<td>6,500</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>32,600</td>
<td></td>
</tr>
<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>8,500</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Soft Cost**

<table>
<thead>
<tr>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$429,500</td>
<td>$0</td>
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</tbody>
</table>

## FINANCING:

### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>270,000</td>
<td>270,000</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>45,000</td>
<td>45,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>65,000</td>
<td>65,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### BRIDGE LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/27/2019
## OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>29,100</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>35,000</td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>

### Subtotal Financing Cost

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$531,600</td>
</tr>
</tbody>
</table>

## DEVELOPER FEES

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>1,255,000</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>1,255,000</td>
</tr>
</tbody>
</table>

### Subtotal Developer Fees 19.99%

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,255,000</td>
</tr>
</tbody>
</table>

## RESERVES

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>45,000</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>149,391</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
</tbody>
</table>

### Subtotal Reserves

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$194,391</td>
</tr>
</tbody>
</table>

### Remarks

*Any existing reserve amounts should be listed on the Schedule of Sources.

## TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$8,170,608</td>
</tr>
</tbody>
</table>

### Total Eligible Basis

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
</tr>
</tbody>
</table>

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

### Total Adjusted Basis

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
</tr>
</tbody>
</table>

## Applicable Fraction

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
</tr>
</tbody>
</table>

## Total Qualified Basis

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6,768,146</td>
</tr>
</tbody>
</table>

### Applicable Percentage

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.00%</td>
</tr>
</tbody>
</table>

### Credits Supported by Eligible Basis

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$609,133</td>
</tr>
</tbody>
</table>

### Credit Request (from 17.Development Narrative)

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$609,133</td>
</tr>
</tbody>
</table>

### Requested Score for 11.9(e)(2)

<table>
<thead>
<tr>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
</tr>
</tbody>
</table>

### Remarks

**11.9(c)(2) Cost Per Square Foot: DO NOT ROUND!** Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.

**Name of contact for Cost Estimate:**

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Andrews</td>
</tr>
</tbody>
</table>

**Phone Number for Contact:**

<table>
<thead>
<tr>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>605-265-1700</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/27/2019</td>
</tr>
</tbody>
</table>

---
Tab 31

Schedule of Sources of Funds and Financing Narrative
# 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Debt</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
<td>0.00%</td>
</tr>
<tr>
<td>USDA Rural Development</td>
<td>USDA/TXRD Loan(s)</td>
<td>$2,500,000</td>
<td>1.00%</td>
<td>33</td>
<td>33</td>
</tr>
<tr>
<td>BBVA Compass Bank</td>
<td>Conventional Loan</td>
<td>$5,400,000</td>
<td>5.50%</td>
<td>1st</td>
<td></td>
</tr>
</tbody>
</table>

| **Third Party Equity** |                     |                     |                |               |
|                        |                     |                     |                |               |
| Raymond James Tax Credit Funds | HTC | $609,133 | $2,770,608 | $5,670,608 |

| **Grant**              |                     |                     |                |               |
|                        |                     |                     |                |               |
| §11.9(d)(2) LPS Contribution |                     |                     |                |               |

| **Deferred Developer Fee** |                     |                     |                |               |
|                          |                     |                     |                |               |

| **Other**               |                     |                     |                |               |
|                        |                     |                     |                |               |
| Direct Loan Match       |                     |                     |                |               |

| **Total Sources of Funds** | $8,170,608 | $8,170,608 |
| **Total Uses of Funds**   | $8,170,608  | 2/22/2019 |
# Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>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>Amortization</td>
<td>Term (Yrs)</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>USDA Rural Development</td>
<td>USDA/TXRD Loan(s)</td>
<td>2,500,000</td>
<td>1.00%</td>
<td>33</td>
<td>33</td>
</tr>
<tr>
<td>BBVA Compass Bank</td>
<td>Conventional Loan</td>
<td>5,400,000</td>
<td>5.50%</td>
<td>1st</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$2,700,008</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,670,008</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0.93</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td>HTC</td>
<td>609,133</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Raymond James Tax Credit Funds</td>
<td>HTC</td>
<td>$609,133</td>
<td>$2,770,608</td>
<td>$5,670,608</td>
<td>$0.93</td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td>$11.9(d)(2)LPS Contribution</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$8,170,608</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td></td>
<td>$8,170,608</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Uses of Funds</td>
<td></td>
<td>$8,170,608</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

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).

USDA Rural Development has awarded a $2.5M 514 Farm Labor Housing permanent loan to the development. It has a 33 year term, fully amortizing at 1%. Raymond James Tax Credit Funds has provided a Letter of Intent with Pricing at $.93. BBVA Compass Bank will be the construction lender and a Letter of Intent is provided with the application. USDA RD is providing rental assistance to all units.

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.

Six months of operating reserves, replacement reserves at $300 PUPY, and debt service are funded into the development budget as well as an amount anticipated to be required by USDA RD upon the completion of a pre-construction Capital Needs Assessment.

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.

USDA Rural Development program developments operate from a Zero Based operating budget that sets project Rents to balance to operating expenses, debt service, and the allowable Return to Owner. USDA RD accepted the initial Pre-Application operating budget with the award of the 514 perm loan. Upon the successful reservation of housing tax credits, the development will submit a Final Application to RD. This would occur in the Fall of 2019 with a potential construction start in the first quarter of 2020. The due diligence closing process with Raymond James and BBVA Compass Bank would begin in late Summer 2019.

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]

John Chan

2/22/19

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: 209-235-1179

Email address: john.chan@bbva.com

If a revised form is submitted, date of submission: 2/22/19
Tab 34

Finance Scoring

- City of Socorro-contribution
- RD letter and RJTCF signed proforma
### Finance Scoring (for Competitive HTC Applications ONLY)

**Self Score Total:** 118

<table>
<thead>
<tr>
<th>1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of the Local Political Subdivision providing the funding:</td>
<td></td>
</tr>
<tr>
<td>City of Socorro</td>
<td></td>
</tr>
<tr>
<td>✓ A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.</td>
<td></td>
</tr>
<tr>
<td>✓ The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.</td>
<td></td>
</tr>
<tr>
<td>✓ The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Financial Feasibility (§11.9(e)(1))</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Eligible Pro-Forma and letter stating the Development is financially feasible.</td>
<td>0</td>
</tr>
<tr>
<td>✓ Eligible Pro-Forma and letter stating Development and Principals are acceptable.</td>
<td>18</td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>18</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent of Units restricted to serve households at or below 30% of AMGI</td>
<td>10.00%</td>
</tr>
<tr>
<td>HTC funding request as a percent of Total Housing Development Cost</td>
<td>7.46%</td>
</tr>
<tr>
<td><strong>Eligibility for points:</strong></td>
<td></td>
</tr>
<tr>
<td>☐ Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding</td>
<td>0</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>3</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>2</td>
</tr>
<tr>
<td>Housing Tax Credit Request</td>
<td>1</td>
</tr>
<tr>
<td>* Be sure no more than 50% of Developer fees are deferred.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Points Claimed:</strong></td>
<td>3</td>
</tr>
</tbody>
</table>

2/27/2019
Tab 35

Supporting Documents

- Executed Proforma
- RD letter
- BBVA Letter of Intent
- RJTCF Letter of Intent
- City of Socorro-contribution
- Evidence of Rental Assistance
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)
- Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.
- Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- Evidence of Rental Assistance/Subsidy

Supporting Documents Should be Included Behind this Tab
# 15 Year Rental Housing Operating Pro Forma (All Programs)

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

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$354,672</td>
<td>$361,765</td>
<td>$369,001</td>
<td>$376,381</td>
<td>$383,908</td>
<td>$423,866</td>
<td>$467,982</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$1,200</td>
<td>$1,224</td>
<td>$1,248</td>
<td>$1,273</td>
<td>$1,299</td>
<td>$1,434</td>
<td>$1,583</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$355,872</td>
<td>$362,989</td>
<td>$370,249</td>
<td>$377,654</td>
<td>$385,207</td>
<td>$425,300</td>
<td>$469,566</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$330,961</td>
<td>$337,580</td>
<td>$344,332</td>
<td>$351,218</td>
<td>$358,243</td>
<td>$395,529</td>
<td>$436,696</td>
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</table>

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$18,150</td>
<td>$18,695</td>
<td>$19,255</td>
<td>$19,833</td>
<td>$20,428</td>
<td>$23,682</td>
<td>$27,454</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$24,720</td>
<td>$25,214</td>
<td>$25,719</td>
<td>$26,233</td>
<td>$26,758</td>
<td>$29,543</td>
<td>$32,618</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$53,931</td>
<td>$55,549</td>
<td>$57,215</td>
<td>$58,932</td>
<td>$60,700</td>
<td>$70,368</td>
<td>$81,575</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$20,650</td>
<td>$21,270</td>
<td>$21,908</td>
<td>$22,565</td>
<td>$23,242</td>
<td>$26,944</td>
<td>$31,235</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$6,500</td>
<td>$6,695</td>
<td>$6,896</td>
<td>$7,103</td>
<td>$7,316</td>
<td>$8,481</td>
<td>$9,832</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$17,500</td>
<td>$18,025</td>
<td>$18,566</td>
<td>$19,123</td>
<td>$19,696</td>
<td>$22,834</td>
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<td>Annual Property Insurance Premiums</td>
<td>$9,250</td>
<td>$9,528</td>
<td>$9,813</td>
<td>$10,108</td>
<td>$10,411</td>
<td>$12,069</td>
<td>$13,991</td>
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<tr>
<td>Property Tax</td>
<td>$18,500</td>
<td>$19,055</td>
<td>$19,627</td>
<td>$20,215</td>
<td>$20,822</td>
<td>$24,138</td>
<td>$27,983</td>
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<tr>
<td>Reserve for Replacements</td>
<td>$18,000</td>
<td>$18,540</td>
<td>$19,096</td>
<td>$19,669</td>
<td>$20,259</td>
<td>$23,486</td>
<td>$27,227</td>
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<tr>
<td>Other Expenses</td>
<td>$33,850</td>
<td>$34,866</td>
<td>$35,911</td>
<td>$36,989</td>
<td>$38,098</td>
<td>$44,167</td>
<td>$51,201</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$221,051</td>
<td>$227,435</td>
<td>$234,006</td>
<td>$240,769</td>
<td>$247,730</td>
<td>$285,710</td>
<td>$329,586</td>
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<tr>
<td>NET OPERATING INCOME</td>
<td>$109,910</td>
<td>$110,145</td>
<td>$110,326</td>
<td>$110,449</td>
<td>$110,513</td>
<td>$109,819</td>
<td>$107,110</td>
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</table>

<table>
<thead>
<tr>
<th>DEBT SERVICE</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</td>
<td>$88,980</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>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$20,930</td>
<td>$21,365</td>
<td>$21,840</td>
<td>$22,349</td>
<td>$23,033</td>
<td>$20,839</td>
<td>$18,130</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$20,930</td>
<td>$42,365</td>
<td>$63,440</td>
<td>$84,910</td>
<td>$106,442</td>
<td>$212,371</td>
<td>$309,794</td>
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<tr>
<td>Debt Coverage Ratio</td>
<td>1.24</td>
<td>1.24</td>
<td>1.24</td>
<td>1.24</td>
<td>1.24</td>
<td>1.23</td>
<td>1.20</td>
</tr>
</tbody>
</table>

By signing below [we] are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.5 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

Dan Wendle

Date: 2/22/19

Signature, Authorized Representative, Syndicator

By: Jonathan Bell

Printed Name: Jonathan Bell

Phone: 254-742-9764

Email: jonathan.Bell@tx.usda.gov

Date: 2/15/2019

If a revised form is submitted, date of submission: 2/15/2019
Mr. Salvador Estrada  
Hacienda Santa Barbara Apartments, LP.  
210 East Idaho Street, Suite B  
Las Cruces, NM 88005  

RE: Hacienda Santa Barbara Apartments, LP.  
Financial Feasibility  

Dear Mr. Estrada:  

The enclosed 15 Year Rental Housing Operating Pro Forma was prepared by Hacienda Santa Barbara Apartments, LP., for the proposed project, Hacienda Santa Barbara Apartments located in Socorro, Texas. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the Agency'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.  

Additionally, the Agency has performed a preliminary review of the credit worthiness of Housing and Economic Rural Opportunity, Inc., and its principals and no issues were noted.  

If you have any questions regarding the above, please feel free to contact Melissa Drewry, Housing Specialist, at (254) 742-9748.  

Sincerely,  

JONATHAN D. BELL  
Multi-Family Housing Program Director  

cc: Area Director John Perkins, Fort Stockton Area Office  

Enclosure  

USDA is an equal opportunity provider, employer, and lender.
September 24, 2018

Mr. Salvador Estrada
Hacienda Santa Barbara Apartments, LP.
210 East Idaho Street, Suite B
Las Cruces, NM 88005

RE: Notice of Pre-application Review Action
Hacienda Santa Barbara Apartments, Socorro, Texas

Dear Mr. Estrada:

We reviewed your pre-application for Section 514 Rural Rental Housing assistance and determined that your proposal is eligible for funding by this agency. Your proposal received 49 priority points and was selected for further processing under the National NOSA.

Therefore, a formal application, including a cost overrun statement, meeting the requirements of Chapter 5 of HB-1-3560, must be filed with our office by October 24, 2018. Enclosed please find “Attachment 4-D Contents of Initial Application Package” to assist you in this effort. The loan request may not exceed $2,500,000 and 40 Rental Assistance units.

Please see the enclosure to this notice for conditions under which further processing will continue.

We request you submit the borrower’s organizational documents immediately in order to allow adequate time for the Office of General Counsel (OGC) to review the documents.

You may contact Jonathan Bell, Multi-Family Housing Program Director, at 254-742-9764, with any questions concerning this notice or the application process.

Sincerely,

[Signature]

EDD HARGETT
State Director

Enclosure

cc: Area Director John Perkins, Fort Stockton Area Office

USDA is an equal opportunity provider, employer, and lender.
February 20, 2019

Hacienda Santa Barbara Apartments LP
c/o Housing and Economic Rural Opportunity, Inc.
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM 88005

Re: Hacienda Santa Barbara Apartments
   Socorro, Texas

Dear Mr. Estrada:

BBVA Compass (the “Bank”) is pleased to provide you with this Proposal of Terms for the Construction Financing for the Hacienda Santa Barbara Apartments LIHTC Project. The following terms were based upon a review of the preliminary financial information and projections provided to us. Please note that this Proposal of Terms should not be construed as a Commitment to Lend, since all Terms and Conditions are subject to final approval by the Bank's Loan Committee:

**Construction Loan:**

**Borrower:** Hacienda Santa Barbara Apartments, LP or similar entity where Housing and Economic Rural Opportunity, Inc. (“HERO”) or its wholly owned affiliate is the General Partner.

**Guarantor(s):** Housing and Economic Rural Opportunity, Inc. and Tierra del Sol Housing Corporation.

**Collateral:** The Subject Loan shall be secured by a first position mortgage lien and an assignment of rents and leases on the 40 Unit LIHTC project located at 525 Three Missions Drive in the City of Socorro, El Paso County, Texas. Additionally, the Loan shall be secured by an Assignment of the General Partner’s Interest and the Deferred Developer’s Fee.

**Amount:** Up to $5,400,000. 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.

**Loan Advances:** Disbursement of loan proceeds will be made monthly upon receipt of written approval from the third party construction consultant satisfactory to the Bank.

**Interest Rate:** 1 month Libor + 2.75%. Interest-only payments shall be due monthly; Principal due at Maturity.
**Fees:**
0.75% Origination Fee. Additionally, the Borrower shall be responsible for the reimbursement of all 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:**
Eighteen (18) Months from Closing

**Extension Option:**
One six (6) month extension option subject to project completion, commencement of leasing on schedule acceptable to Bank in its sole discretion, no loan defaults and payment of a 0.25% extension fee.

**Recourse:**
The Project Sponsor(s) shall provide a 100% unconditional guarantee of payment and completion in form and substance acceptable to the Bank.

**Other Financing:**
Proposed additional financing sources include:

1. **Permanent Financing** – First mortgage of $2,500,000, 1% interest rate, and 33 year term and amortization from USDA Rural Development. This loan will be non-recourse to the Borrower and funded at stabilization and will be a repayment source of the Construction Loan.

2. **Low Income Housing Tax Credit Equity** of approximately $5,247,000 from Raymond James Tax Credit Funds or other acceptable investor to the Bank. Estimated price is $0.93 per $1 of tax credits, funded as follows: (a) 15% at Construction Loan Close; (b) 5% at achievement of 50% construction completion; (c) 10% at achievement of 75% construction completion; (d) 60% at stabilized operations and (e) 10% at receipt of form 8609.

Please note that this Proposal of Terms should not be construed as a Commitment to Lend, since all Terms and Conditions are subject to final approval by the Bank’s Loan Committee. Compass Bank 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 209-235-1179.

*Sincerely,*

John Chan
Senior Vice President
Community Development Capital

---

BBVA Compass is a trade name of Compass Bank, a member of the BBVA Group. Compass Bank, Member FDIC.
February 20, 2019

Hacienda Santa Barbara Apartments LP  
c/o Housing and Economic Rural Opportunity, Inc.  
Salvador Estrada, Executive Director  
210 East Idaho Street  
Las Cruces, NM 88005  

Re: Hacienda Santa Barbara Apartments  
Socorro, Texas  

Dear Mr. Estrada:

BBVA Compass (the “Bank”) is pleased to provide you with this Proposal of Terms for the Construction Financing for the Hacienda Santa Barbara Apartments LIHTC Project. The following terms were based upon a review of the preliminary financial information and projections provided to us. Please note that this Proposal of Terms should not be construed as a Commitment to Lend, since all Terms and Conditions are subject to final approval by the Bank's Loan Committee:

**Construction Loan:**

**Borrower:** Hacienda Santa Barbara Apartments, LP or similar entity where Housing and Economic Rural Opportunity, Inc. (“HERO”) or its wholly owned affiliate is the General Partner.

**Guarantor(s):** Housing and Economic Rural Opportunity, Inc. and Tierra del Sol Housing Corporation.

**Collateral:** The Subject Loan shall be secured by a first position mortgage lien and an assignment of rents and leases on the 40 Unit LIHTC project located at 525 Three Missions Drive in the City of Socorro, El Paso County, Texas. Additionally, the Loan shall be secured by an Assignment of the General Partner’s Interest and the Deferred Developer’s Fee.

**Amount:** Up to $5,400,000. 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.

**Loan Advances:** Disbursement of loan proceeds will be made monthly upon receipt of written approval from the third party construction consultant satisfactory to the Bank.

**Interest Rate:** 1 month Libor + 2.75% (currently underwritten at 5.50%). Interest-only payments shall be due monthly; Principal due at Maturity.
Fees: 0.75% Origination Fee. Additionally, the Borrower shall be responsible for the reimbursement of all 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: Eighteen (18) Months from Closing

Extension Option: One six (6) month extension option subject to project completion, commencement of leasing on schedule acceptable to Bank in its sole discretion, no loan defaults and payment of a 0.25% extension fee.

Recourse: The Project Sponsor(s) shall provide a 100% unconditional guarantee of payment and completion in form and substance acceptable to the Bank.

Other Financing: Proposed additional financing sources include:

1. Permanent Financing – First mortgage of $2,500,000, 1% interest rate, and 33 year term and amortization from USDA Rural Development. This loan will be non-recourse to the Borrower and funded at stabilization and will be a repayment source of the Construction Loan.

2. Low Income Housing Tax Credit Equity of approximately $5,247,000 from Raymond James Tax Credit Funds or other acceptable investor to the Bank. Estimated price is $0.93 per $1 of tax credits, funded as follows: (a) 15% at Construction Loan Close; (b) 5% at achievement of 50% construction completion; (c) 10% at achievement of 75% construction completion; (d) 60% at stabilized operations and (e) 10% at receipt of form 8609.

Please note that this Proposal of Terms should not be construed as a Commitment to Lend, since all Terms and Conditions are subject to final approval by the Bank's Loan Committee. Compass Bank 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 209-235-1179.

Sincerely,

[Signature]

John Chan
Senior Vice President
Community Development Capital
February 22, 2019

Housing & Economic Rural Opportunity (HERO)
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM  88005

Re: Hacienda Santa Barbara, LP
Socorro, TX

Dear Sal:

The terms contained in this letter, including the price per credit, are for the purpose of outlining current assumptions. Raymond James Tax Credit Funds, Inc. reserves the right to alter the terms of this investment to meet market conditions. Final terms and conditions will be set forth in future definitive documents proposed by Raymond James Tax Credit Funds, Inc.

CURRENT ASSUMPTIONS:

DESCRIPTION OF THE PROJECT AND THE INVESTMENT.

A. Project:
   1. New Construction
   2. Farm Worker Family
   3. Units: 40

B. Tax Credit Information:
   1. Requested Credits: $609,133.
   2. Assumed Partnership Annual Credits: $609,133.
   3. The RJTCF Fund’s Share of Partnership Annual Credits: 99.99%
   4. Assumed the RJTCF Fund’s Annual Credits: $609,072.
   5. Applicable Fraction: 100%.
   6. Applicable Percentage: 9%

C. Equity Investment:
   1. Estimated $0.93 per dollar of the RJTCF Fund’s Credits “Credit Price,” subject to market conditions and availability of funds.
   2. The RJTCF Fund’s Estimated Total Capital $5,670,609.
       Note that the estimated capital contributions are based on actual credits delivered. If actual RJTCF Fund Credits are less than the assumed amount, estimated capital contributions will be reduced by the shortfall times the Credit Price. If actual The RJTCF Fund Credits are greater than the assumed
amount of excess Credits, then the Fund estimated Capital Contributions will be increased by an amount equal to the Excess Credits times the Credit Price up to 105% of the Estimated Total Capital, unless such increase is attributable to an additional reservation of Credits. The RJTCF Fund will specify under which terms it will purchase any Excess Credits attributable to an additional reservation of Credits, and/or those that would otherwise cause capital contributions to exceed 105% of the Estimated Total Capital. The General Partners can accept or reject those terms. Any Excess Credits that the RJTCF Fund is unwilling to buy or that the General Partners are unwilling to sell at the price specified by the RJTCF Fund shall be allocated to the General Partners.

3. Installment Payment of Estimated Capital Contributions:
   a. 15% at Closing;
   b. 5% at 50% Construction Completion;
   c. 10% at 75% Construction Completion;
   d. 60% at Stabilized Operations.
   e. 10% at Receipt of 8609.

D. Developer and Development Fee:

1. Developer: HERO
2. Estimated Development Fee: $1,255,000.
3. Non-Deferred Development Fee is currently estimated to be paid as follows:
   a. 20% at Closing.
   b. 70% at Stabilized Operations.
   c. 10% at 8609.

E. Financing:

1. Construction Financing
   a. Lender: TBD
   b. Amount: $6,500,000 (estimated).
   c. Rate: 4.50% (estimated).
   d. Terms: 24 months (estimated).
   e. At thirty days of stabilization, paid down with proceeds from the Fund’s final capital contribution.

2. Permanent Financing - First Mortgage
   a. Not to Exceed Amount: $2,500,000.
   b. Lender: USDA RD.
   c. Converts at stabilization.
   d. Non recourse.
   e. Not tax-exempt bond financed.
   f. Term (years): 33.
   g. Amortization period (years): 33.
   h. Interest rate: 1.00%.

DUE DILIGENCE FEES

At the Closing, the Partnership shall pay $50,000 or greater negotiated amount to the RJTCF Fund as a due diligence/legal reimbursement fee in respect of the costs associated with the due diligence process and preparation of Partnership documents and legal opinions.
Raymond James Tax Credit Funds is a leading provider of high-quality affordable housing developments throughout the nation. Since the tax credit program began in 1986, we have raised more than $6 billion in equity for more than 1,700 properties throughout the United States.

Our focus on the quality of our development partners, specific market expertise and comprehensive due diligence have earned us recognition as a leader in the affordable housing industry.

At Raymond James, our clients come first, and we will provide the highest level of service with integrity. This approach has allowed RJTCF to retain our development partners and maintain a stable group of investors that have partnered with RJTCF year after year.

All of us at RJTCF are very enthusiastic about the possibility of working with your organization on this tax credit project. Please feel free to contact me at 503-675-3933 (Dan.Wendle@raymondjames.com) if I can be of further assistance.

Sincerely,

Dan Wendle
Vice President
Director of Acquisitions, West Region
February 22, 2019

Housing & Economic Rural Opportunity (HERO)
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM  88005

Re: Hacienda Santa Barbara. LP
Socorro, TX

Dear Sal:

The terms contained in this letter, including the price per credit, are for the purpose of outlining current assumptions. Raymond James Tax Credit Funds, Inc. reserves the right to alter the terms of this investment to meet market conditions. Final terms and conditions will be set forth in future definitive documents proposed by Raymond James Tax Credit Funds, Inc.

CURRENT ASSUMPTIONS:

DESCRIPTION OF THE PROJECT AND THE INVESTMENT.

A. Project:
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   1. Requested Credits: $609,133.
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   1. Estimated $0.93 per dollar of the RJTCF Fund’s Credits (Credit Price), subject to market conditions and availability of funds.

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   Note that the estimated actual contributions are based on actual credits delivered. If actual RJTCF Fund Credits are less than the assumed amount, estimated capital contributions will be reduced by the shortfall times the Credit Price. If actual The RJTCF Fund Credits are greater than the assumed
amount of Excess Credits. Then the RJTCF Fund estimated Capital Contributions will be increased by an amount equal to the Excess Credits times the Credit Price up to 105% of the Estimated Total Capital, unless such increase is attributable to an additional reservation of Credits. The RJTCF Fund will specify under which terms it will purchase any Excess Credits attributable to an additional reservation of Credits, and/or those that would otherwise cause capital contributions to exceed 105% of the Estimated Total Capital. The General Partners can accept or reject those terms. Any Excess Credits that the RJTCF Fund is unwilling to buy or that the General Partners are unwilling to sell at the price specified by the RJTCF Fund shall be allocated to the General Partners.

3. Installment Payment of Estimated Capital Contributions:
   a. 15% at Closing;
   b. 5% at 50% Construction Completion;
   c. 10% at 75% Construction Completion;
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   1. Developer: HERO
   2. Estimated Development Fee: $1,255,000.
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      a. 20% at Closing.
      b. 70% at Stabilized Operations.
      c. 10% at 8609.

E. Financing:

   1. Construction Financing
      a. Lender: TBD
      b. Amount: $5,400,000 (estimated).
      c. Rate: 4.50% (estimated).
      d. Terms: 24 months (estimated).
      e. Prepayment penalty paid down with proceeds from the RJTCF Fund’s final capital contribution.

   2. Permanent Financing - First Mortgage
      a. Not to Exceed Amount: $2,500,000.
      b. Lender: USDA RD.
      c. Converts at stabilization.
      d. Non recourse.
      e. Not tax-exempt bond financed.
      f. Term (years): 33.
      g. Amortization period (years): 33.
      h. Interest rate: 1.00%.

DUE DILIGENCE FEES

At the Closing, the Partnership shall pay $50,000 or greater negotiated amount to the RJTCF Fund as a due diligence/legal reimbursement fee in respect of the costs associated with the due diligence process and preparation of Partnership documents and legal opinions.
Raymond James Tax Credit Funds is a leading provider of high-quality affordable housing developments throughout the nation. Since the tax credit program began in 1986, we have raised more than $6 billion in equity for more than 1,700 properties throughout the United States.

Our focus on the quality of our development partners, specific market expertise and comprehensive due diligence have earned us recognition as a leader in the affordable housing industry.

At Raymond James, our clients come first, and we will provide the highest level of service with integrity. This approach has allowed RJTCF to retain our development partners and maintain a stable group of investors that have partnered with RJTCF year after year.

All of us at RJTCF are very enthusiastic about the possibility of working with your organization on this tax credit project. Please feel free to contact me at 503-675-3933 (Dan.Wendle@raymondjames.com) if I can be of further assistance.

Sincerely,

Dan Wendle
Vice President
Director of Acquisitions, West Region
RESOLUTION 510

A RESOLUTION OF THE CITY OF SOCORRO, TEXAS AUTHORIZING THE CITY OF SOCORRO TO WAIVE PERMIT FEES IN THE AMOUNT OF $35,000 AS AN IN-KIND CONTRIBUTION TO DEMONSTRATE FURTHER SUPPORT OF THE PROPOSED HACIENDA SANTA BARBARA APARTMENTS DEVELOPMENT.

WHEREAS, Housing and Economic Rural Opportunity, Inc. has proposed a development for affordable rental housing called Hacienda Santa Barbara Apartments at 525 Three Missions Drive in the City of Socorro, Texas; and

WHEREAS, Housing and Economic Rural Opportunity, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for Competitive 9% Housing Tax Credits for Hacienda Santa Barbara Apartments,

IT IS HEREBY RESOLVED, that the City of Socorro, acting through its governing body, hereby confirms that it supports the proposed Hacienda Santa Barbara Apartments development located at 525 Three Missions Drive and that this formal action has been taken to put on the record the opinion expressed by the City of Socorro on February 16, 2017, and

RESOLVED, that the City of Socorro, acting through its governing body, hereby confirms that it will waive permit fees in the amount of $35,000 as an in-kind contribution to demonstrate further support of the proposed Hacienda Santa Barbara Apartments development, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Gloria Rodriguez is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Passed and approved this 16th day of February, 2017.

ATTEST:

Olivia Navarro, City Clerk
16. **Tab 35 Sources and Uses**: The submitted Sources and Uses Form shows the BBVA loan to have a 5.50% interest rate; however, I do not see where that interest rate is in the letter from the lender. [Attachment 10]

17. **Tab 35 Sources and Uses Form**: The amount per dollar the Syndicator is willing to pay is blank. Revise, it must be consistent with the letter from Raymond James. [Attachment 10]

18. **Syndication Term Sheet**: The construction loan information in the Raymond James letter is inconsistent with the submitted Sources and Uses Form. [Attachment 11]

19. **Finance Scoring, Commitment of Development Funding from Local Political Subdivision**: The submitted resolution from the City of Socorro is dated 2017. The resolution does not have an expiration date.

20. **Organization Chart**: Indicate or provide a statement for all of the submitted organization charts of who has the ability to exercise Control. [Attachment 12]

21. **Tab 38 List of Organizations and Principals**: The spelling of Granados is now consistent.

22. **Tab 38 List of Organizations and Principals**: Revise Org Box 2 to include the Sole Member and indicate whether or not he has any prior TDHCA Experience. [Attachment 13]

23. **Tab 39 Previous Participation (PPR)**: Tab 38 indicates that Patrick Vigil has previous TDHCA Experience; however, the PPR form is blank. Revise to make consistent. [Attachment 14]

24. **Tab 40 and 41 Nonprofit Participation**: Identify in the submitted Application where a resolution can be found that has been approved by the Nonprofit board indicating clear approval of their participation in the Application and naming all members of the board and employees who may act on its behalf. [Attachment 15]

25. Furthermore, you have applied under the USDA set aside and have indicated this Application is rural due to the 514 USDA funding, based on this the majority of Nonprofit board members must live within the State of Texas. The information submitted points to all of the members residing in New Mexico. Socorro is
September 24, 2018

Mr. Salvador Estrada
Hacienda Santa Barbara Apartments, LP.
210 East Idaho Street, Suite B
Las Cruces, NM 88005

RE: Notice of Pre-application Review Action
Hacienda Santa Barbara Apartments, Socorro, Texas

Dear Mr. Estrada:

We reviewed your pre-application for Section 514 Rural Rental Housing assistance and determined that your proposal is eligible for funding by this agency. Your proposal received 49 priority points and was selected for further processing under the National NOSA.

Therefore, a formal application, including a cost overrun statement, meeting the requirements of Chapter 5 of HB-1-3560, must be filed with our office by October 24, 2018. Enclosed please find “Attachment 4-D Contents of Initial Application Package” to assist you in this effort. The loan request may not exceed $2,500,000 and 40 Rental Assistance units.

Please see the enclosure to this notice for conditions under which further processing will continue.

We request you submit the borrower’s organizational documents immediately in order to allow adequate time for the Office of General Counsel (OGC) to review the documents.

You may contact Jonathan Bell, Multi-Family Housing Program Director, at 254-742-9764, with any questions concerning this notice or the application process.

Sincerely,

EDD HARGETT
State Director

Enclosure

cc: Area Director John Perkins, Fort Stockton Area Office

USDA is an equal opportunity provider, employer, and lender.
Tab 36

Sponsor Characteristics

- Narrative-HERO material participation
- Narrative-HERO experience
- HERO 501c3
- Resident Services Plan
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
   - [ ] 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: **50.00%**
     - Total: **250.00%** (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
- [x] 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:

   - [ ] A certified HUB will participate in Development Services or provide onsite tenant services, and evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab.
   - [ ] Yes A Nonprofit will participate in Development Services or provide onsite tenant services, and evidence from a state or federal source of the organization’s nonprofit status is provided behind this Tab.
   - [x] 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: **1**

Total Points Claimed: **2**
Housing and Economic Rural Opportunity, Inc.

Background, Experience and Material Participation

The Housing and Economic Rural Opportunity Inc., (HERO) is a domestic nonprofit corporation organized under the enabling New Mexico Nonprofit Corporation Act, Sections 53-8-1, et seq., NMSA 1978. HERO was incorporated on January 7, 1987, as a multipurpose community based and economic development entity to leverage resources to improve housing and living conditions for low and moderate-income persons, revitalize neighborhoods and serve as a partner for social change. HERO is a certified Community Housing Development Organization [CHDO] and is eligible for special set aside of HUD HOME funding from the Texas Department of Housing & Community Affairs. This enables HERO to expand services into colonias and underserved markets of Texas.

The Internal Revenue Service recognizes HERO as a tax-exempt organization under Section 501(c) (3). The board of directors serves without remuneration and consists of volunteers who possess combined years of public service. It actively assures that HERO operates consistently with the operating philosophy dedicated to improving the lives of disenfranchised, low-income persons, provides advocacy and promotes rural community economic development, better housing opportunities and other supportive services.

HERO has developed fourteen multifamily apartment communities in New Mexico and Texas utilizing USDA Rural Development financing. These developments serve farm workers and their families. HERO staff actively participate in the identification of housing markets, site selection, financing structure, selection of the development team, construction administration, lease-up, and the long-term oversight and management of the property.

As the controlling entity (general partner) of this development from construction through completion to placement in-service and into lease-up and operational oversight, HERO will have final decision making authority on all the development and operational phases of the development. HERO’s participation related to this property will be on a regular, continuous, and substantial basis throughout the lifetime of the property. HERO’s asset management staff will visit the property periodically and regularly throughout the compliance period. HERO will oversee all aspects during the operation, including oversight of the property management company, records management, compliance monitoring, review and approval of budgets, review of marketing and management plans, monitoring the property for proper maintenance and repair, and any and all other duties related to the operation of the property.

Housing and Economic Rural Opportunity, Inc. has previous TDHCA, HUD, USDA Rural Development and federal housing tax credit development and management experience.
Date: JAN 20 2000

Housing and Economic Rural Opportunity, Inc.
P. O. Box 7901
Las Cruces, NM 88005-7901

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in August 1987 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

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.
Housing and Economic Rural Opportunity, Inc.
85-0356121

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]

Robert C. Padilla
Manager, Customer Service
Description of Resident Financial Literacy Training Program
For the Hacienda Santa Barbara Apartments

Housing and Economic Rural Opportunity, Inc. “HERO” will conduct training in Basic Financial Literary Skills to Hacienda Santa Barbara Apartment residents. Training will be provided to all residents on-site, in the Hacienda Santa Barbara Apartment’s community room, and at no charge, including all pertinent materials. Training will be provided quarterly, including the following program subjects:

- Understanding financial psychology
- Managing the essentials of budgeting
- Learning account management skills
- Understanding credit profiles
- Understanding the effects of loans and debt
- Influence of jobs and careers on finances
- Understanding the effects and benefits of entrepreneurship
- Understanding economic and government influences

Residential Financial Literacy Training staff will be provided with training on the Financial Literacy Curriculum. One (1) Basic Financial Literacy Skills Class will be offered each Quarter. Each session will consist of a minimum of two (2) hours, with a maximum class time of eight (8) hours, depending on the content being discussed. The scheduling of the sessions will be offered to all residents at pre-arranged times, which are convenient. In addition, the Financial Literacy Program can be customized to address Hacienda Santa Barbara Apartments residents’ specific financial needs.

Resident Financial Literacy Training Program Budget

The Financial Literacy Program budget will include:

- $2,200 will be provided from the Hacienda Santa Barbara Apartment’s operating budget for Program Expenses
- Computers/internet access will be available to Hacienda Santa Barbara Apartment residents for Financial Literacy Programming purposes in the Community Center
- HERO will provide Financial Literacy instructors to teach classes

Tenant Recruitment and Participation

Hacienda Santa Barbara Apartment residents will be highly encouraged to participate in the Resident Financial Literacy Training Program. HERO staff, in conjunction with property management staff, will market the Program with Informational Flyers and at periodic events held in the Community Center to identify and recruit prospective residents. Financial Literacy Program goals and requirements will be clearly articulated to residents, so that expectations are understood for the various training sessions. HERO’s understanding of training programs is that resident
participation is facilitated when information is conveyed in a clear, friendly and supportive manner.

**Description of Resident Adult and Continuing Education Program**  
*For the Hacienda Santa Barbara Apartments*

Housing and Economic Rural Opportunity, Inc. will conduct courses in Adult and Continuing Education to Hacienda Santa Barbara Apartment residents. Training will be provided to all residents on-site, in the Hacienda Santa Barbara Apartment’s community room, and at no charge, including all pertinent materials. Classes will be provided throughout the month, with independent self-paced online support, including the following program subjects:

- Administering pre- and post-testing in content areas to determine needed areas of improvement (G.E.D.)
- Developing personalized study programs through Khan Academy (G.E.D.)
- Providing testing site dates and locations and administering full-length practice tests (G.E.D.)
- Providing E.S.L. instruction on functional language skills and vocabulary in preparation for G.E.D. and other opportunities
- Administering practice SAT/ACT exams with explanations and feedback for college entrance
- Parenting and leadership classes for adults and teenagers

HERO Residential Adult and Continuing Education Program staff will be provided with training on E.S.L. programs and the G.E.D., ACT, and SAT exams. G.E.D. classes will be offered each month, with self-paced online support. Each class will consist of instruction and independent study. E.S.L. classes will be offered. Each class will consist of facilitated language study. One (1) ACT/SAT preparation class will be offered each month. Each class will consist of two (2) hours of exam practice and explanation. One (1) parenting and leadership class will be offered each month. Each class will consist of one (1) hour discussion and/or training on a selected topic. In addition, the Adult and Continuing Education Program can be customized to address Hacienda Santa Barbara Apartment residents’ specific educational needs.

**Resident Adult and Continuing Education Program Budget**

The Adult and Continuing Education Program budget will include:

- $10,000 will be provided from the Hacienda Santa Barbara Apartment’s operating budget for Program Expenses
- Computers/internet access will be available to Hacienda Santa Barbara Apartment residents for Adult and Continuing Education Programming purposes in the Community Center
- HERO will provide G.E.D., E.S.L. and college preparatory instructors to teach classes
Tenant Recruitment and Participation

Hacienda Santa Barbara Apartment residents will be highly encouraged to participate in the Resident Adult and Continuing Education Program. HERO staff, in conjunction with property management staff, will market the Program with Informational Flyers and at periodic events held in the Community Center to identify and recruit prospective residents. Adult and Continuing Education Program goals and requirements will be clearly articulated to residents, so that expectations are understood for the various training sessions. HERO’s understanding of training programs is that resident participation is facilitated when information is conveyed in a clear, friendly and supportive manner.

Description of Resident Exercise Program
For the Hacienda Santa Barbara Apartments

Housing and Economic Rural Opportunity, Inc. will conduct classes on Exercise to Hacienda Santa Barbara Apartment residents. Training will be provided to all residents on-site, in the Hacienda Santa Barbara Apartment’s community room, and at no charge, including all pertinent materials. Classes will be provided weekly, including the following program subjects:

- Explaining the benefits of regular exercise
- Providing instruction on the proper form and execution of exercise
- Maintaining healthy fitness levels

HERO Residential Exercise Program staff will be provided with training on the established exercise programs. One (1) Exercise Program class will be offered each week. Each session will consist of a minimum of thirty (30) minutes, with a maximum of one (1) hour, depending on the program. The scheduling of the sessions will be offered to all residents at pre-arranged times, which are convenient. In addition, the Residential Exercise Program can be customized to address Hacienda Santa Barbara Apartments residents’ specific exercise needs.

Resident Exercise Program Budget

The Exercise Program budget will include:

- $1,000 will be provided from the Hacienda Santa Barbara Apartment’s operating budget for Program Expenses
- Computers/internet access will be available to Hacienda Santa Barbara Apartment residents for Exercise Programming purposes in the Community Center
- HERO will provide instructors to facilitate classes

Tenant Recruitment and Participation

Hacienda Santa Barbara Apartment residents will be highly encouraged to participate in the Resident Exercise Program. HERO staff, in conjunction with property management staff, will market the Program with Informational Flyers and at periodic events held in the Community
Center to identify and recruit prospective residents. Exercise Program goals and requirements will be clearly articulated to residents, so that expectations are understood for the various training sessions. HERO’s understanding of training programs is that resident participation is facilitated when information is conveyed in a clear, friendly and supportive manner.

**Description of Resident Health Fair Program**

**For the Hacienda Santa Barbara Apartments**

Housing and Economic Rural Opportunity, Inc. will offer Health Fair information and access to Hacienda Santa Barbara Apartment residents. Fairs will be provided to all residents on-site, in the Hacienda Santa Barbara Apartment’s community room, and at no charge, including all pertinent materials. Fairs will be provided quarterly, including the following program subjects:

- Providing health screenings
- Understanding common health problems, treatment, and prevention
- Understanding alcohol and drugs
- Understanding proper diet and exercise needs

HERO Residential Health Fair Program staff will be provided with training on the Health Fair Program. Experts may be brought in to facilitate instruction and understanding. One (1) Health Fair will be offered each Quarter. Each session will consist of a minimum of two (2) two (2) hour sessions, for a total of four (4) hours. The scheduling of the sessions will be offered to all residents at pre-arranged times, which are convenient. In addition, the Health Fair Program can be customized to address Hacienda Santa Barbara Apartments residents’ specific health and nutritional needs.

**Resident Health Fair Program Budget**

The Health Fair Program budget will include:

- $2,500 will be provided from the Hacienda Santa Barbara Apartment’s operating budget for Program Expenses
- Computers/internet access will be available to Hacienda Santa Barbara Apartment residents for Health Fair Programming purposes in the Community Center
- HERO will provide instructors to teach classes

**Tenant Recruitment and Participation**

Hacienda Santa Barbara Apartment residents will be highly encouraged to participate in the Resident Health Fair Program. HERO staff, in conjunction with property management staff, will market the Program with Informational Flyers and at periodic events held in the Community Center to identify and recruit prospective residents. Financial Literacy Program goals and requirements will be clearly articulated to residents, so that expectations are understood for the various training sessions. HERO’s understanding of training programs is that resident
Description of Resident Community Involvement Program
For the Hacienda Santa Barbara Apartments

Housing and Economic Rural Opportunity, Inc. will conduct Community Involvement Opportunities to Hacienda Santa Barbara Apartment residents. Training will be provided to all residents on-site, in the Hacienda Santa Barbara Apartment’s community room, and at no charge, including all pertinent materials. Classes will be provided twice a month, including the following program subjects:

- Writing a community-based newsletter
- Joining creative writing classes
- Organizing book clubs
- Traveling to community cultural and arts events
- Participating in career/college training events
- Creating craft projects

HERO Residential Community Involvement staff will be provided with training on the various program activities. Two (2) Community Involvement activities will be offered each month. Each session will consist of a minimum of thirty (30) minutes, with maximum timeframes depending on the activity. The scheduling of the sessions will be offered to all residents at pre-arranged times, which are convenient. In addition, the Residential Exercise Program can be customized to address Hacienda Santa Barbara Apartments residents’ specific involvement needs.

Resident Community Involvement Program Budget

The Community Involvement Program budget will include:

- $5,000 will be provided from the Hacienda Santa Barbara Apartment’s operating budget for Program Expenses
- Computers/internet access will be available to Hacienda Santa Barbara Apartment residents for Community Involvement Programming purposes in the Community Center
- HERO will provide instructors to facilitate classes

Tenant Recruitment and Participation

Hacienda Santa Barbara Apartment residents will be highly encouraged to participate in the Resident Community Involvement Program. HERO staff, in conjunction with property management staff, will market the Program with Informational Flyers and at periodic events held in the Community Center to identify and recruit prospective residents. Exercise Program goals and requirements will be clearly articulated to residents, so that expectations are understood for the various training sessions. HERO’s understanding of training programs is that resident
participation is facilitated when information is conveyed in a clear, friendly and supportive manner.

Description of Resident Library Services Center Program
For Hacienda Santa Barbara Apartments

Housing and Economic Rural Opportunity, Inc. will provide an on-site Library Services Center to Hacienda Santa Barbara Apartment residents. Access will be provided to all residents on-site, in the Hacienda Santa Barbara Apartment’s community room, and at no charge, including all pertinent materials. Access will be provided weekly/daily, including the following services:

- Hardcopy books available for check out
- A video library available for check out
- E-reader electronic library available for on-site use only

HERO Residential Library Services Center staff will be provided with training on the various program elements. Access to the Library Services Center will vary throughout the week, in accordance with other activities occurring in the community center. The scheduling of the sessions will be offered to all residents at pre-arranged times, which are convenient. In addition, the Residential Library Services Center can be customized to address Hacienda Santa Barbara Apartments residents’ specific literary and literacy needs.

Resident Library Services Center Budget

The Library Services Center budget will include:

- $4,500 will be provided from the Hacienda Santa Barbara Apartment’s operating budget for Program Expenses
- Computers/internet access will be available to Hacienda Santa Barbara Apartment residents for Library Services Programming purposes in the Community Center
- HERO will provide instructors to facilitate access and check out

Tenant Recruitment and Participation

Hacienda Santa Barbara Apartment residents will be highly encouraged to participate in the Resident Library Services Center Program. HERO staff, in conjunction with property management staff, will market the Program with Informational Flyers and at periodic events held in the Community Center to identify and recruit prospective residents. Exercise Program goals and requirements will be clearly articulated to residents, so that expectations are understood for the various training sessions. HERO’s understanding of training programs is that resident participation is facilitated when information is conveyed in a clear, friendly and supportive manner.
Tab 37

Owner and Developer Organization Charts
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!
Developer

Housing and Economic Rural Opportunity, Inc.
  Co-Developer- 50%

Salvador Estrada
  Executive Director

Raul Grandos- Board Member

Oscar Pando- Board Member

Patrick Vigil- Board Member

Thomas Development Group, LLC
  Co- Developer- 50%

Thomas Andrews- Sole Member
Guarantor

<table>
<thead>
<tr>
<th>Housing and Economic Rural Opportunity, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sponsor, Owner, Co-Developer - 50%</td>
</tr>
</tbody>
</table>

- Salvador Estrada
  Executive Director

- Raul Grandos - Board Member

- Oscar Pando - Board Member

- Patrick Vigil - Board Member
Hacienda Santa Barbara Apartments
Limited Partnership

Housing and Economic Rural Opportunity, Inc.
Co-Developer/General Partner .01%

Limited Partner/Syndicator- 99.99%

Salvador Estrada
Executive Director

Raul Granados- Board Member

Oscar Pando- Board Member

Patrick Vigil- Board Member

Estrada and Granados have authority to exercise control
### Developer

<table>
<thead>
<tr>
<th>Housing and Economic Rural Opportunity, Inc.</th>
<th>Thomas Development Group, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Co-Developer- 50%</td>
<td>Co-Developer- 50%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Salvador Estrada</th>
<th>Thomas Andrews- Sole Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Director</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Raul Granados- Board Member</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Oscar Pando- Board Member</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Patrick Vigil- Board Member</th>
</tr>
</thead>
</table>

Andres has authority to exercise control.

Estrada and Granados have authority to exercise control.
Guarantor

| Housing and Economic Rural Opportunity, Inc. |
| Sponsor, Owner, Co-Developer - 50% |

| Salvador Estrada |
| Executive Director |

| Raul Granados - Board Member |

| Oscar Pando - Board Member |

| Patrick Vigil - Board Member |

Estrada and Granados have authority to exercise control
Tab 38

List of Organizations and Principals
List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive 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)

---

<table>
<thead>
<tr>
<th>Org. 1</th>
<th>Hacienda Santa Barbara LP</th>
<th>General Partner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 210 East Idaho Avenue</td>
<td>City: Las Cruces</td>
<td>State: NM Zip: 88005</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: Hacienda Santa Barbara LP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? Yes</td>
<td>Date formed: 3/26/2003</td>
<td>Legal Org is or will be: Limited Partnership</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (575) 541-0477</td>
<td>Email: <a href="mailto:tdsestrada@msn.com">tdsestrada@msn.com</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
<td></td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. **Salvador Estrada**
   - TDHCA Experience: Yes
   - Organization Legal Name: Housing and Economic Rural Opportunity, Inc.
   - Role/Title: General Partner

2. **Raul Granados**
   - TDHCA Experience: Yes

3. **Oscar Pando**
   - TDHCA Experience: Yes

4. **Patrick Vigil**
   - TDHCA Experience: Yes

5. **Raul Granados**
   - TDHCA Experience: Yes

6. **Oscar Pando**
   - TDHCA Experience: Yes

<table>
<thead>
<tr>
<th>Org. 2</th>
<th>Thomas Development Group, LLC</th>
<th>Co-developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 817 E 70th Street</td>
<td>City: Sioux Falls</td>
<td>State: SD Zip: 57108</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: none</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? Yes</td>
<td>Date formed: 7/1/2010</td>
<td>Legal Org is or will be: Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: 605-265-1700</td>
<td>Email: <a href="mailto:thomasdevelopment@comcast.net">thomasdevelopment@comcast.net</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? No</td>
<td></td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. TDHCA Experience: 
2. TDHCA Experience: 
3. TDHCA Experience: 
4. TDHCA Experience: 
5. TDHCA Experience: 
6. TDHCA Experience: 

<table>
<thead>
<tr>
<th>Org. 3</th>
<th>Thomas Development Group, LLC</th>
<th>Co-developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
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<td>Name(s) of Entities the Organization Owns or Controls:</td>
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</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Phone:</td>
<td>Email:</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
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<td></td>
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</tbody>
</table>

List of Sub-Entities or Principals:

1. TDHCA Experience: 
2. TDHCA Experience: 
3. TDHCA Experience: 
4. TDHCA Experience: 
5. TDHCA Experience: 
6. TDHCA Experience: 

---

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.
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)

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<td>Yes</td>
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<td>Yes</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. Salvador Estrada
   TDHCA Experience: Yes
2. Raul Granados
   TDHCA Experience: Yes
3. Oscar Pando
   TDHCA Experience: Yes
4. Patrick Vigil
   TDHCA Experience: Yes
5. None
6. None

<table>
<thead>
<tr>
<th>Org. 2</th>
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<th>Role/Title</th>
<th>co-developer</th>
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</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>No</td>
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List of Sub-Entities or Principals:

1. Tom Andrews
   TDHCA Experience: No
2. None
3. None
4. None
5. None
6. None

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<thead>
<tr>
<th>Org. 3</th>
<th>Organization Legal Name:</th>
<th>Role/Title</th>
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<tbody>
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<td>Legal Org is or will be:</td>
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<td>Phone:</td>
<td>Email:</td>
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<tr>
<td>Organization is identified on Org. Chart:</td>
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</tbody>
</table>

List of Sub-Entities or Principals:

1. None
2. None
3. None
4. None
5. None
6. None

3/25/2019
Tab 39

Previous Participation
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: Salvador Estrada/ Executive Director, General Partner
Email Address: tdsestrada@msn.com
City & State of Home Addr: Las Cruces, NM
Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
</tr>
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<tbody>
<tr>
<td>10022</td>
<td>Presidio Dolores Apartments</td>
<td>San Elizario</td>
<td>HTC</td>
<td>Aug-12</td>
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</table>

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

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

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
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<tbody>
<tr>
<td>CSBG</td>
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<tr>
<td>ESG</td>
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<td></td>
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</tr>
<tr>
<td>LIHEAP</td>
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<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
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<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
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<tr>
<td>Other:</td>
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<td></td>
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<td>NSP</td>
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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: Raul Granados/ Board President of General Partner
Email Address: raug@tdhca.org
City & State of Home Addr: Las Cruces, NM
Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

- By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
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<th>Program</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>San Elizario</td>
<td>HTC</td>
<td>Aug 12</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.

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

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
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<tbody>
<tr>
<td>CSBG</td>
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<tr>
<td>HOME:</td>
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Person/Role: Oscar Pando/ Board Member of General Partner

Email Address: ogpando@yahoo.com

City & State of Home Addr: Las Cruces, NM

Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

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| Person/Role: | Patrick Vigi/ Board Member of General Partner |
| Email Address: | vicaene@aol.com |
| City & State of Home Addr: | Las Cruces, NM |
| Applicant Legal Name: | Hacienda Santa Barbara Limited Partnership |

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: Patrick Vigil/ Board Member of General Partner

Email Address: vicaone@aol.com

City & State of Home Addr: Las Cruces, NM

Applicant Legal Name: Hacienda Santa Barbara Apartments Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role:  
Tom Andrews/ Co-Developer

Email Address:  
thomasdevelopment@comcast.net

City & State of Home Addr:  
Sioux Falls, SD

Applicant Legal Name:  
Hacienda Santa Barbara Limited Partnership

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Other:  
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Tab 40

Nonprofit Participation
Nonprofit Set-Aside (Competitive HTC Applications Only)

**Qualification:** Must meet the definition of a Qualified Nonprofit Development pursuant to §11.1(a)(106) of the QAP, §42(h)(5) of the Code, and the requirements of §11.5(1) of the QAP.

**Documentation:** Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

- By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

- By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

**Organization Name:** Housing and Economic Rural Opportunity, Inc.

Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period? [ ] Yes [ ] No

If no to the question above, what is its current legal status?

If "Other" please specify:

Date of legal formation of Nonprofit Organization: Aug-87

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity? [ ] Yes [ ] No

   If “Yes”, what is the ownership percentage of this nonprofit organization? 100%

2) Describe the nonprofit’s participation: Owner/Sponsor, General Partner, Co-Developer

3) Describe the nonprofit’s participation in the operation of the Development throughout the Compliance and/or extended use period:

   Housing and Economic Rural Opportunity, Inc. will actively participate in the oversight of the development, operation and management of the development during the Compliance and extended use period.

4) Will the nonprofit receive part of the development fees paid in connection with the development? [ ] Yes

   If "Yes," explain: 50%

2/27/2019
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<tr>
<th>Name</th>
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<th>Phone</th>
<th>Ext.</th>
<th>Fax or Email</th>
<th>Occupation</th>
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<tr>
<td>Salvador Estrada</td>
<td>Executive Director</td>
<td>2031 Cotton Ave</td>
<td>Las Cruces</td>
<td>NM</td>
<td>88001</td>
<td>(575) 312-6339</td>
<td></td>
<td><a href="mailto:tdestrada@msn.com">tdestrada@msn.com</a></td>
<td>Retired</td>
</tr>
<tr>
<td>Raul Granados</td>
<td>Board President of HERO</td>
<td>880 Anthony Drive</td>
<td>Anthony</td>
<td>NM</td>
<td>88021</td>
<td>(575) 882-3554</td>
<td></td>
<td><a href="mailto:raulg@tdshc.org">raulg@tdshc.org</a></td>
<td>Construction Supervisor</td>
</tr>
<tr>
<td>Oscar Pando</td>
<td>Board Member of HERO</td>
<td>605 Franklin Place</td>
<td>Las Cruces</td>
<td>NM</td>
<td>88007</td>
<td>(575) 640-7644</td>
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<tr>
<td>Patrick Vigil</td>
<td>Board Member of HERO</td>
<td>2354 Sambrano</td>
<td>Las Cruces</td>
<td>NM</td>
<td>88001</td>
<td>(575) 644-3748</td>
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<td>General Contractor</td>
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HOUSING AND ECONOMIC RURAL OPPORTUNITY INC.  
BOARD OF DIRECTORS  
RESOLUTION

WHEREAS,  
Housing and Economic Rural Opportunity Inc. submitted a loan request to the United States Department of Agriculture for Section 514 Loan Program and received a loan reservation for an amount not to exceed $2.5 million to develop 40 units of rental multifamily housing for farm workers.

WHEREAS,  
The proposed apartment complex will be known as the Hacienda Santa Barbara Apartments and will be located at 525 Three Missions Drive, Socorro, TX 79927. The estimated total development cost is $7,600,000.

WHEREAS,  
Housing and Economic Rural Opportunity Inc., has been authorized to submit a 9% Housing Tax Credit application to the Texas Department of Housing and Community Affairs for the current 2019 QAP.

WHEREAS,  
The Texas State Office of the USDA Rural Development Department acting through the USDA Rural Housing Service has approved the Housing and Economic Rural Opportunity Inc., request for an Administrator’s Exception authority to extend the USDA Section 514 application deadline for the formal application to September 1, 2019;

NOW THEREFORE, it is resolved by the Housing and Economic Rural Opportunity, Inc., Board of Directors at a special meeting on March 21, 2019 to authorize Salvador Estrada, its Executive Director and Raul Granados, its Board President to act on its behalf on all matters concerning the Housing and Economic Rural Opportunity, Inc., application to the Texas Department of Housing and Community Affairs. And further through this resolution authorizes the Executive Director and the President of the Board of Director to execute all documents which are hereby incorporated by reference.

Raul Granados, President
Oscar Pando, Secretary
HOUSING AND ECONOMIC RURAL OPPORTUNITY INC.

INCUMBENCY CERTIFICATION

The undersigned, who is an officer of Housing and Economic Rural Opportunity Inc., hereby certifies that the following listing of Officers and Directors constitutes all duly qualified and sitting Officers and Directors of the Housing and Economic Rural Opportunity Inc., as of March 22, 2019.

<table>
<thead>
<tr>
<th>Name/Title</th>
<th>Address</th>
<th>Term</th>
<th>Beginning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raul Granados, President</td>
<td>704 Audrey Nance Road Anthony, New Mexico 88021</td>
<td>3 Years</td>
<td>2012</td>
</tr>
<tr>
<td>Patrick Vigil, Vice President</td>
<td>2354 Sambrano Street Las Cruces, New Mexico 88001</td>
<td>3 Years</td>
<td>2016</td>
</tr>
<tr>
<td>Oscar Pando, Secretary</td>
<td>605 Franklin Place Las Cruces, New Mexico 88007</td>
<td>3 Years</td>
<td>2014</td>
</tr>
<tr>
<td>Jaime Rascon, Director</td>
<td>7861 Ledbetter Road Vinton, Texas 79821</td>
<td>1 Year</td>
<td>2019</td>
</tr>
<tr>
<td>Raul Granados, Jr., Director</td>
<td>6201 Escondido Drive El Paso, Texas 79912</td>
<td>1 Year</td>
<td>2019</td>
</tr>
<tr>
<td>Carlos Gallinar, Director</td>
<td>1427 Hawthorne Street El Paso, Texas 79902</td>
<td>1 Year</td>
<td>2019</td>
</tr>
<tr>
<td>Miguel Chacon, Director</td>
<td>P.O. Box 2017 San Elizario, Texas 79849</td>
<td>1 Year</td>
<td>2019</td>
</tr>
</tbody>
</table>

Signature of Certifying Officer

Oscar Pando, Secretary

Date: 3-22-19
Tab 41

Nonprofit Support Documents

- HERO IRS Determination Letter
- 3rd Party Legal Opinion
- HERO Financial Statement
- Certification HERO Board Member Residence
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:

- **X** IRS determination letter
- **X** Third Party legal opinion (not applicable to Tax-Exempt Bond Developments)
- **X** The Nonprofit's most recent financial statement as prepared by a Certified Public Accountant (not applicable to Tax-Exempt Bond Developments)
- **X** Certification regarding Board member residence (not applicable to Tax-Exempt Bond Developments)
Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in August 1987 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

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.
Housing and Economic Rural Opportunity, Inc.
85-0356121

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,

Robert C. Padilla
Manager, Customer Service
Date: February 24, 2019

To: Texas Department of Housing and Community Affairs
    P.O. Box 13941
    221 East 11th Street
    Austin, TX 78711-3941

Re: Hacienda Santa Barbara Apartments
    525 Three Missions Drive, Socorro, TX
    Housing and Economic Rural Opportunity, Inc.

Ladies and Gentlemen:

Hacienda Santa Barbara, Limited Partnership, a New Mexico limited partnership, registered to transact business in Texas, is the Applicant. Housing and Economic Rural Opportunity, Inc., a New Mexico nonprofit corporation authorized to transact business in Texas, is 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 §10.204(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 Certificate of Formation and Bylaws of Housing and Economic Rural Opportunity, Inc., the general partner of the Applicant and the Letter of Determination dated January 20, 2000 from the Internal Revenue Service regarding the general partner’s status as an organization exempt from taxes under the Internal Revenue Code. We have also examined the records of Housing and Economic Rural Opportunity, Inc. to determine whether or not there exists any identity of interest between Housing and Economic Rural Opportunity, Inc. and any for-profit sponsors of the above-referenced development, (the “Development”). We have reviewed the original or certified copies of 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) Housing and Economic Rural Opportunity, Inc. is not affiliated with or Controlled (within the meaning of 10 TAC §10.3(a)(29)) by a for-profit organization with respect to the Development.

(2) Housing and Economic Rural Opportunity, Inc. is a “Qualified Nonprofit Organization” within the meaning of §2306.6706 and §42(h)(5) of the Internal Revenue Code.
(3) Housing and Economic Rural Opportunity, Inc. 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. Housing and Economic Rural Opportunity, Inc. is the sole general, partner of the Applicant.

(4) Housing and Economic Rural Opportunity, Inc. 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) Hacienda Santa Barbara Limited Partnership is eligible for a Housing Credit Allocation from the Nonprofit Set-Aside pursuant to Code §42(h)(5). Eligibility is based upon the non-profit organization, Housing and Economic Rural Opportunity, Inc., being the sole general partner and otherwise meeting the requirements of §2306.6706 and §2306.6729 of the Tex. Gov't Code and §42(h)(5) of the Internal Revenue Code.

(6) Hacienda Santa Barbara Limited Partnership will have the sole general partner or an affiliate or subsidiary that is also a nonprofit entity or its nonprofit affiliate or subsidiary meeting the requirements of §2306.6706 and §2306.6729 of the Tex. Gov’t Code and §42(h)(5) of the Internal Revenue Code be the Developer or co-Developer to be evidenced in the development agreement.

(7) Housing and Economic Rural Opportunity, Inc. 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) Housing and Economic Rural Opportunity, Inc. has the ability to do business as a nonprofit in Texas.

Sincerely,

LAW OFFICE OF MARK BERRY

Mark S. Berry, Esq.
Housing and Economic Rural Opportunity, Inc.  
Balance Sheet  
As of 12/31/2018

(\textit{In Whole Numbers})

\begin{tabular}{lrr}
\hline
\textbf{Current Year} & \\
\textbf{Assets} & \\
\hline
\textbf{Current Assets} & \\
Cash & 162,299 \\
Accounts Receivable & 98,729 \\
A/R HERO & 66,731 \\
A/R TDS & 323,851 \\
A/R Apartments & 567,205 \\
A/R Other & 356,641 \\
Allowance for Doubtful Accounts & (80,231) \\
\textbf{Total Current Assets} & 1,495,225 \\
\hline
\textbf{Fixed Assets} & \\
Land and Buildings & 391,903 \\
A/D Land and Buildings & (134,400) \\
\textbf{Total Fixed Assets} & 257,503 \\
\hline
\textbf{Total Assets} & 1,752,728 \\
\hline
\textbf{Liabilities} & \\
\textbf{Current Liabilities} & \\
N/P HERO & 261,566 \\
N/P TDS & 143,714 \\
\textbf{Total Current Liabilities} & 405,280 \\
\hline
\textbf{Long Term Liabilities} & \\
Deposits & (7,428) \\
\textbf{Total Liabilities} & 397,852 \\
\hline
\textbf{Fund Balance} & \\
\textbf{Total Fund Balance} & 1,354,877 \\
\hline
\textbf{Liabilities and Fund Balance} & (1,752,728) \\
\hline
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### Housing and Economic Rural Opportunity, Inc.

**Statement of Revenues and Expenditures**

From 10/1/2018 Through 12/31/2018

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<th>Current Period</th>
<th>Actual</th>
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<td>Development Fees</td>
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<td>Total Revenue</td>
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<tr>
<td><strong>Expenses</strong></td>
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<td>Professional Services</td>
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<td>Real Estate Tax Expense</td>
<td>66710</td>
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<tr>
<td>Licenses and Permits</td>
<td>66719</td>
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<tr>
<td>Other Fees</td>
<td>67033</td>
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<tr>
<td>Total Expenses</td>
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</tr>
<tr>
<td>Revenue Over(Under) Expenses</td>
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</table>
Housing and Economic Rural Opportunity, Inc.

Certification of Board Member Residence

I, Salvador Estrada, as Executive Director of Housing and Economic Rural Opportunity, Inc., do hereby certify that a majority of the Board Members of Housing and Economic Rural Opportunity, Inc. reside within 90 miles of the Development site for Hacienda Santa Barbara Apartments.

Salvador Estrada, Executive Director

Date: 2-27-2019
Tab 42

Development Team Members
# Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

*If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).*

## Developer:

<table>
<thead>
<tr>
<th>Housing and Economic Rural Opportunity</th>
<th>Salvador Estrada</th>
<th>(575) 541-0477</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:tdsestrada@msn.com">tdsestrada@msn.com</a></td>
<td></td>
</tr>
<tr>
<td>Proposed Fee</td>
<td>50% Developer Fee</td>
<td></td>
</tr>
<tr>
<td>Tax ID Number (TIN)</td>
<td>85-0356121</td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? No

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

## Housing General Contractor:

TBD- USDA RD will require open bid

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
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</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* 

## Infrastructure General Contractor:

TBD

<table>
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<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td></td>
</tr>
</tbody>
</table>

This is a direct or indirect, financial, or other interest with Applicant or other team members* 

## Cost Estimator:

Crestline Building Corporation 50% Developer Fee

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
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</tbody>
</table>

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

## Architect:

Wright & Dalbin

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
<td></td>
</tr>
</tbody>
</table>

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

2/27/2019
<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Engineer</td>
<td>Del Rio Engineering</td>
<td>Sal Massoud</td>
<td>(915) 873-2400</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:DRE@delrioengineering.net">DRE@delrioengineering.net</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Bowen National Research</td>
<td>Patrick Bowen</td>
<td>(614) 833-9300</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:patrickb@bowennational.com">patrickb@bowennational.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appraiser</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attorney</td>
<td>Mark Berry</td>
<td>Mark Berry</td>
<td>(303) 373-4723</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:berrymp1@aol.com">berrymp1@aol.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accountant</td>
<td>M Group</td>
<td>Kaye Joesten</td>
<td>(817) 865-1356</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:kjoesten@mgrouptx.com">kjoesten@mgrouptx.com</a></td>
<td></td>
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</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
<td>Certified Texas HUB?</td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
<tr>
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<tr>
<td>JL Gray Company</td>
<td>(505) 860-2798</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Bobby Griffith</td>
<td></td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td><a href="mailto:bobby@jlgrey.com">bobby@jlgrey.com</a></td>
<td></td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Originator of Underwriter:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
<td>Certified Texas HUB?</td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
<tr>
<td>Dan Wendle</td>
<td>(505) 675-3933</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
</tr>
<tr>
<td>Property Manager:</td>
<td></td>
<td></td>
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<tr>
<td>Bond Issuer:</td>
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<td></td>
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<tr>
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<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
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<tr>
<td>Rose Garcia</td>
<td>(505) 860-2798</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Email</td>
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<td>Originator of Underwriter:</td>
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<tr>
<td>Contact Name</td>
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<td>Certified Texas HUB?</td>
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<td>Raymond James Tax Credit Funds</td>
<td>(505) 541-0477</td>
<td>No</td>
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<tr>
<td><a href="mailto:Dan.Wendle@RaymondJames.com">Dan.Wendle@RaymondJames.com</a></td>
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<tr>
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<tr>
<td>Tierra Del Sol Housing Corporation</td>
<td>(505) 860-2798</td>
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</tr>
<tr>
<td>Rose Garcia</td>
<td>(505) 541-0477</td>
<td>No</td>
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</tr>
<tr>
<td><a href="mailto:roseg@tdshc.org">roseg@tdshc.org</a></td>
<td></td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Supportive Services Provider:</td>
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<tr>
<td>Contact Name</td>
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</tr>
<tr>
<td><strong>Title Company</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stewart Title</td>
<td>Melanie Jones</td>
<td>(915) 225-8200</td>
<td>Melanie <a href="mailto:Jones@stewart.com">Jones@stewart.com</a></td>
</tr>
<tr>
<td><strong>Application Consultant:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thomas Development Group, LLC</td>
<td>Tom Andrews</td>
<td>(605) 265-1700</td>
<td><a href="mailto:Thomasdevelopment@comcast.net">Thomasdevelopment@comcast.net</a></td>
</tr>
<tr>
<td><strong>ESA Provider:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zia EEC</td>
<td>Victoria Brown</td>
<td>(575) 680-2321</td>
<td><a href="mailto:Vbrown@ziaec.com">Vbrown@ziaec.com</a></td>
</tr>
<tr>
<td><strong>PCA Provider:</strong></td>
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</tr>
<tr>
<td><strong>Other:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2/27/2019
Tab 43

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

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible / hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.
I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 C.F.R. Parts 35 and 36, and the Department’s Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov’t Code, and the Texas Public Information Act.

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

I (We) have attached a statement describing how the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, the number of Units of each Type, (3) Number of Units of each Type that will meet the accessibility requirements, and (4) a description of how the accessibility requirements relating to Unit distribution will be met.

I (We) certify that I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

I (We) certify that all persons who have a property interest in the Development plan hereby acknowledge that the Department may publish the full Development plan on the Department’s website, release the Development plan in response to a request for public information, and make other use of the Development plan as authorized by law.
I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov't Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator ("affected units") meet the requirements at 10 TAC §11.101(b)(8)(B).

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all affected Units meeting the requirements under 10 TAC 11.101(b)(8)(B) will be dispersed throughout the Development.

If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By: [Signature]

______________________________
Date

[Printed Name]

______________________________
License Number and State

______________________________
Firm Name (If applicable)
February 27, 2019

Re: Tab 43: Architect Certification Attachment
Hacienda Santa Barbara
525 Three Missions Drive
Socorro, Texas

This statement is to confirm that the above reference project complies 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 project includes a total of Forty (40) units in five (5) two-story buildings on a 3.0509-acre site located in Socorro, Texas. There are Eight (8) one-bedroom, one-bath units, Twelve (12) two-bedroom, one-bath units, and Twenty (20) three-bedroom, two-bath units.

There is a total of three (3) accessible units or above the 5% of total with at least 5% accessible unit for each type. In addition, there is a total of three (3) audio/visual units with at least 2% of each type.

All units on the ground floor meet the requirements of 10 TAC §10.101(b)(8)(980).

Sincerely

Frederic Dalbin
Project Architect
Tab 44

Evidence of Experience
Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
- An Experience certificate issued by the Department under the 2019 QAP.
- An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
- Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(d)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years of at least twice as many affordability restricted units as requested in the Application.

- Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(d)(1).

DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

http://fedgov.dnb.com/webform

Once applicants have obtained a DUNS number, they must register with the SAM database:
https://sam.gov/portal/public/SAM

Applicants may provide this information with the Application or upon award.

- Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
- Evidence of SAM.gov registration for the applicant entity will be provided upon award.

Davis Bacon Labor Standards (Direct Loan Applications Only)

NOTE: The Department’s Section 811 PRA program is designed such that Davis Bacon generally does not apply.

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- Twelve (12) or more Direct Loan-assisted units will be rehabilitated or constructed under one construction contract.
- Community Development Block Grant (CDBG) funds (including NSP1 PI) are being used to support the Development, which requires a lower number of units (8) be used as a threshold.
Thank you. I’ll review this and let you know where we stand, once I’m done.

Have a great day,
Elizabeth Henderson

I have attached the Experience Certificate request of Salvador Estrada as Executive Director of Housing and Economic Rural Opportunity for sponsoring the application of the Hacienda Santa Barbara Apartments- app #19229.

Tom Andrews, CEO
Thomas Development Group, LLC
605-265-1700 (mobile)

This message is for the designated recipient(s) only and may contain confidential, privileged or proprietary information. Unintended recipients are prohibited from making any other use of this mail.
2019 EXPERIENCE CERTIFICATE REQUEST FORM

Note: Persons holding an Experience Certification Letter issued 2014 through 2018 do not need to submit this request. Simply provide that letter in the Application.

Applicants requesting Multifamily Direct Loan funds ONLY may meet the alternative requirement at 10 TAC §13.25(d)(1).

Section 1.

**APPLICANT INFORMATION**

| Name to Appear in the Certification: | Housing and Rural Opportunity, Inc. |
| Return Certificate C/O: | Salvador Estrada |
| Address: | 210 East Idaho Avenue |
| City: | Las Cruces |
| State: | NM |
| Zip: | 88005 |
| Contact Phone: | 575-541-0477 |
| Contact Fax: | 575-541-0476 |
| Contact Email: | tdestrada@msn.com |

Section 2.

The applicant above certifies to the following (applicant must INITIAL each that applies):

- The individual to be named on the Experience Certificate will be one of the Principals of the Development Owner, General Partner or Developer of a 2019 application for multifamily funding, including Housing Tax Credits.
- The individual to be named on the Experience Certificate was a Principal of the Development Owner, General Partner or Developer for the 150 units (minimum) submitted for experience.
- The individual to be named on the Experience Certificate had the authority to act on behalf of an eligible Principal per written agreement for the 150 units (minimum) submitted for experience (agreement must allot said authority directly to the individual).
- The individual to be named on the Experience Certificate is eligible to be an Applicant.

Section 3.

Provide one or more of the following documents verifying the number of units constructed or rehabilitated, that the units were completed and that the individual to be named either WAS a Principal or had the authority of a Principal during the construction or rehabilitation of those units. Mark the checkbox to identify the document(s) provided:

- [ ] 2014 through 2018 Experience Certification Letter. (**No earlier certifications are acceptable.**) Only required if the individual to be named on the Experience Certificate is claiming the authority to act on behalf of an eligible Principal.
- [ ] American Institute of Architects (AIA) Document (A102) or (A103) 2007 Standard Form of Agreement between Owner & Contractor
- [ ] AIA Document G704 -- Certificate of Substantial Construction
- [ ] AIA Document G702 -- Application and Certificate for Payment
- [ ] Certificate of Occupancy
- [X] IRS Form 8609 (only one for development is required)
- [ ] HUD Form 9822
- [X] Development agreement
- [ ] Partnership agreement; or
- [ ] Other documentation satisfactory to the Department verifying that a Principal of the Development Owner, General Partner or Developer has the required experience. If documents are over 30 pages, highlight the relevant information. All documents should serve a purpose. Excess documentation should be avoided.

*Remember to attach supplemental information checked above behind this form in order to establish previous experience.*
<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
<th>Units</th>
<th>Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deming Farm Labor Housing</td>
<td>Deming, NM</td>
<td>40</td>
<td>8609; Development Services Agreement</td>
</tr>
<tr>
<td>Presidio Dolores</td>
<td>San Elizario, TX</td>
<td>36</td>
<td>8609; Final Cost Certification</td>
</tr>
<tr>
<td>Herrera Acres</td>
<td>Mesquite, NM</td>
<td>21</td>
<td>Final Closeout Report</td>
</tr>
<tr>
<td>Paseo Del Oro</td>
<td>Las Cruces, NM</td>
<td>24</td>
<td>Certificates of Occupancy; Development Agreement</td>
</tr>
<tr>
<td>Placitas (Valle Verde) II &amp; III</td>
<td>Placitas, NM</td>
<td>36</td>
<td>8609; Development Services Agreement</td>
</tr>
<tr>
<td>El Camino Real</td>
<td>Hatch, NM</td>
<td>40</td>
<td>8609; Development Services Agreement</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>197</strong></td>
<td></td>
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</tbody>
</table>
## Part I  Compliance Information

<table>
<thead>
<tr>
<th>A Building Identification number (BIN)</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>B This Form 8609-A is for (check the box)</td>
<td>a newly constructed or existing building</td>
</tr>
<tr>
<td>C Do you have in your records the original Form 8609 (or a copy thereof) signed and issued by the housing credit agency for the building in A?</td>
<td>Yes</td>
</tr>
<tr>
<td>D Did the building in A qualify as a part of a qualified low-income housing project and meet the requirements of section 42(e) as of the end of the tax year for which this form is being filed?</td>
<td>No</td>
</tr>
<tr>
<td>E Was there a decrease in the qualified basis of the building in A for the tax year for which this form is being filed?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

## Part II  Computation of Credit

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Eligible basis of building</td>
<td>922,563</td>
</tr>
<tr>
<td>2</td>
<td>Low-income portion (smaller of unit fraction or floor space fraction) (if first year of the credit period, see instructions)</td>
<td>1.000000</td>
</tr>
<tr>
<td>3</td>
<td>Qualified basis of low-income building. Multiply line 1 by line 2 (see instructions for exceptions)</td>
<td>922,563</td>
</tr>
<tr>
<td>4</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
<td>0.035900</td>
</tr>
<tr>
<td>5</td>
<td>Credit percentage</td>
<td>33,120</td>
</tr>
<tr>
<td>6</td>
<td>Multiply line 3 or line 4 by the percentage on line 5</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Additions to qualified basis, if any</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Credit percentage. Enter one-third of the percentage on line 5</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Multiply line 7 or line 8 by the percentage on line 9</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Section 42(f)(3)(B) modification</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Add lines 10 and 11</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Credit for building before line 14 reduction. Subtract line 12 from line 6</td>
<td>33,120</td>
</tr>
<tr>
<td>14</td>
<td>Disallowed credit due to federal grants (see instructions)</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Credit allowed for building for tax year. Subtract line 14 from line 13, but do not enter more than the amount shown on Form 8609, Part I, line 1b</td>
<td>33,120</td>
</tr>
<tr>
<td>16</td>
<td>Taxpayer's proportionate share of credit for the year (see Instructions)</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Adjustments for deferred first-year credit (see instructions)</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Taxpayer's credit. Combine lines 16 and 17. Enter here and on Form 8656 (see instructions)</td>
<td>33,120</td>
</tr>
</tbody>
</table>

For Paperwork Reduction Act Notice, see separate instructions.
Annual Statement for Low-Income Housing Credit

Name(s) shown on return

DEMING FARM LABOR HOUSING

Part I Compliance Information

A Building identification number (BIN) ▶ NM-00-10002

B This Form 8609-A is for (check the box) ▶ a newly constructed or existing building

C Do you have in your records the original Form 8609 (or a copy thereof) signed and issued by the housing credit agency for the building in A?

D Did the building in A qualify as a part of a qualified low-income housing project and meet the requirements of section 42(e) as of the end of the tax year for which this form is being filed?

E Was there a decrease in the qualified basis of the building in A for the tax year for which this form is being filed?

Part II Computation of Credit

1 Eligible basis of building

2 Low-income portion (smaller of unit fraction or floor space fraction) (if first year of the credit period, see instructions)

3 Qualified basis of low-income building. Multiply line 1 by line 2 (see instructions for exceptions)

4 Part-year adjustment for disposition or acquisition during the tax year

5 Credit percentage

6 Multiply line 3 or line 4 by the percentage on line 5

7 Additions to qualified basis, if any

8 Part-year adjustment for disposition or acquisition during the tax year

9 Credit percentage. Enter one-third of the percentage on line 5

10 Multiply line 7 or line 8 by the percentage on line 9

11 Section 42(f)(3)(B) modification

12 Add lines 10 and 11

13 Credit for building before line 14 reduction. Subtract line 12 from line 6

14 Disallowed credit due to federal grants (see instructions)

15 Credit allowed for building for tax year. Subtract line 14 from line 13, but do not enter more than the amount shown on Form 8609, Part I, line 1b

16 Taxpayer's proportionate share of credit for the year (see Instructions)

17 Adjustments for deferred first-year credit (see instructions)

18 Taxpayer's credit. Combine lines 16 and 17. Enter here and on Form 8586 (see instructions)

For Paperwork Reduction Act Notice, see separate instructions.

Form 8609-A (Rev. 12-2006)
Form 8609-A
(Rev. December 2008)
Department of the Treasury
Internal Revenue Service

Annual Statement for Low-Income Housing Credit
➤ File with owner's federal income tax return.
➤ See separate instructions.

Name(s) shown on return

DEMING FARM LABOR HOUSING

Part I  Compliance Information

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Building identification number (BIN)</td>
</tr>
<tr>
<td>B</td>
<td>This Form 8609-A is for (check the box)</td>
</tr>
<tr>
<td>C</td>
<td>Do you have in your records the original Form 8609 (or a copy thereof) signed and issued by the housing credit agency for the building in A?</td>
</tr>
<tr>
<td>D</td>
<td>Did the building in A qualify as a part of a qualified low-income housing project and meet the requirements of section 42(e) as of the end of the tax year for which this form is being filed?</td>
</tr>
<tr>
<td>E</td>
<td>Was there a decrease in the qualified basis of the building in A for the tax year for which this form is being filed?</td>
</tr>
</tbody>
</table>

Part II  Computation of Credit

<p>| | |</p>
<table>
<thead>
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<th></th>
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<tr>
<td>1</td>
<td>Eligible basis of building</td>
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<tr>
<td>2</td>
<td>Low-income portion (smaller of unit fraction or floor space fraction) (if first year of the credit period, see instructions)</td>
</tr>
<tr>
<td>3</td>
<td>Qualified basis of low-income building. Multiply line 1 by line 2 (see Instructions for exceptions)</td>
</tr>
<tr>
<td>4</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
</tr>
<tr>
<td>5</td>
<td>Credit percentage</td>
</tr>
<tr>
<td>6</td>
<td>Multiply line 3 or line 4 by the percentage on line 5</td>
</tr>
<tr>
<td>7</td>
<td>Additions to qualified basis, if any</td>
</tr>
<tr>
<td>8</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
</tr>
<tr>
<td>9</td>
<td>Credit percentage. Enter one-third of the percentage on line 5</td>
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<td>10</td>
<td>Multiply line 7 or line 8 by the percentage on line 9</td>
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<tr>
<td>11</td>
<td>Section 42(t)(3)(B) modification</td>
</tr>
<tr>
<td>12</td>
<td>Add lines 10 and 11</td>
</tr>
<tr>
<td>13</td>
<td>Credit for building before line 14 reduction. Subtract line 12 from line 6</td>
</tr>
<tr>
<td>14</td>
<td>Disallowed credit due to federal grants (see instructions)</td>
</tr>
<tr>
<td>15</td>
<td>Credit allowed for building for tax year. Subtract line 14 from line 13, but do not enter more than the amount shown on Form 8609, Part I, line 1b</td>
</tr>
<tr>
<td>16</td>
<td>Taxpayer's proportionate share of credit for the year (see instructions)</td>
</tr>
<tr>
<td>17</td>
<td>Adjustments for deferred first-year credit (see instructions)</td>
</tr>
<tr>
<td>18</td>
<td>Taxpayer's credit. Combine lines 16 and 17. Enter here and on Form 8586 (see instructions)</td>
</tr>
</tbody>
</table>

For Paperwork Reduction Act Notice, see separate instructions.
**Form 8609-A**

**Annual Statement for Low-Income Housing Credit**

File with owner's federal income tax return. See separate instructions.

**DEMING FARM LABOR HOUSING**

**Part I - Compliance Information**

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Building identification number (BIN)</td>
<td><strong>NM-00-10004</strong></td>
<td></td>
</tr>
<tr>
<td>B This Form 8609-A is for (check the box) a newly constructed or existing building</td>
<td>❌</td>
<td></td>
</tr>
<tr>
<td>C Do you have in your records the original Form 8609 (or a copy thereof) signed and issued by the housing credit agency for the building in A?</td>
<td>❌</td>
<td></td>
</tr>
<tr>
<td>D Did the building in A qualify as a part of a qualified low-income housing project and meet the requirements of section 42(e) as of the end of the tax year for which this form is being filed?</td>
<td>❌</td>
<td></td>
</tr>
<tr>
<td>E Was there a decrease in the qualified basis of the building in A for the tax year for which this form is being filed?</td>
<td>❌</td>
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**Part II - Computation of Credit**

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Value</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Eligible basis of building</td>
<td>446,500</td>
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<td>2</td>
<td>Low-income portion (smaller of unit fraction or floor space fraction) (if first year of the credit period, see instructions)</td>
<td>1.000000</td>
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<td>3</td>
<td>Qualified basis of low-income building. Multiply line 1 by line 2 (see instructions for exceptions)</td>
<td>446,500</td>
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<tr>
<td>4</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>Credit percentage</td>
<td>0.035900</td>
</tr>
<tr>
<td>6</td>
<td>Multiply line 3 or line 4 by the percentage on line 5</td>
<td>16,029</td>
</tr>
<tr>
<td>7</td>
<td>Additions to qualified basis, if any</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Credit percentage. Enter one-third of the percentage on line 5</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Multiply line 7 or line 8 by the percentage on line 9</td>
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<td>11</td>
<td>Section 42(f)(3)(B) modification</td>
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<td>Add lines 10 and 11</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Credit for building before line 14 reduction. Subtract line 12 from line 6</td>
<td>16,029</td>
</tr>
<tr>
<td>14</td>
<td>Disallowed credit due to federal grants (see instructions)</td>
<td>0</td>
</tr>
<tr>
<td>15</td>
<td>Credit allowed for building for tax year. Subtract line 14 from line 13, but do not enter more than the amount shown on Form 8609, Part I, line 1b</td>
<td>16,029</td>
</tr>
<tr>
<td>16</td>
<td>Taxpayer's proportionate share of credit for the year (see instructions)</td>
<td>16,029</td>
</tr>
<tr>
<td>17</td>
<td>Adjustments for deferred first-year credit (see instructions)</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Taxpayer's credit. Combine lines 16 and 17. Enter here and on Form 8586 (see instructions)</td>
<td>16,029</td>
</tr>
</tbody>
</table>

For Paperwork Reduction Act Notice, see separate instructions.
**Form 8609-A**  
Annual Statement for Low-Income Housing Credit

**Part I Compliance Information**

<table>
<thead>
<tr>
<th>Identification number (BIN)</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td></td>
<td></td>
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<tr>
<td>C</td>
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<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
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</table>

**Part II Computation of Credit**

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<tr>
<th>Step</th>
<th>Description</th>
<th>Calculation</th>
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<tr>
<td>2</td>
<td>Low-income portion (smaller of unit fraction or floor space fraction) (if first year of the credit period, see instructions)</td>
<td>1.000000</td>
</tr>
<tr>
<td>3</td>
<td>Qualified basis of low-income building. Multiply line 1 by line 2 (see instructions for exceptions)</td>
<td>787,460</td>
</tr>
<tr>
<td>4</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
<td>0.035900</td>
</tr>
<tr>
<td>5</td>
<td>Credit percentage</td>
<td>28,270</td>
</tr>
<tr>
<td>6</td>
<td>Additions to qualified basis, if any</td>
<td>28,270</td>
</tr>
<tr>
<td>7</td>
<td>Part-year adjustment for disposition or acquisition during the tax year</td>
<td>0</td>
</tr>
<tr>
<td>8</td>
<td>Credit percentage. Enter one-third of the percentage on line 5</td>
<td>28,270</td>
</tr>
</tbody>
</table>

For Paperwork Reduction Act Notice, see separate instructions.
Form 8609-A
Annual Statement for Low-Income Housing Credit

> File with owner’s federal income tax return.
> See separate instructions.

**Name(s) shown on return**

**Identifying number**

**DEMING FARM LABOR HOUSING**

**Part I Compliance Information**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Building identification number (BIN)</td>
<td>NM-00-10006</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>This Form 8609-A is for (check the box)</td>
<td>a newly constructed or existing building</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>section 42(e) rehabilitation expenditures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Do you have in your records the original Form 8609 (or a copy thereof) signed and issued by the housing credit agency for the building in A?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Did the building in A qualify as a part of a qualified low-income housing project and meet the requirements of section 42 as of the end of the tax year for which this form is being filed?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Was there a decrease in the qualified basis of the building in A for the tax year for which this form is being filed?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If &quot;No,&quot; see the instructions and stop here—do not go to Part II.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If &quot;Yes,&quot; see the instructions. If &quot;No,&quot; and the entire credit has been claimed in prior tax years, stop here—do not go to Part II.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Part II Computation of Credit**

|   |   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
|   |   | 787,460 | 1,000000 | 787,460 | 0.035900 | 28,270 |

For Paperwork Reduction Act Notice, see separate instructions.
DEVELOPMENT SERVICES AGREEMENT

THIS DEVELOPMENT SERVICES AGREEMENT, entered into as of the 24th day of January, 2000 between Deming Farm Labor Housing Limited Partnership, a New Mexico Limited Partnership, and JL Gray Co., Inc., a New Mexico Corporation (the “Developer”).

RECITALS

WHEREAS, as of January 31, 2000, Housing and Economic Rural Opportunity, Inc., as General Partner of Deming Farm Labor Housing Limited Partnership executed a Certificate of Limited Partnership pursuant to the laws of the State of New Mexico Uniform Limited Partnership Act (the “Act”) for the formation of the Partnership, which Certificate was filed with the Office of the New Mexico Secretary of State on January 31, 2000.

WHEREAS the Partnership has been formed to acquire, develop, finance, construct, own, maintain, operate and sell or otherwise dispose of a multi-family housing complex consisting of 40 residential units intended for farm labor tenants, to be known as Deming Farm Labor Housing, and to be located in Deming, New Mexico (the “Property”);

WHEREAS the Partnership will apply for a commitment for a mortgage loan (the “Mortgage Loan”) for the Project from the United States of America in the principal amount of $2,200,000.00;

WHEREAS the Partnership desires to appoint the Developer to provide certain services for the Partnership, and to ratify the provision of certain services prior to the date hereof, with respect to overseeing the development of the Project until all development work is completed;

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

1. Appointment: The Partnership hereby appoints the Developer to render services for the Partnership, and confirms and ratifies the appointment of the Developer with respect to services rendered for the Partnership to date, in supervising and overseeing the development of the Project as herein contemplated.

2. Authority: The Developer shall have, and has had, the authority and the obligation to:

   i) oversee, monitor, and direct the general contractor with respect to the development and construction of the Project in accordance with the terms and conditions of the Construction Contract;
ii) act on behalf of the Partnership in its relation with any governmental agency or authority and the Mortgage Lender with respect to all matters relating to the mortgage financing and construction of the Project;

iii) act on behalf of the Partnership with respect to zoning, building code, occupancy permits, and all other local government matters concerning the Project; and

iv) act on behalf of the Partnership with respect to the process of obtaining construction and development draws from the Mortgage Lender.

3. Development Fee: For services performed and to be performed under Section 1 and 2 of this Agreement, the Partnership agrees to pay the Developer a Development Fee in the amount of 14% of the Total Development Cost, as stipulated in Section 4.3 of the New Mexico Mortgage Finance Authority Qualified Allocation Plan FY 2000, (the “Development Fee”). The Development Fee shall be earned by the Developer and paid by the Partnership as provided in Sections 4 and 5 of this Agreement.

4. Accrual Schedule: The terms of the accrual will be negotiated with the equity provider or syndicator, subject to the terms and conditions of the Partnership Agreement, and are yet to be determined.

5. Payment of Development Fee: The terms of the payment of the Development Fee will be negotiated with the equity provider or syndicator, and are yet to be determined. Payment of this fee shall be subject to the terms and conditions of the Partnership Agreement.

6. Withholding of Fee Payments: In the event that (i) the Developer shall not have substantially complied with any material provisions under this Agreement, or (ii) any financing commitment of the Mortgage Lender or any other lender, or any agreement entered into by the Partnership for financing related to the Project shall have terminated prior to its respective termination date(s), or (iii) foreclosure proceedings shall have been commenced against the Project, then the Developer shall be in default of this Agreement, and the Partnership shall withhold payment of any installment of the fee payable to the Developer pursuant to Section 3 of this Agreement.

All amounts so withheld by the Partnership under this Section 6 shall be promptly released to the Developer after the Developer has cured the default justifying the withholding, as demonstrated by evidence reasonably acceptable to the Partnership.

If, as of the schedule shown in Section 5 above, the Partnership has not paid such portion of the Development Fee as has been earned, the Partnership shall pay such fee in full on demand.

7. Assignment of Fees: The Developer shall not assign, pledge or otherwise encumber, for security or otherwise, the Development Fee set forth above to be made by the
Partnership, or any portion(s) thereof or any right(s) of the Developer thereto, without prior Notice to and approval of the Partnership.

8. Successors and Assigns, Termination: This Agreement shall be binding on the parties hereto, their heirs, successors, and assigns. However, this Agreement may not be assigned by any party hereto without the Consent of the Partnership, nor may it be terminated without the Consent of the Partnership; such Consent may not be unreasonably withheld.

9. Defined Terms: Capitalized terms used in this Agreement and not specifically defined herein shall have the same meanings assigned to them as in the Agreement and Certificate of Limited Partnership.

10. Separability of Provisions: Each provision of this Agreement shall be considered separable and, if for any reason any provision which is not essential to the effectuation of the basic purposes of this Agreement is determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those provisions of this Agreement which are valid.

11. Counterparts: This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

12. No Continuing Waiver: The waiver by any party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

13. Applicable Law: This Agreement shall be construed and enforced in accordance with the internal laws of the State of New Mexico.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)
IN WITNESS WHEREOF, the parties have caused this Development Agreement to be duly executed as of the date first written above.

PARTNERSHIP:

DEMING FARM LABOR HOUSING LIMITED PARTNERSHIP, a New Mexico Limited Partnership

By ________________________________

Salvador Estrada, Executive Director

DEVELOPER:

J.L. GRAY CO., INC.

By ________________________________

Jack L. Curry
Vice President
Low-Income Housing Credit Allocation and Certification

Part I  Allocation of Credit.

Check if: ☐ Addition to Qualified Basis  ☐ Amended Form

A  Address of building (do not use P.O. box)(see instructions)
  Presidio Dolores Apartments  Building:  1 (of 18)
  12473 Cuatro Aces Circle
  San Elizario, Texas 79849  Filed #: 10022

B  Name and address of housing credit agency
  Texas Department of Housing and Community Affairs
  P.O. Box 13941
  Austin, Texas 78711-3941

C  Name, address, and TIN of building owner receiving allocation
  Presidio Dolores Apartments, LP
  880 Anthony Drive, Suite C, D
  Anthony, New Mexico 88021

D  Employer identification number of agency
  74-2610542
  Building identification number (BIN)

TIN  27-3740474

<table>
<thead>
<tr>
<th>Date of Allocation</th>
<th>Maximum housing credit dollar amount allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/28/2010</td>
<td>41,871</td>
</tr>
</tbody>
</table>

2  Maximum applicable credit percentage allowable (see instructions)

3a  Maximum qualified basis

b  If the eligible basis used in the computation of line 3a was increased, check the applicable box and enter the percentage to which the eligible basis was increased (see instructions).
  ☐ Building located in the Gulf Opportunity (GO) Zone, Rita GO Zone, or Wilma GO Zone
  ☐ Section 42(d)(5)(B) high cost area provisions

3b  130%

4  Percentage of the aggregate basis financed by tax-exempt bonds (if zero, enter -0-)

4  0.00%

5  Date building placed in service

5/21/2012

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Cari Garcia, Director of Asset Management

5/16/2014

Part II  First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7  Eligible basis of building (see instructions)

7  465,233

8a  Original qualified basis of the building at close of first year of credit period

8a  465,233

9a  Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?

☐ Yes  ☐ No

9b  If box 9a or box 6d is checked, do you elect to reduce eligible basis under section 42(d)(2)(B)?

☐ Yes  ☐ No

9c  For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low income units under section 42(d)(3)(B)?

☐ Yes  ☐ No

10  Check the appropriate box for each election.

Caution: Once made, the following elections are irrevocable.

a  Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))

☐ Yes  ☐ No

b  Elect not to treat large partnership as taxpayer (section 42(f)(5))

☐ Yes

c  Elect minimum set-aside requirement (section 42(g)) (see instructions)

☐ 20-50  ☐ 40-60  ☐ 25-60 (N.Y.C. only)

d  Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)

☐ 15-40

Signature of Building Owner

3/27/2012

Taxpayer Identification number

27-3740474

9/16/2014

First year of the credit period

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Cal. No. 63081U  Form 8609 (Rev. 12-2013)
CERTIFICATION REGARDING
USE OF RECOVERABLE GRANT PORTION AND FORGIVEN FUNDS

SHOP ROUND 2001

HAC Loan Number: 2-501-0112

I, Salvadors Estrada, in my capacity as Executive Director of the Housing and Economic Rural Opportunity, a Non-Profit Corporation organized under the laws of the State of NM (the "Affiliate"), hereby make the following certifications to the Housing Assistance Council ("HAC") pursuant to that certain agreement by and between Affiliate and HAC (the "Affiliate Agreement") in connection with funds from SHOP Round 2001 ("SHOP Funds").

WHEREAS, in the Affiliate Agreement, HAC agreed to loan SHOP Funds to Affiliate, with the condition that Affiliate may retain for use in accordance with Section "C.4." of the Affiliate Agreement, $75,000.00, (or 75% of the pro rata loan amount) per completed SHOP Unit occupied by an Eligible Homebuyer by the Maturity Date of the Loan (the "Recoverable Grant Portion").

WHEREAS, the Affiliate Agreement provides that upon meeting the conditions set forth in Section "C.4." for forgiveness of the Loan, any remaining proceeds of such sales ("Forgiven Funds") shall be used in accordance with this Certification.

NOW, THEREFORE, AFFILIATE HEREBY CERTIFIES THAT IT WILL COMPLY WITH THE REQUIREMENTS SET FORTH HEREIN.

1. Affiliate shall comply with the provision of the Affiliate Agreement in the expenditure of any funds retained as the Recoverable Grant Portion.

2. Affiliate shall, in the expenditure of Forgiven Funds, comply with all applicable provisions of 24 CFR part 84, including but not limited to, 24 CFR 84.24 (relating to program income) and 24 CFR 84.30-84.37 (relating to disposition of federally-funded real property), to the extent applicable.

3. For so long as Affiliate retains any Forgiven Funds, Affiliate shall comply with all financial management standards in 24 CFR Part 84, subpart C and all reports and records requirements in 24 CFR part 84, subpart D.

4. Affiliate shall provide HAC, HUD, the Comptroller General of the United States, and any of their respective authorized agents, upon request therefor, with the right of timely and unrestricted access to any books, documents, papers, or other records of Affiliate that are pertinent to the SHOP Funds, Recoverable Grant Portion, or Forgiven Funds in order to make audits, examinations, excerpts, transcripts and copies of such documents. This right also includes timely and reasonable access to Affiliate’s personnel for the purpose of interview and discussion related to the documents. The rights of access are not limited to the required retention period, but shall last as long as records are retained.

5. If, at any time, HUD requires HAC to repay the Recoverable Grant Portion or Forgiven Funds to HUD due to Affiliate's non-compliance with the provisions of this certification or 24 CFR part 84, Affiliate shall reimburse HAC for any funds so claimed by HUD.
CERTIFICATION REGARDING
USE OF RECOVERABLE GRANT PORTION AND FORGIVEN FUNDS

[AFFILIATE]

By: [Signature]
Name: SALVADOR ESTRADA
Title: EXECUTIVE DIRECTOR
Date: September 4, 2012
Housing Assistance Council
Self-Help Homeownership Opportunity Program (SHOP)
Financial Closeout Report - # 2-501-0112

Please read "Instructions for SHOP Closeout" before completing this form.

SECTION I. REQUIRED INFORMATION

A. SHOP LOAN/GRAINT INFORMATION. The following information is reflected in HAC’s records. If any information is incorrect, please make the appropriate corrections.

1. Affiliate’s Name
2. SHOP Round:
3. SHOP Loan No.
4. Approved commitment
   $100,000.00
5. Total funds disbursed
   $100,000.00
6. Forgivable portion
   $75,000.00

B. UNIT PRODUCTION INFORMATION. The affiliate received $100,000.00 in SHOP funds to develop 21 dwelling units. Please report on the current status of these units.

1. Number of dwelling units completed and occupied by eligible homebuyers.
   21
2. Number of dwelling units completed and not occupied.
   0
3. Number of residential dwelling sites purchased and ready for development, including the number of dwellings units to be constructed.
   0
4. Number of sites/dwelling purchased and awaiting completion of infrastructure necessary to service the property.
   0
5. Total number of properties purchased with SHOP funding. (total of lines 1 thru 4)
   21

C. USE OF SHOP FUNDS. The following SHOP costs charged to the loan/grant meet the allowability and allocability requirements of OMB Circular A-122 (or A-87, if applicable), including the “necessary and reasonable” standard:

Eligible costs

<table>
<thead>
<tr>
<th>Eligible costs</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Land acquisition</td>
<td>100,000</td>
</tr>
<tr>
<td>2. Infrastructure improvements</td>
<td>0</td>
</tr>
<tr>
<td>Total Eligible Costs (must equi total shown on line 5, Section I.A.)</td>
<td>100,000</td>
</tr>
</tbody>
</table>

1 Approved commitment amount differs from “total funds disbursed” shown on line 3 as a result of HAC’s 1% service fee, commitment reductions, and/or returned funds. (Effective for SHOP 2006 and subsequent rounds, no service fee is charged.)
D. AMOUNTS LEVERAGED. The following public and private project funds leveraged by the SHOP loan were expended on the development of the above properties:

<table>
<thead>
<tr>
<th>Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. USDA Rural Development 502 loans</td>
<td>1,606,500</td>
</tr>
<tr>
<td>2. IRP Loan acquisition of land</td>
<td>251,313</td>
</tr>
<tr>
<td>3.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td></td>
</tr>
<tr>
<td>Total Funds Leveraged</td>
<td>1,857,813</td>
</tr>
</tbody>
</table>

E. SHOP EARNINGS. The affiliate has received and used any interest, fees, or other earnings of SHOP funds (including the forgivable portion but not the initial disbursement) in accordance with Section 11(e)(1) of the SHOP statute, as follows:

1. *Amount of earnings received by affiliate to date
   * includes forgivable portion (page 1, section A, line 6) + interests and other earnings
   75,000

2. Amount of earnings used for SHOP-eligible activities
   a. Land acquisition
      75,000
   b. Infrastructure improvements
      0
   c. Direct subsidy to the family
      0
   d. Total earnings used (total of lines 2e thru 2c)
      75,000

3. Amount of earnings currently in affiliate's segregated SHOP account. (Subtract line 2d from line 1)
   0

4. *Total number of properties purchased to date with earnings
   0

5. *Number of properties completed and conveyed to homebuyers
   21

* Cannot be the same properties listed in page 1, section B.

SECTION II. SUPPLEMENTAL INFORMATION

Please furnish HAC with the following information to assist in documenting some important facts about the SHOP program.

1. Total land acquisition cost per unit
   16,729

2. Total infrastructure development cost per unit
   0

3. Total construction cost per unit (cost of actual construction)
   53,100

4. Total cost per unit (sum lines 1, 2 and 3)
   76,500

5. Average final sales price to homebuyer
   77,600

6. Number of accessible units completed and occupied
   0

7. Average sweat equity hours contributed by homebuyer. (Sweat equity requirements for SHOP 2000 to SHOP 2003 rounds = 200 hours; SHOP 2004 and subsequent rounds = 100 hours)
   4200
SECTION III. AFFILIATE CERTIFICATION

I certify that the information presented in this report is true and correct to the best of my knowledge and belief. I further certify that every unit produced with the Self-Help Homeownership Opportunity Program (SHOP) funds received from the Housing Assistance Council (HAC) was built under the self-help method and that each home was occupied by a SHOP-eligible resident at the time this organization, or an affiliate of this organization, sold the unit to an end homebuyer.

[Signature of Authorized Representative]

Salvador Estrada, Executive Director

[Printed Name and Title of Authorized Representative]

[Date: September 4, 2012]

The signed financial closeout report should be mailed directly to the Housing Assistance Council, Attention: Carlos Muralles, SHOP Program Manager, 1025 Vermont Avenue, NW, Suite 606, Washington, DC 20005. No faxes will be accepted.
### Section VII. Unit Progress Report

**Instructions:** Report on all SHOP and non-SHOP funded units. For each unit, insert an “X” in all of the appropriate columns.

**Name of Organization:** Housing and Economic Rural Opportunity, Inc.

<table>
<thead>
<tr>
<th>Unit</th>
<th>SHOP Funded Unit</th>
<th>Property Location (Lot number and/or street address)</th>
<th>STAGES OF DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Lot 23, Creekside Subdivision</td>
<td>1 2 3 4 5 6 7 8 9 10 11 12 13 14</td>
</tr>
<tr>
<td>2</td>
<td>✗</td>
<td>Route 2, Box 345, Sneedville, TN</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>1</td>
<td>✓</td>
<td>Lot 1</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>2</td>
<td>✓</td>
<td>Lot 2</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>3</td>
<td>✓</td>
<td>Lot 4</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>4</td>
<td>✓</td>
<td>Lot 5</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>5</td>
<td>✓</td>
<td>Lot 6</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>6</td>
<td>✓</td>
<td>Lot 8</td>
<td>X X X X X X X X X X X X X X</td>
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<tr>
<td>7</td>
<td>✓</td>
<td>Lot 9</td>
<td>X X X X X X X X X X X X X X</td>
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<tr>
<td>8</td>
<td>✓</td>
<td>Lot 10</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>9</td>
<td>✓</td>
<td>Lot 11</td>
<td>X X X X X X X X X X X X X X</td>
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<td>10</td>
<td>✓</td>
<td>Lot 12</td>
<td>X X X X X X X X X X X X X X</td>
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<td>11</td>
<td>✓</td>
<td>Lot 13</td>
<td>X X X X X X X X X X X X X X</td>
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<tr>
<td>12</td>
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<td>Lot 14</td>
<td>X X X X X X X X X X X X X X</td>
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<tr>
<td>13</td>
<td>✓</td>
<td>Lot 15</td>
<td>X X X X X X X X X X X X X X</td>
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<tr>
<td>14</td>
<td>✓</td>
<td>Lot 16</td>
<td>X X X X X X X X X X X X X X</td>
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<tr>
<td>15</td>
<td>✓</td>
<td>Lot 17</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>16</td>
<td>✓</td>
<td>Lot 18</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>17</td>
<td>✓</td>
<td>Lot 19</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>18</td>
<td>✓</td>
<td>Lot 20</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>19</td>
<td>✓</td>
<td>Lot 21</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>20</td>
<td>✓</td>
<td>Lot 22</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
<tr>
<td>21</td>
<td>✓</td>
<td>Lot 23</td>
<td>X X X X X X X X X X X X X X</td>
</tr>
</tbody>
</table>

**Quarter ended:** 9/30/06

- **Pre-Construction**
  1. Lot purchased
  2. Family qualified
  3. Lot sold to family
  4. Site work underway

- **Phase of Construction**
  5. Site work completed
  6. Foundation constructed
  7. Floor & exterior walls constructed
  8. Roof, windows, ext. doors installed
  9. Partition walls constructed

- **Under Roof**
  10. Plumbing, electrical & other mechanicals roughed in
  11. Installation, wall boards & exterior
  12. Floor coverings, cabinets & finished work completed

- **Unit Status**
  13. Unit is 100% complete and not occupied
  14. Unit is 100% complete and occupied (Certificate of Occupancy issued)
**Low-Income Housing Credit Allocation and Certification**

- **Check if:**
  - [ ] Addition to Qualified Basis
  - [ ] Amended Form

- **Building 100**
  - 4325 Paseo Del Oro Circle
  - Las Cruces, NM 88007

- **C Name, address, and TIN of building owner receiving allocation**
  - Paseo Del Oro Apartments, LLLP
  - 210 East Idaho Street
  - Las Cruces, NM 88005
  - TIN 46-3640043

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>Date of allocation 12/22/2014</td>
</tr>
<tr>
<td>1b</td>
<td>Maximum housing credit dollar amount allowable $76,893</td>
</tr>
<tr>
<td>2</td>
<td>Maximum applicable credit percentage allowable (see instructions) 9%</td>
</tr>
<tr>
<td>3a</td>
<td>Maximum qualified basis $884,368</td>
</tr>
<tr>
<td>3b</td>
<td>Percentage of the aggregate basis financed by tax-exempt bonds (If zero, enter 0%) 13 0%</td>
</tr>
<tr>
<td>4</td>
<td>Date building placed in service 04/27/2016</td>
</tr>
</tbody>
</table>

- **Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only**
  - Shawn Colbert
  - 10/27/2017

- **Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period**
  - 123456
  - 7 1,303,376
  - 8a 1,303,376
  - 9a 3,456
  - 9b 3,456

- **Caution:** Once made, the following elections are irrevocable.
  - a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)): Yes No
  - b Elect not to treat large partnership as taxpayer (section 42(g)(5)): Yes No
  - c Elect minimum set-aside requirement (section 42(g)(2)(B) (see instructions)): 20-50 40-60 25-50 (N.Y.C. only) 15-40

- **Signature**
  - Salvador Estrada
  - 12/29/2017

- **For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.**
**Low-Income Housing Credit Allocation Certification**

The building owner must attach Form 8609 and Schedule A (Form 8609) to its Federal income tax return.

### Part I: Allocation of Credit

| Check: |  | Addition to Qualified Basis | Amended Form | A | Name and address of housing credit agency | B | Name and address of housing credit agency
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>New Mexico Mortgage Finance Authority</td>
<td></td>
<td>344 4th Street SW</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Albuquerque, NM 87102</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>C</td>
<td>Name, address, and TIN of building owner receiving allocation</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Valle Verde I Apartments</td>
<td></td>
<td>85-0252748</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Limited Partnership</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Suite A 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Las Cruces, NM 88007</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TIN 71-0059003</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Date of allocation**: 12/06/02
2. **Maximum applicable credit percentage allowable**: 3.410%
3. **Maximum qualified basis**: 330,567.74
4. **Percentage of the aggregate basis financed by tax-exempt bonds**: 1.30%
5. **Date building placed in service**: 11/18/03

Check the box that describes the allocation for the building (check those that apply):

- [x] Newly constructed and federally subsidized
- [ ] Newly constructed and not federally subsidized
- [ ] Existing building
- [ ] Sec. 42(e) rehabilitation expenditures federally subsidized
- [ ] Sec. 42(e) rehabilitation expenditures, not federally subsidized
- [ ] Not federally subsidized by reason of 40-50 rule under sec. 42(1)(E)
- [ ] Allocation subject to nonprofit set aside under sec. 42(b)(6)

**Signature of Authorized Housing Credit Agency Official**

Lynn Wehrli
Development Director

Date: 06/16/04

**Part II: First-Year Certification**

Completed by Building Owners with respect to the First Year of the Credit Period

7. **Eligible basis of building** (see instructions): 430,067

---

**Note**: A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.
Form 8609
(Rew. November 2003)
Department of the Treasury
Internal Revenue Service (99)

Low-Income Housing Credit
Allocation Certification
The building owner must attach Form 8609 and
Schedule A (Form 8609) to its Federal income tax return.

Part I Allocation of Credit

1. Date of allocation 12/02/05

2. Maximum applicable credit percentage allowable

3a. Maximum qualified basis

3b. Percentage of the aggregate basis financed by tax-exempt bonds.

4. Date building placed in service

6. Check the box that describe the allocation for the building (check those that apply):

a. Newly constructed and federally subsidized
b. Newly constructed and not federally subsidized

c. Existing building

d. Sec. 42(e) rehabilitation expenditures federally subsidized

e. Sec. 42(e) rehabilitation expenditures not federally subsidized

f. Not federally subsidized by reason of 40-50 rule under sec. 42(f)(2)(E)
g. Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Lynn Wahrli
Development Director
06/16/06

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7. Eligible basis of building (see instructions)

8a. Original qualified basis of the building at close of first year of credit period

9a. If box 8a is checked, do you elect to reduce eligible basis under section 42(f)(1)(B)?

9b. Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(f)(3))? (Yes) (No)

10. Check the appropriate box for each election:

a. Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))

b. Elect to treat large partnership as taxpayer (section 42(f)(5))

c. Elect minimum set-aside requirement (section 42(g)) (see instructions)

15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.
Low-Income Housing Credit Allocation Certification

The building owner must attach Form 8609 and Schedule A (Form 8609) to its Federal income tax return. 

**Part I: Allocation of Credit**

| Check if: □ Addition to Qualified Basis □ Amended Form |
|---|---|
| A. Name and address of building credit agency |
| New Mexico Mortgage Finance Authority |
| P.O. Box 12000 |
| Albuquerque, NM 87102 |
| B. Name and address of building credit agency |
| New Mexico Mortgage Finance Authority |
| P.O. Box 12000 |
| Albuquerque, NM 87102 |
| C. Name, address, and TIN of building owner receiving allocation |
| Valle Verde II Apartments Limited Partnership |
| 2407 W. Picacho, Suite A-1 |
| Las Cruces, NM 88007 |
| D. EIN of building identification number of agency |
| 85-0252748 |
| E. Building identification number (BNI) |
| NM-02-10003 |

| 1a Date of allocation | 12/06/02 |
| 1b Maximum housing credit dollar amount allowable | 17,684.22 |
| 2 Maximum applicable credit percentage allowable | 3.410% |
| 3a Maximum qualified basis | 518,998.83 |
| 3b Percentage of the aggregate basis financed by tax-exempt bonds, if any, enter -0- | 1.30% |
| 4 Date building placed in service | 11/18/03 |

**Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only**

Lynn Wehrli
Development Director
06/16/04

**Part II: First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period**

| 7 Eligible basis of building (see instructions) | 518,998.83 |
| 8a Original qualified basis of the building at close of first year of credit period | |
| 8b Are you treating this building as part of a multiple building project for purposes of section 42? (see instructions) | Yes □ No □ |
| 9a If box 8a or box 8b is checked, do you elect to reduce eligible basis under section 42(ii)(2)(B)? | Yes □ No □ |
| 9b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(ii)(3))? | Yes □ No □ |

**Check the appropriate box for each election:**

| a. Elect to begin credit period the first year after the building is placed in service (section 42(ii)(1)) | Yes □ No □ |
| b. Elect not to treat large partnership as taxpayer (section 42(ii)(6)) | Yes □ No □ |
| c. Elect minimum set-aside requirement (section 42(ii)(9)) (see instructions) | 20-80 □ 40-60 □ 25-60 (N.Y.C. only) |
| d. Elect deep-rent-subsidized project (section 42(ii)(4)(B)) (see instructions) | 15-40 □ |

**Note:** A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.

Car. No. 63981U
Form 8609 (Rev. 11-2003)
Low-Income Housing Credit Allocation Certification

The building owner must attach Form 8609 and Schedule A (Form 8609) to its Federal Income Tax return.

Part I Allocation of Credit

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>Date of allocation</td>
<td>12/06/02</td>
</tr>
<tr>
<td>1b</td>
<td>Maximum housing credit dollar amount allowable</td>
<td>18,070.52</td>
</tr>
<tr>
<td>2</td>
<td>Maximum applicable credit percentage allowable</td>
<td></td>
</tr>
<tr>
<td>2a</td>
<td>Maximum qualified basis</td>
<td></td>
</tr>
<tr>
<td>3a</td>
<td>Check here if the eligible basis used in the computation of line 3b was</td>
<td></td>
</tr>
<tr>
<td></td>
<td>increased under the high-cost area provisions</td>
<td></td>
</tr>
<tr>
<td>3b</td>
<td>Percentage of the aggregate basis financed by tax-exempt bonds</td>
<td>130%</td>
</tr>
<tr>
<td>4</td>
<td>Date building placed in service</td>
<td>11/18/03</td>
</tr>
</tbody>
</table>

Check the boxes that describe the allocation for the building (check those that apply):

- Yes Newly constructed and federally subsidized
- No Newly constructed and not federally subsidized
- Yes Existing building
- No Sec. 42(e) rehabilitation expenditures federally subsidized
- No Sec. 42(e) rehabilitation expenditures not federally subsidized
- No Not federally subsidized by reason of 40-50 rule under sec. 42(b)(2)(G)
- Yes Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Signature of authorized official: [Signature]

Name: [Name]

Title: [Title]

Date: 08/16/04

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Eligible basis of building (see instructions)</td>
<td></td>
</tr>
<tr>
<td>8a</td>
<td>Original qualified basis of the building at close of first year of credit period</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Are you treating this building as part of a multiphase building project for purposes of section 42 (see instructions)?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>9a</td>
<td>If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(h)(2)(B)?</td>
<td>Yes/No</td>
</tr>
<tr>
<td></td>
<td>Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>10</td>
<td>Check the appropriate box for each election:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))</td>
<td>Yes/No</td>
</tr>
<tr>
<td></td>
<td>Elect to treat large partnership as taxpayer (section 42(b)(5))</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Elect minimum set-aside requirement (section 42(q)) (see instructions)</td>
<td>20-50</td>
</tr>
<tr>
<td></td>
<td>Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions)</td>
<td>25-60 (N.Y.C. only)</td>
</tr>
</tbody>
</table>

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be filled with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.
**Low-Income Housing Credit Allocation Certification**

The building owner must attach Form 8609 and Schedule A (Form 8609) to its Federal Income tax return.

### Part I: Allocation of Credit

<table>
<thead>
<tr>
<th>Check if:</th>
<th>Addition to Qualified Basis</th>
<th>Amended Form</th>
</tr>
</thead>
</table>

**A** Address of building (do not use P.O. box) (see instructions)

- 360 Flamer Street
- Building 19
- Hatch, NM 87937
- 021000 Valles Verde II Apartments

**B** Name and address of housing credit agency

- New Mexico Mortgage Finance Authority
- 344 5th Street SW
- Albuquerque, NM 87102

**C** Name, address, and TIN of building owner receiving allocation

- Valles Verde II Apartments Limited Partnership
- 2407 W. Pinacho, Suite A-1
- Las Cruces, NM 88007

**D** Employer identification number of agency

- 85-0292748

**E** Building identification number (BIF)

- NM-02-10005

**TIN 77-0892003**

<table>
<thead>
<tr>
<th>1a Date of allocation</th>
<th>12/05/02</th>
<th>1b Maximum housing credit dollar amount allowable</th>
<th>14,078.70</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Maximum applicable credit percentage allowable</td>
<td>3,610.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3a Maximum qualified basis</td>
<td>412,865.10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3b Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0)</td>
<td>13.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Date building placed in service</td>
<td>11/18/03</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Check the box that describe the allocation for the building (check those that apply):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Newly constructed and federally subsidized</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b Newly constructed and not federally subsidized</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c Existing building</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d Sec. 42(e) rehabilitation expenditures federally subsidized</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e Sec. 42(e) rehabilitation expenditures not federally subsidized</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f Not federally subsidized by reason of 40-50 rule under sec. 42(h)(2)(E)</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g Allocation subject to nonprofit set-aside under sec. 42(h)(5)</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Signature of Authorized Housing Credit Agency Official**—Completed by Housing Credit Agency Only

- Lynn Wehrli, Director
- 06/16/04

**Part II: First-Year Certification**—Completed by Building Owners with respect to the First Year of the Credit Period

<table>
<thead>
<tr>
<th>7 Eligible basis of building (see instructions)</th>
<th>4,128,865</th>
</tr>
</thead>
<tbody>
<tr>
<td>8a Original qualified basis of the building at close of first year of credit period</td>
<td>4,128,865</td>
</tr>
<tr>
<td>b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>8b If box 8a or box 8d is checked, do you elect to reduce eligible basis under section 42(h)(2)(B)?</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))?</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>10 Check the appropriate box for each election:</td>
<td></td>
</tr>
<tr>
<td>a Elect to begin credit period the first year after the building is placed in service (section 42(f)(11))</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>b Elect to treat large partnership as taxpayer (section 42(f)(5))</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>c Elect minimum set-aside requirement (section 42(g)) (see instructions)</td>
<td>20-50 40-60 25-60 (N.Y.C. only)</td>
</tr>
<tr>
<td>d Elect deep-rent-subsidized project (section 142(d)(4)(B)) (see instructions)</td>
<td>15-40</td>
</tr>
</tbody>
</table>

**Note:** A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.
Form 8609
Low-Income Housing Credit Allocation Certification
The building owner must attach Form 8609 and Schedule A (Form 8609) to its Federal income tax return.

Part I: Allocation of Credit

Check if: [ ] Addition to Qualified Basis [ ] Amended Form

A. Address of building (do not use P.O. box) (see instructions)
   366 Glendale Street
   Building 6 of 6
   facial, NM 87937
   021000 Valley Verde 11 Apartments

B. Name and address of housing credit agency
   New Mexico Mortgage Finance Authority
   344 4th Street NW
   Albuquerque, NM 87102

C. Name, address, and TIN of building owner receiving allocation
   Valley Verde 11 Apartments Limited Partnership
   2407 W. Picacho, Suite A-1
   Las Cruces, NM 88007

D. Employer identification number of agency
   85-0237248

TIN: 73-0865705

1a Date of allocation 12/30/02  b Maximum housing credit dollar amount allowable 1b 12,461.94

2 Maximum applicable credit percentage allowable 3.410 %

3a Maximum qualified basis 3,655,452.79

b Check here [ ] if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions) 3b 1.30%

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zeros, enter -0-) 4 0.00 %

5 Date building placed in service 11/18/03

6 Check the box that describes the allocation for the building (check those that apply):
   [ ] Newly constructed and federally subsidized
   [ ] Newly constructed and not federally subsidized
   [ ] Existing building
   [ ] Sec. 42(e) rehabilitation expenditures federally subsidized
   [ ] Sec. 42(e) rehabilitation expenditures not federally subsidized
   [ ] Not federally subsidized by reason of 40-50 rule under sec. 42(h)(2)(B)
   [ ] Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Lynn Wehrli
Development Director
06/16/04

Part II: First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions) 7 $361,172

8a Original qualified basis of the building at close of first year of credit period 8a $361,172

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? [ ] Yes [ ] No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(b)(8)? [ ] Yes [ ] No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? [ ] Yes [ ] No

10 Check the appropriate box for each election:
   [ ] Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) [ ] Yes [ ] No
   [ ] Elect not to treat large partnership as taxpayer (section 42(j)(6)) [ ] Yes
   [ ] Elect minimum set-aside requirement (section 42(g)) (see instructions) [ ] 20-50 [ ] 40-60
   [ ] Elect deep-rent-subsidized project (section 142(d)(4)(B)) (see instructions) [ ] 20-50 [ ] 40-60

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.
Low-Income Housing Credit Allocation Certification

The building owner must attach Form 8609 and Schedule A (Form 8609) to its Federal income tax return.

Part I  Allocation of Credit

<table>
<thead>
<tr>
<th>Check If</th>
<th>Addition to Qualified Basis ☐</th>
<th>Amended Form ☐</th>
<th>Name and address of housing credit agency</th>
<th>Employer identification number of agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td></td>
<td></td>
<td>New Mexico Mortgage Finance Authority</td>
<td>85-0252740</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>344 4th Street SW</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Albuquerque, NM 87102</td>
<td></td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Name, address, and TIN of building owner receiving allocation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vallecito Apartments Limited Partnership</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>10407 W. Picacho, Suite A-1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Las Cruces, NM 88007</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TIN</td>
<td>71-0898003</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 1a       | Date of allocation 12/06/02   | 1b              | $16,643.02                               |
| 2        | Maximum applicable credit percentage allowable 3.410 % | 2 | 3.410 % |
| 3a       | Maximum qualified basis       | 3a              | 488,065.14                               |
| b       | Check here ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(6)(C). Enter the percentage to which the eligible basis was increased (see instructions) 1.3 % | 3b | 1.3 % |
| 4        | Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter 0.) 0.00 % | 4 | 0.00 % |
| 5        | Date building placed in service 11/18/03 | 5 | 11/18/03 |

6. Check the box that describe the allocation for the building (check those that apply):
   a ☐ Newly constructed and federally subsidized
   b ☐ Newly constructed and not federally subsidized
   c ☐ Existing building
   d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized
   e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized
   f ☐ Not federally subsidized by reason of 40-80 rule under sec. 42(e)(2)(E) a ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(E)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

[Signature]
Lynn Wehrf
Development Director
06/16/04

Part II  First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

| 7        | Eligible basis of building (see instructions) | 7 | 488,065 |
| 8a       | Original qualified basis of the building at close of first year of credit period | 8a | 488,065 |
| b       | Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? Yes ☐ No ☐ | b | Yes ☐ No ☐ |
| 9a       | If box 8a or box 8d is checked, do you elect to reduce eligible basis under section 42(f)(1)(B)? Yes ☐ No ☐ | 9a | Yes ☐ No ☐ |
| b       | Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? Yes ☐ No ☐ | b | Yes ☐ No ☐ |
| 10      | Check the appropriate box for each election: | 10 |        |
| a       | Elect to begin credit period the first year after the building is placed in service (section 42(f)(11)) Yes ☐ No ☐ | a | Yes ☐ No ☐ |
| b       | Elect not to treat large partnership as taxpayer (section 42(f)(15)) Yes ☐ No ☐ | b | Yes ☐ No ☐ |
| c       | Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60 ☐ 25-60 (N.Y.C. only) | c | ☐ 20-50 ☐ 40-60 ☐ 25-60 (N.Y.C. only) |
| d       | Elect deep-rent-subsidized project (section 142(b)(4)(B)) (see instructions) ☐ 15-40 | d | ☐ 15-40 |

Note: A separate Schedule A (Form 8609). Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.
Low-Income Housing Credit
Allocation Certification

The building owner must attach Form 8609 and
Schedule A (Form 8609) to its Federal income tax return.

Part I  Allocation of Credit

<table>
<thead>
<tr>
<th>Check if:</th>
<th>1a Date of allocation</th>
<th>2 Maximum applicable credit percentage allowable</th>
<th>3 Maximum qualified basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Addition to Qualified Basis</td>
<td>12/06/02</td>
<td>1.410%</td>
<td>202,373.29</td>
</tr>
<tr>
<td>□ Amended Form</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

b Maximum housing credit dollar amount allowable: 6,906.95

3a Maximum qualified basis
   □ Check here [X] if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions): 130%

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zeros, enter -0-)
   0.00%

5 Date building placed in service: 11/18/03

6 Check the box that describe the allocation for the building (check those that apply):
   □ X Newly constructed and federally subsidized
   □ X Newly constructed and not federally subsidized
   □ Existing building
   □ Sec. 42(e) rehabilitation expenditures federally subsidized
   □ Sec. 42(e) rehabilitation expenditures not federally subsidized
   □ Not federally subsidized by reason of 40-50 rule under sec. 42(h)(2)(B)
   □ Allocation subject to nonprofit set-aside under sec. 42(h)(6)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Lynn Wahl, Development Director
Signature of authorized official
06/16/04

Part II  First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions): 737.36

8a Original qualified basis of the building at close of first year of credit period
   □ Yes
   □ No

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? □ Yes □ No

c If box 8a or box 6d is checked, do you elect to reduce eligible basis under section 42(h)(2)(B)? □ Yes □ No

d Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? □ Yes □ No

10 Check the appropriate box for each election:
   □ Elect to begin credit period the first year after the building is placed in service (section 42(f)(11)) □ Yes □ No
   □ Elect not to treat large partnership as taxpayer (section 42(f)(5)) □ Yes □ No
   □ Elect minimum set-aside requirement (section 42(g)) (see instructions) □ 20-50 □ 40-60 □ 25-60 (N.Y.C. only)
   □ Elect deep-rent-received project (section 42(d)(4)(B)(1)) (see instructions) □ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.
Low-Income Housing Credit Allocation Certification

The building owner must attach Form 8609 and Schedule A (Form 8609) to his Federal income tax return.

Form 8609

Part I Allocation of Credit

<table>
<thead>
<tr>
<th>Check if:</th>
<th>Amended Form</th>
<th>Qtr 3 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Address of building (do not use P.O. box) (see instructions)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>340 S. Main St</td>
<td>Building 3 of 3</td>
<td></td>
</tr>
<tr>
<td>b. Name and address of housing credit agency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Mexico Mortgage Finance Authority</td>
<td></td>
<td></td>
</tr>
<tr>
<td>300 4th Street SW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Albuquerque, NM 87102</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Name, address, and TIN of building owner receiving allocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valle Verde II Apartments Limited Partnership</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3407 W. Picacho, Suite A-1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Las Cruces, NM 88007</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TIN 71-0830300</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1a Date of allocation</th>
<th>12/06/02</th>
<th>1b Maximum housing credit dollar amount allowable</th>
<th>13,801.86</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Maximum allowable credit percentage allowable</td>
<td></td>
<td>2</td>
<td>3.410%</td>
</tr>
<tr>
<td>3a Maximum qualified basis</td>
<td></td>
<td>3a</td>
<td>404,745.57</td>
</tr>
<tr>
<td>b. Check here ☒ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)</td>
<td></td>
<td>3b</td>
<td>1.3%</td>
</tr>
<tr>
<td>4 Percentage of the aggregate basis financed by tax-exempt bonds. If zeros, enter -0-</td>
<td></td>
<td>4</td>
<td>0.0%</td>
</tr>
<tr>
<td>5 Date building placed in service</td>
<td>11/18/03</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6 Check the box that describes the allocation for the building (check those that apply):

- [ ] Newly constructed and federally subsidized
- [x] Newly constructed and not federally subsidized
- [ ] Existing building
- [ ] Sec. 42(c) rehabilitation expenditures federally subsidized
- [ ] Sec. 42(e) rehabilitation expenditures not federally subsidized
- [ ] Not federally subsidized by reason of 40-50 rule under sec. 42(b)(2)(B)
- [ ] Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

Lynn Mehrll
Development Director
06/16/04

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions) | 7 | 804,745 |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>8a Original qualified basis of the building at close of first year of credit period</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>9a If box 8a or box 8d is checked, do you elect to reduce eligible basis under section 42(b)(2)(B)?</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>b. Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(g)(3))?</td>
<td>☒ Yes</td>
<td>☐ No</td>
</tr>
</tbody>
</table>

10 Check the appropriate box for each election:

- [ ] Elect to begin credit period the first year after the building is placed in service (section 42(f)(11))
- [ ] Elect not to treat large partnership as taxpayer (section 42(i)(6))
- [ ] Elect minimum set-aside requirement (section 42(g) (see instructions) ☒ 20-50 ☐ 40-60 25-60 (NYC only)
- [ ] Elect deep-rent-skewed project (section 142(d)(4)(B) (see instructions) ☒ 15-40

Note: A separate Schedule A (Form 8609), Annual Statement, for each building must be filed with the corresponding Form 8609 for each year of the 15-year compliance period.

For Paperwork Reduction Act Notice, see page 4.

Cat. No. G3891U

Form 8609 (Rev. 11-2003)
DEVELOPMENT SERVICES AGREEMENT

THIS DEVELOPMENT SERVICES AGREEMENT, entered into as of the 29th day of December, 2000 between Housing and Economic Rural Opportunity Inc., a New Mexico Non-Profit Corporation, and JL Gray Company, Inc., a New Mexico Corporation (the "Developer").

RECITALS

WHEREAS the Non-Profit Corporation has been formed to acquire, develop, finance, construct, own, maintain, operate and sell or otherwise dispose of a multi-family housing complex consisting of 34 residential units intended for low income tenants, to be known as Placitas I and II Apartments, and to be located in Placitas, New Mexico (the "Property");

WHEREAS the Non-Profit Corporation has applied and received a commitment for two mortgage loans (the "Mortgage Loan") for the Project from the United States Department of Agriculture Rural Development for a principal amount totaling $1,596,122.00;

WHEREAS the Non-Profit Corporation desires to appoint the Developer to provide certain services for the Non-Profit Corporation, and to ratify the provision of certain services prior to the date hereof, with respect to overseeing the development of the Project until all development work is completed;

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

1. Appointment: The Non-Profit Corporation hereby appoints the Developer to render services for the Non-Profit Corporation, and confirms and ratifies the appointment of the Developer with respect to services rendered for the Non-Profit Corporation to date, in supervising and overseeing the development of the Project as herein contemplated.

2. Authority: The Developer shall have, and has had, the authority and the obligation to:

   i) oversee, monitor, and direct the general contractor with respect to the development and construction of the project in accordance with the terms and conditions of the Construction Contract;

   ii) act on behalf of the Non-Profit Corporation in its relation with any governmental agency or authority and the Mortgage Lender with respect to all matters relating to the mortgage financing and construction of the Project;

   iii) act on behalf of the Non-Profit Corporation with respect to: building code, and/or occupancy permits, and all other local government matters concerning the project; and
iv) act on behalf of the Non-Profit Corporation with respect to the process of obtaining construction and development draws from the Mortgage Lenders.

v) work with and allow the nonprofit General Partner of the Partnership to materially participate in the development of the Project on a basis that is regular, continuous, and substantial.

3. Development Fee: For services performed and to be performed under Section 1 and 2 of this Agreement, the Non-Profit Corporation agrees to pay the Developer a Development Fee in the amount of 14% of the Total Development Cost, as stipulated in Section 4.4.2.2 of the New Mexico Mortgage Finance Authority Qualified Allocation Plan FY 2001, (the "Development Fee"). The Development Fee shall be earned by the Developer and paid by the Non-Profit Corporation as provided in Sections 4 and 5 of this Agreement.

4. Accrual Schedule: The terms of the accrual will be negotiated with the equity provider or syndicator, subject to the terms and conditions of their Agreement, which is yet to be determined.

5. Payment of Development Fee: The terms of the payment of the Development Fee will be negotiated with the equity provider or syndicator, and are yet to be determined. Payment of this fee shall be subject to the terms and conditions of their Agreement.

6. Withholding of Fee Payments: In the event that (i) the Developer shall not have substantially complied with any material provisions under this Agreement, or (ii) any financing commitment of the Mortgage Lender or any other lender, or any agreement entered into by the Non-Profit Corporation for financing related to the Project shall have terminated prior to its respective termination date(s), or (iii) foreclosure proceedings shall have been commenced against the Project, then the Developer shall be in default of this Agreement, and the Non-Profit Corporation shall withhold payment of any installment of the fee payable to the Developer pursuant to Section 3 of this Agreement.

All amounts so withheld by the Non-Profit Corporation under this Section 6 shall be promptly released to the Developer after the Developer has cured the default justifying the withholding, as demonstrated by evidence reasonably acceptable to the Non-Profit Corporation.

If, as of the schedule shown in Section 5 above, the Non-Profit Corporation has not paid such portion of the Development Fee as has been earned, the Non-Profit Corporation shall pay such fee in full on demand.

7. Assignment of Fees: The Developer shall not assign, pledge or otherwise encumber, for security or otherwise, the Development Fee set forth above to be made by the Non-Profit Corporation, or any portion(s) thereof or any right(s) of the Developer thereto, without prior Notice to and approval of the Non-Profit Corporation.
8. **Successors and Assigns, Termination**: This Agreement shall be binding on the parties hereto, their heirs, successors, and assigns. However, this Agreement may not be assigned by any party hereto without the Consent of the Non-Profit Corporation, nor may it be terminated without the Consent of the Non-Profit Corporation; such Consent may not be unreasonably withheld.

9. **Separability of Provisions**: Each provision of this Agreement shall be considered separable and, if for any reason any provision which is not essential to the effectuation of the basic purposes of this Agreement is determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those provisions of this Agreement which are valid.

10. **Counterparts**: This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

11. **No Continuing Waiver**: The waiver by any party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

12. **Applicable Law**: This Agreement shall be construed and enforced in accordance with the internal laws of the State of New Mexico.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)
IN WITNESS WHEREOF, the parties have caused this Development Agreement to be duly executed as of the date first written above.

PARTNERSHIP:

HOUSING AND ECONOMIC RURAL OPPORTUNITY INC., A New Mexico Non-Profit Corporation

By
Salvador Estrada, Executive Director of Housing and Economic Rural Opportunity, Inc., General Partner

DEVELOPER:

J.L. GRAY COMPANY, INC.

By
Jack L. Curry, CEO
October 31, 2018

Mr. Salvador Estrada  
El Camino Real Apartments, LLLP  
210 East Idaho Street, Suite A  
Las Cruces, NM 88005

RE: Forms 8609 / El Camino Apartments

Dear Mr. Estrada,

Enclosed is the IRS Form 8609, with instructions, for the above referenced project. In issuing this form, MFA has relied solely upon the accuracy of the information contained in the certification provided by you relevant to the building(s) eligibility for Housing Tax Credits.

Please complete Part II of the form 8609, make a copy for your records and mail a copy back to MFA for our records. The original copy is to be mailed to the IRS. Be sure to read and review all of the instructions for each form regarding your obligations in filing for the credit.

A separate Form 8609-A, Annual Statement for Low-Income Housing Credit, must be attached to your federal income tax return. In conjunction with the release of Form 8609-A, all first-time filers of the form must make a separate one-time submission of Form 8609 to the IRS. Form 8609-A must then be attached to IRS Form 8586 for each year for which you apply for the credit, and submitted with your income tax return.

Each recipient of a Housing Tax Credit is solely responsible for compliance with Section 42 of the Internal Revenue Code. You are cautioned to seek tax counsel in applying the credit, and we also remind you of your obligation to annually certify to MFA the continuing eligibility of each building.

Sincerely,

Shawn Colbert  
Director of Housing Development
Low-Income Housing Credit Allocation and Certification

Go to www.irs.gov/Form8609 for instructions and the latest information.

Part I - Allocation of Credit

A. Address of building (do not use P.O. box) (see instructions)

Building 1
21 Chido Capital Street
Hatch, NM 87937

C. Name, address, and TIN of building owner receiving allocation
El Camino Real Apartments, L.L.L.P
210 East Idaho Street, Suite A
Las Cruces, NM 88005

TIN: 46-0977308

Date of allocation: 12/16/2015

Maximum applicable credit percentage allowable (see instructions): 9.0%

Maximum qualified basis: 894,763

Check here if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions): 7%

Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-): 0%

Date building placed in service: 07/24/2017

Check the boxes that describe the allocation for the building (check those that apply):

- Newly constructed and federally subsidized
- Newly constructed and not federally subsidized
- Existing building
- Sec. 42(e) rehabilitation expenditures federally subsidized
- Sec. 42(e) rehabilitation expenditures not federally subsidized
- Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Shawn Colbert

Part II - First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

Eligible basis of building (see instructions): 80,529

Original qualified basis of the building at close of first year of credit period: 80,529

Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions): Yes

If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(h)(2)(B)? Yes

For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)? Yes

Check the appropriate box for each election. Caution: Once made, the following elections are irrevocable.

a. Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)): Yes

b. Elect not to treat large partnership as taxpayer (section 42(f)(3)): Yes

c. Elect minimum set-aside requirement (section 42(g)) (see instructions):

- 20-50
- 40-60
- Average income
- 25-60 (N.Y.C. only)
- 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete,
**Part I  Allocation of Credit**

A. Address of building (do not use P.O. box) (see instructions)
   - Building 2
     - 21 Chile Capital Street
     - Hatch, NM 87337

B. Name and address of housing credit agency
   - New Mexico Mortgage Finance Authority
     - 344 4th Street SW
     - Albuquerque, NM 87102

C. Name, address, and TIN of building owner receiving allocation
   - El Camino Real Apartments, LLLP
   - 210 East Idaho Street, Suite A
   - Las Cruces, NM 88005
   - Attn: General Partner
   - TIN: 46-0977308

D. Employer identification number of agency
   - 85-0252748

E. Building identification number (BIN)

<table>
<thead>
<tr>
<th>1a Date of allocation</th>
<th>1b Maximum housing credit dollar amount allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/16/2015</td>
<td>91,718</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2 Maximum applicable credit percentage allowable (see instructions)</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.0%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3a Maximum qualified basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,019,086</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3b New construction and not federally subsidized</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,2,7%</td>
<td>0%</td>
</tr>
</tbody>
</table>

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)
5 Date building placed in service
   - 07/24/2017
6 Check the boxes that describe the allocation for the building (check those that apply):
   - Section 42(e) rehabilitation expenditures not federally subsidized

**Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only**

Signature of authorized official: [Signature]
Name (please type or print): Shawn Colbert
Date: 10-30-18

**Part II  First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period**

7 Eligible basis of building (see instructions)
8a Original qualified basis of the building at close of first year of credit period
   - Yes
   - No
8b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?
   - Yes
   - No
9a If box 6a or box 6c is checked, do you elect to reduce eligible basis under section 42(2)(B)?
   - Yes
   - No
9b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(2)(B)?
9c Elect minimum set-aside requirement (section 42(g)) (see instructions):
   - 20-50
   - 40-60
   - 25-60 (N.Y.C. only)
   - Average income
   - 15-40
9d Elect deep rent skewed project (section 142(4)(B)) (see instructions)

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature
Taxpayer identification number
Date

Name (please type or print)
First year of the credit period
Low-Income Housing Credit Allocation and Certification

Part I Allocation of Credit

A Address of building (do not use P.O. box): Building 3
21 Chile Capital Street
Hatch, NM 87319

C Name, address, and TIN of building owner receiving allocation
El Camino Real Apartments, LLLP
210 East Idaho Street, Suite A
Las Cruces, NM 88005
Attn: General Partner

B Name and address of housing credit agency
New Mexico Mortgage Finance Authority
344 4th Street SW
Albuquerque, NM 87102

D Employer identification number of agency
85-0252748

E Building identification number (BIN)
NM1511003

1a Date of allocation: 12/16/2015

1b Maximum housing credit dollar amount allowable: 270,118

2 Maximum applicable credit percentage allowable (see instructions): 9.0%

3a Maximum qualified basis: 3,001,312

3b If eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B), enter the percentage to which the eligible basis was increased: 1 2 7%

4 Percentage of the aggregate basis financed by tax-exempt bonds: 0%

5 Date building placed in service: 9/28/2017

6 Check the boxes that describe the allocation for the building (check those that apply):
   a newly constructed and federally subsidized
   b newly constructed and not federally subsidized
   c existing building
   d Sec. 42(e) rehabilitation expenditures federally subsidized
   e Sec. 42(e) rehabilitation expenditures not federally subsidized
   f Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Signature of authorized official: [Signature]

Name (please type or print): Shawn Colbert

Date: 10-30-18

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions): $7,000,000

8a Original qualified basis of the building at close of first year of credit period:

8b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions): ☐ Yes ☐ No

9a If box 8a or box 8d is checked, do you elect to reduce eligible basis under section 42(j)(2)(B)?

9b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?

10 Check the appropriate box for each election.

Caution: Once made, the following elections are irrevocable.

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)): ☐ Yes ☐ No

b Elect not to treat large partnership as taxpayer (section 42(j)(5)): ☐ Yes ☐ No

c Elect minimum set-aside requirement (section 42(g)(2) (see instructions): 20-50 40-60 Average income 25-60 (N.Y.C. only)

d Elect deep rent skewed project (section 42(g)(4)(B) (see instructions): 15-40

Signature

Taxpayer identification number

Name (please type or print)

First year of the credit period
Low-Income Housing Credit Allocation and Certification

Part I - Allocation of Credit

Check if: [ ] Addition to Qualified Basis [ ] Amended Form

A. Address of building (do not use P.O. box) (see instructions)
   Building 4
   21 Chile Capital Street
   Hatch, NM 87337

C. Name, address, and TIN of building owner receiving allocation
   El Camino Real Apartments, LLP
   210 East Idaho Street, Suite A
   Las Cruces, NM 88005
   Attn: General Partner
   TIN: 46-0977308

B. Name and address of housing credit agency
   New Mexico Mortgage Finance Authority
   344 4th Street SW
   Albuquerque, NM 87102

D. Employer identification number of agency
   85-0252748

E. Building identification number (BIN)
   NM1511004

1a. Date of allocation: 12/16/2015
   b. Maximum housing credit dollar amount allowable: 80,529

2. Maximum applicable credit percentage allowable (see instructions): 9.0%

3a. Maximum qualified basis: 894,763
   b. Check here [ ] if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions): 0%

4. Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-): 0%

5. Date building placed in service: 08/15/2017

6. Check the boxes that describe the allocation for the building (check those that apply):
   a. [ ] Newly constructed and federally subsidized
   b. [x] Newly constructed and not federally subsidized
   c. [ ] Existing building
   d. [ ] Sec. 42(e) rehabilitation expenditures federally subsidized
   e. [ ] Sec. 42(e) rehabilitation expenditures not federally subsidized
   f. [x] Allocation subject to nonproft set-aside under sec. 42(h)(6)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

[Signature]

[Name (please type or print)]

Date: 10-30-18

Part II - First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7. Eligible basis of building (see instructions): 80,529

8a. Original qualified basis of the building at close of first year of credit period: 894,763

8b. Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions): [ ] Yes [ ] No

9a. If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(h)(2)(B)? [ ] Yes [ ] No

9b. For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)? [ ] Yes [ ] No

10. Check the appropriate box for each election.
   Caution: Once made, the following elections are irrevocable.
   a. Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)): [ ] Yes [ ] No
   b. Elect not to treat large partnership as taxpayer (section 42(j)(5)): [ ] Yes [ ] No
   c. Elect minimum set-aside requirement (section 42(g)) (see instructions):
      [ ] 20-50 [ ] 40-60 [ ] Average income [ ] 25-60 (N.Y.C. only)
   d. Elect deep rent skewed project (section 142(d)(4)(B) (see instructions)): [ ] Yes [ ] No

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

[Signature]

[Name (please type or print)]

[Taxpayer identification number]

[Date]

First year of the credit period

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 63981U Form 8609 (Rev. 06-2018)
Low-Income Housing Credit Allocation and Certification

Part I — Allocation of Credit

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A. Address of building (do not use P.O. box) (see instructions)
   Building 5
   21 Chile Capital Street
   Hatch, NM 87937

C. Name, address, and TIN of building owner receiving allocation
   El Camino Real Apartments, LLP
   210 East Idaho Street, Suite A
   Las Cruces, NM 88005
   Attn: General Partner
   TIN: 46-0977308

   NM1511005

1a. Date of allocation: 12/16/2015

1b. Maximum housing credit dollar amount allowable: 91,717

2. Maximum applicable credit percentage allowable (see instructions): 9.0%

3. Maximum qualified basis:
   3a. 1,019,086

b. Check here ☑ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(9)(B). Enter the percentage to which the eligible basis was increased (see instructions):

4. Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter 0-—): 0%

5. Date building placed in service: 08/15/2017

6. Check the boxes that describe the allocation for the building (check those that apply):
   a. ☐ Newly constructed and federally subsidized
   b. ☐ New building constructed and not federally subsidized
   c. ☐ Existing building
   d. ☐ Sec. 42(e) rehabilitation expenditures federally subsidized
   e. ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized
   f. ☑ Allocation subject to Nonprofit set-aside under sec. 42(g)(5)

Signature of Authorized Housing Credit Agency Official — Completed by Housing Credit Agency Only

Shawn Colbert
Signature of authorized official

Date: 10-30-18

Part II — First-Year Certification — Completed by Building Owners with respect to the First Year of the Credit Period

7. Eligible basis of building (see instructions):

   8a. Original qualified basis of the building at close of first year of credit period:

b. Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions):
   ☑ Yes ☐ No

9a. If box 8a is checked, do you elect to reduce eligible basis under section 42(g)(2)?

b. For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)?
   ☑ Yes ☐ No

10. Check the appropriate box for each election.

   Caution: Once made, the following elections are irrevocable.
   a. ☑ Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))
   ☐ Yes ☐ No

b. ☑ Elect not to treat large partnership as taxpayer (section 42(j)(5))
   ☐ Yes ☐ No

c. ☐ Elect minimum set-aside requirement (section 42(g)) (see instructions):
   ☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)

   d. ☐ Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions): ☐ 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature

Taxpayer Identification number

Date

Name (please type or print)

First year of the credit period

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Cat No. 63981U Form 8609 (Rev. 05-2018)
Low-Income Housing Credit Allocation and Certification

Go to www.irs.gov/Form8609 for instructions and the latest information.

Form 8609
Department of the Treasury
Internal Revenue Service

Part I. Allocation of Credit

<table>
<thead>
<tr>
<th>Check it:</th>
<th>A. Address of building (do not use P.O. box)</th>
<th>B. Name and address of housing credit agency</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>New Mexico Mortgage Finance Authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td>344 4th Street SW</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Albuquerque, NM 87102</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Name, address, and TIN of building owner receiving allocation</th>
<th>D. Employer identification number of agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>El Camino Real Apartments, L.L.P</td>
<td>85-025748</td>
</tr>
<tr>
<td>210 East Idaho Street, Suite A</td>
<td></td>
</tr>
<tr>
<td>Las Cruces, NM 88005</td>
<td></td>
</tr>
<tr>
<td>Attn: General Partner</td>
<td></td>
</tr>
<tr>
<td>TIN: 46-0977308</td>
<td></td>
</tr>
</tbody>
</table>

NM1511006

<table>
<thead>
<tr>
<th>1a. Date of allocation</th>
<th>1b. Maximum housing credit dollar amount allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/16/2015</td>
<td>270,118</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Maximum applicable credit percentage allowable (see instructions)</th>
<th>3. Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3a. Maximum qualified basis</th>
<th>3b. Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,001,312</td>
<td>1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-)</th>
<th>5. Date building placed in service</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%</td>
<td>08/24/2017</td>
</tr>
</tbody>
</table>

| 6. Check the boxes that describe the allocation for the building (check those that apply): |
| a. Newly constructed and federally subsidized | b. Sec. 42(e) rehabilitation expenditures federally subsidized |
| d. Sec. 42(e) rehabilitation expenditures federally subsidized | f. Allocation subject to nonprofit set-aside under sec. 42(h)(5) |
|                                                  |                                                                            |

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Please print or type your name:

Shawn Colbert

Date: 10-20-18

Part II. First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

<table>
<thead>
<tr>
<th>7. Eligible basis of building (see instructions)</th>
<th>8a. Original qualified basis of the building at close of first year of credit period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>9a. If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(h)(2)(B)?</th>
<th>9b. For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td>□ Yes</td>
</tr>
<tr>
<td>□ No</td>
<td>□ No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. Check the appropriate box for each election. Caution: Once made, the following elections are irrevocable.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Elect to begin credit period the first year after the building is placed in service (section 42(f)(11))</td>
</tr>
<tr>
<td>b. Elect not to treat large partnership as taxpayer (section 42(g)(5))</td>
</tr>
<tr>
<td>c. Elect minimum set-aside requirement (section 42(g)) (see instructions):</td>
</tr>
<tr>
<td>□ 20-50</td>
</tr>
<tr>
<td>□ Average income</td>
</tr>
<tr>
<td>□ 15-40</td>
</tr>
</tbody>
</table>

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature                                                                                   Taxpayer identification number

Name (please type or print)                                                                 First year of the credit period

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.
Tab 45

Applicant Credit Limit Documentation and Certification
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:
Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Hacienda Santa Barbara LP</td>
<td>No</td>
</tr>
<tr>
<td>2. Housing and Economic Rural Opportunity, Inc.</td>
<td>No</td>
</tr>
<tr>
<td>3. Salvador Estrada</td>
<td>No</td>
</tr>
<tr>
<td>4. Raul Granados</td>
<td>No</td>
</tr>
<tr>
<td>5. Oscar Pando</td>
<td>No</td>
</tr>
<tr>
<td>6. Patrick Vigil</td>
<td>No</td>
</tr>
<tr>
<td>7. Thomas Development Group, LLC</td>
<td>No</td>
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<tr>
<td>8. Tom Andrews</td>
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</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

Its: __________________________

2/27/2019
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. If 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

### Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Hacienda Santa Barbara Limited Partnership</td>
</tr>
<tr>
<td>2. Housing and Economic Rural Opportunity, Inc.</td>
</tr>
<tr>
<td>3. Salvador Estrada</td>
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<tr>
<td>4. Raul Granados</td>
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<td>5. Oscar Pando</td>
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<td>6. Patrick Vigil</td>
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<td>7. Jaime Rascon</td>
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<td>8. Raul Granados, Jr.</td>
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<td>9. Carlos Gallinar</td>
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<td>10. Miguel Chacon</td>
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<td>11. Thomas Development Group, LLC</td>
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<td>12. Tom Andrews</td>
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<td>30.</td>
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<tr>
<td>b. Person/entity has at least one other application in the current Application Round.</td>
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<tr>
<td>No</td>
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</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]  3/24/2019  Its: Executive Director

3/24/2019
Part II. Credit Limit Certification

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

Name and role of Person or Entity completing this form: [Should be the same as listed in Part I.]

Which is:

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

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

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

I acknowledge that [Should be same as signer of Development Owner Certification.] is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

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

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

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

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)] [Should be the same as listed in Part I.] [Printed Name] [Date]
Tab 46

Community Input
**Community Input Scoring Items**

<table>
<thead>
<tr>
<th>TDHCA#: 19229</th>
</tr>
</thead>
</table>
| 1. **Local Government Support - §11.9(d)(1)** - Only check the box if support documents are included in the Application.  
[ ] Resolution(s) of either "no objection" or "support" is included behind this tab.**  
  | City of Socorro  
  | Name of Local Government Body  
  | Name of Local Government Body (if applicable)  
  | ** Note that resolutions are due March 1, 2019 |
| 2. **Quantifiable Community Participation - §11.9(d)(4)**  
[ ] Application expects to receive QCP points.  
  | ** Note that QCP Packets are due March 1, 2019 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization! |
| 3. **Community Support from State Representative - §11.9(d)(5)**  
[ ] Application expects to receive points for a letter from a Representative.  
[ ] 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)**  
[ ] Applicant has included one or more letters of support or opposition behind this tab.  
List information for each of the letters below: |

**A. Project Bravo**  
Name of Community Organization  
Laura Ponce  
Contact Name  
[ ] Support  
[ ] Opposition

**B. Familias Triunfadoras**  
Name of Community Organization  
Maria Covernali  
Contact Name  
[ ] Support  
[ ] Opposition

**C. Motivation Education & Training, Inc.**  
Name of Community Organization  
Stacey Taylor  
Contact Name  
[ ] Support  
[ ] Opposition

**D. Sin Fronteras Organizing Project**  
Name of Community Organization  
Carlos Marentes  
Contact Name  
[ ] Support  
[ ] Opposition

**E. A.Y.U.D.A. Inc**  
Name of Community Organization  
Olivia Figueroa  
Contact Name  
[ ] Support  
[ ] Opposition

**F.**  
Name of Community Organization  
Contact Name  
[ ] Support  
[ ] Opposition

**Note:** QCP Packets are due March 1, 2019 and MAY NOT be submitted by the Applicant. Packets MUST be received from the Neighborhood Organization!  
Letters are due March 1, 2019.
AMENDED RESOLUTION 561

WHEREAS, Housing Economic Rural Opportunity, Inc. (H.E.R.O) has proposed a development for affordable rental housing at 525 Three Missions Drive, Socorro, Texas named Hacienda Santa Barbara Apartments; and

WHEREAS, Housing Economic Rural Opportunity, Inc. (H.E.R.O) has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2019 Competitive 9% Housing Tax Credits for Hacienda Santa Barbara Apartments in Socorro, TX.

It is hereby RESOLVED, that the City of Socorro, Texas, acting through its governing body, hereby confirms that it supports the proposed Hacienda Santa Barbara Apartments in Socorro, TX and that this formal action has been taken to put on record the opinion expressed by the City of Socorro on January 17th, 2019 and

FURTHER RESOLVED that for and on behalf of the Governing Body, Elia Garcia, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Housing Economic Rural Opportunity, Inc. (H.E.R.O)

Passed and Approved this 21st of February, 2019.

CITY OF SOCORRO

Elia Garcia, Mayor

ATTEST:

Olivia Navarro, City Clerk
February 27, 2019

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

RE: TDHCA Applications - Hacienda Santa Barbara Apartments - Socorro, Texas

Dear Mr. Irvine:

I am writing this letter to voice my support for the TDHCA Tax Credit Application for Hacienda Santa Barbara Apartments to be located in the City of Socorro, TX. These proposed multi-family developments will help house residents of modest means.

As a border community, El Paso continues to face unique economic challenges that have made the need for affordable housing critical, especially as many live at or below the poverty line. Given these economic struggles, not only will this project provide affordable housing that the City of Socorro needs, but the construction of these units will create jobs, providing additional economic benefit to the community.

The community is committed to overcoming these challenges, but needs the assistance and resources from all levels. As the State Representative for the area, I urge you to grant an award to this deserving application.

TDHCA's attention and support of our region's affordable housing needs is of the upmost importance, and I respectfully request support for these developments. If I may be of further assistance, please don't hesitate to contact me at (512) 463-0613, or by email at mary.gonzalez@house.texas.gov.

Sincerely,

Mary E. González
Texas State Representative
House District 75
Salvador Estrada  
Executive Director  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A1  
Las Cruces, NM  88005

RE: Hacienda Santa Barbara Apartments  
Proposed Farm Worker Housing Community  
525 Three Missions Drive, Socorro, TX

Dear Mr. Estrada:

I am pleased to give my full support to Housing and Economic Rural Opportunity, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas.

This development will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.

Sincerely,

Maria Covernali

Maria Covernali  
Executive Director
**Franchise Tax Account Status**

As of: 03/20/2019 14:05:39

This Page is Not Sufficient for Filings with the Secretary of State

**FAMILIAS TRIUNFADORAS (SUCCESSFUL FAMILIES)**

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<tr>
<td>Registered Agent Name</td>
<td>MARIA C. ORTIZ</td>
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<tr>
<td>Registered Office Street Address</td>
<td>12500 SOCORRO RD SAN ELIZARIO, TX 79849</td>
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Every year, the Familias Triunfadoras, Inc. addresses social injustices and poverty in the colonias by serving over 3,000 colonia women, children, and their families through a comprehensive program that focuses on economic self-sufficiency, homeownership opportunities, domestic violence victim services, health awareness, basic education, asset building, and community development. Our staff are all low-income colonia residents who have over 25 years working in the non-profit and law enforcement sectors. Familias Triunfadoras, Inc. is also a Nonprofit Owner-Builder Housing Provider certified by the Texas Department of Housing and Community Affairs and is certified by the Texas Residential Construction Commission.

Board of Directors
The Board of Directors are all low-income Latina women who have lived in the colonias all of their lives.

Petra Deigado, President
Maria Elena Rios, Vice President
Dora Solis, Secretary
Luisa Ibarra, Treasurer
Juanita Maynez
Maria Elena Alvarado
Sonia Avalos
Isabel Marquez
Elisa Orozco
Eva Zamora
Maria Covarrubias Ortiz (Non-voting)

Staff
Maria Ortiz is founder and Executive Director of the Familias Triunfadoras and has over 20 years experience in organizing women and has dedicated her life to advocating for better living conditions in the colonias of El Paso County, Texas. She is a humanitarian, a life long colonia resident, and a survivor of domestic violence. She has led countless organizing campaigns and has given testimony about the needs and living conditions of the colonias to members of the El Paso County Commissioners Court and government agencies such as the Texas Secretary of State and the Texas Department of Housing and Community Affairs. Maria has been recognized by U.S. Congressman Silvestre Reyes, District 16 an was given a Certificate of Special Recognition and also received the community organizer award in 2006 by the Border Fair Housing and Economic Justice Center (El Paso, Texas), a project of the National Community Reinvestment Coalition based in Washington D.C. She has been volunteering her services to make the organization grow since its incorporation on December 7, 2006.
ARTICLES OF INCORPORATION
OF
FAMILIAS TRIUNFADORAS, INC.

The undersigned natural persons over the age of eighteen (18), acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, adopts the following Articles of Incorporation for "Familias Triunfadoras, Inc."

ARTICLE ONE
NAME

The name of the organization is Familias Triunfadoras (Successful Families)

ARTICLE TWO
NONPROFIT CORPORATION

The organization is a nonprofit organization.

ARTICLE THREE
DURATION

The period of its duration is perpetual.

ARTICLE FOUR
MEMBERSHIP

The organization will not have members.

ARTICLE FIVE
PURPOSES

The organization is organized pursuant to the Texas Nonprofit Corporation Act. The purposes for which the organization is organized are exclusively charitable within the meaning of the Internal Revenue Service Code, Section 501(c)(3), and the Texas Tax Code, Section 11.18, and consist of the following:

Familias Triunfadoras has a mission to empower women of all ages and their families in El Paso County by providing programs and services that address the issues of family strengthening, community unity, and economic self-sufficiency. The vision of Familias Triunfadoras is designed to build the capacity of communities to support the development of healthy and productive families.

Family Development: To include programs and initiatives relating to parenting and fatherhood development; domestic violence, sexual health, reproductive rights, self-esteem and leadership development.
Economic Self-sufficiency and Asset Development: To include computer skills development, literacy, ESL and GED, credit counseling and financial literacy, job development and placement, higher education, small business development and homeownership.

Youth Empowerment: to support the development of healthy and productive youth through community organizing and civic participation; leadership development and character building; mentorship and entrepreneurship, research and public awareness; and community service.

The organization shall be and is a non-profit organization under the laws of the State of Texas. The organization shall solicit and receive contributions, gifts, loans and grants for the purpose of accomplishing the foregoing purposes, at all times and within such purposes, to operate exclusively for charitable, educational, and scientific purposes, within the meaning of section 501(C)3 of the Internal Revenue Code of 1986 (the Code and to transact such other business as may be permitted corporations exempt from tax under Section 501(C)3 of the Code and Incorporated under the Texas Non-Profit Corporation Act.

ARTICLE SIX
POWERS

Except as these Articles otherwise provide, the organization has all the powers provided in the Texas Non-Profit Corporation Act. Moreover, the organization has all implied powers necessary and proper to carry out its express powers. The organization may reasonably compensate directors or officers for services rendered to or for the organization in furtherance of one or more of its purposes. All amendments and changes to these Articles must be approved by at least two-thirds of the Board of Directors present at a meeting where a quorum is present.

ARTICLE SEVEN
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the organization will be 11500 Socorro Road, Unit C – El Paso, Texas 79927 and its initial registered agent at such address is Maria C. Ortiz.

ARTICLE EIGHT
BOARD OF DIRECTORS

The management of the organization is vested in its Board of Directors and such committees of the board that the board may, from time-to-time, establish. The by-laws will provide the qualifications, manner of selection, duties, terms, and other matters relating to the Board of Directors. The initial board will consist of three (3) persons. The initial board will consist of the following persons at the following addresses:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lina Covernali</td>
<td>1279 Gallina</td>
<td>San Elizario, Texas 79849</td>
</tr>
<tr>
<td>Janie Ortiz</td>
<td>13100 Delia Selene</td>
<td>San Elizario, Texas 79849</td>
</tr>
</tbody>
</table>
The number of directors may be increased or decreased by adopting or amending the bylaws. The number of directors may not be decreased to fewer than three (3).

ARTICLE NINE
INCORPORATORS

The name and street address of the incorporators of the organization are:

Maria Ortiz 380 Hartley San Elizario, Texas 79849
Lina Covernali 1279 Gallina San Elizario, Texas 79849
Janie Ortiz 13100 Delia Selene San Elizario, Texas 79849
Raul Hernandez 901 Marlow El Paso, Texas 79905

ARTICLE TEN

No part of the earnings of the organization shall inure to the benefit of or be distributed to its trustees, officers or any other private person or individual whomsoever, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Five.

ARTICLE ELEVEN

Upon the dissolution of the organization, the Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all the assets of the organization exclusively for the purposes of the organization, in such manner or to such organization or organization organized and operated exclusively for similar purposes, and shall at time qualify as an exempt organization or organizations under Section 501(C)3 of the Code or the Federal Government or the State Government for a public purpose, as the Board of Directors shall determine.

ARTICLE TWELVE

A Director of the organization shall not be liable to the organization or its members for monetary damages for an act or omission in the directors capacity as a director, except as otherwise provided in Article 7.06, Texas Miscellaneous Corporation Laws Act (Tex.Rev.Civ.Stat.Ann.Art 1302-1.01 et seq), or any amendment or recodification thereof.
ARTICLE THIRTEEN

The organization shall identify any person who is, or is threatened to be made a named defendant of respondent in a proceeding, because the person is or was a director or officer of the organization, against judgements, penalties, fines, reasonable settlements, and reasonable expenses (including court costs and attorney’s fees) incurred by any such person in connection with the proceeding, to the fullest extent allowed by Article 1396-2.22A of the Texas Non-Profit Corporation Act (Tex.Rev.Civ.Stat.Ann.Art. 1396-1.01 et seq.), or any amendment or recodification thereof.

EXECUTED on this 18th day of October, 2006.

Maria C. Ortiz
Lina Covarrubias
Janie Ortiz
Raul Hernandez

THE STATE OF TEXAS
COUNTY OF EL PASO

I, the undersigned Notary Public, do hereby certify that on this 18th day of October, 2006, personally appeared before me Maria C. Ortiz, Lina Covarrubias, Janie Ortiz and Raul Hernandez who, after first duly sworn, declared that they are the persons who signed the foregoing document as the incorporators of the FAMILIAS TRIUNFADORAS, INC., and that the statements herein contained are true.

Francisco S. Desales Jr.
Notary Public
State of Texas
Mr. Andrews,

Enclosed is the letter of support.

Thank you,

Gabriela Muñoz  
Core Service Specialist  
Motivation Education and Training, Inc.  
8825 North Loop Drive, Suite 124  
El Paso, Texas 79907  
(915) 872-8155

-----Original Message-----
From: John Ballejo [mailto:ballejo@metinc.org]
Sent: Friday, February 17, 2017 2:03 PM
To: elpaso@metinc.org
Subject: FW: Letter of Support

-----Original Message-----
From: Cynthia Arzola [mailto:arzola@metinc.org]
Sent: Friday, February 17, 2017 12:14 PM
To: John Ballejo <ballejo@metinc.org>
Subject: FW: Letter of Support

John,

Please see the attached Letter of Support for Housing and Economic Rural Opportunity, Inc.

Best,

Cynthia Arzola  
MET NFJP Director  
P.O. Box 1838  
New Caney, TX 77357  
Email: arzola@metinc.org  
Direct line: 832-432-7171

-----Original Message-----
Salvador Estrada  
Executive Director  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A1  
Las Cruces, NM  88005  

February 17, 2017  

RE:  Hacienda Santa Barbara Apartments  
   Proposed Farm Worker Housing Community  
   525 Three Missions Drive, Socorro, TX  

Dear Mr. Estrada:  

I am pleased to give my full support to Housing and Economic Rural Opportunity, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas.  

These developments will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.  

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.  

Sincerely,  

[Signature]  
Stacey Taylor  
MET Executive Director  

22551 Gene Campbell Blvd.  PO Box 1838  
New Caney, Texas 77357  
281-689-5544
Salvador Estrada  
Executive Director  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A1  
Las Cruces, NM 88005  

March 25, 2019

RE: Hacienda Santa Barbara Apartments  
Proposed Farm Worker Housing Community  
525 Three Missions Drive, Socorro, TX

Dear Mr. Estrada:

I am pleased to give my full support to Housing and Economic Rural Opportunity, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas.

These developments will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.

Sincerely,

Stacey Taylor  
MET Executive Director

22551 Gene Campbell Blvd. PO Box 1838  
New Caney, Texas 77357  
281-689-5544
**Franchise Tax Account Status**
As of: 03/20/2019 13:48:22

This Page is Not Sufficient for Filings with the Secretary of State

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<td>STACEY L. TAYLOR</td>
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<td><strong>Registered Office Street Address</strong></td>
<td>22551 GENE CAMPBELL BLVD. NEW CANEY, TX 77357</td>
</tr>
</tbody>
</table>
October 27, 2003

Ms. Lori Butler  
Motivation Education & Training, Inc.  
P. O. Box 1838  
New Caney, TX 77357-1838

Dear Ms. Butler:

Motivation Education & Training, Inc. is exempt from Texas franchise tax as a 501(c)(3) organization effective July 25, 1968, and from Texas sales and use tax effective August 29, 1977.

We have assigned Texas Taxpayer Identification Number 1-74-1604560-1 to the organization. Please reference this number in correspondence with us. The assignment of the taxpayer number does not mean the corporation is permitted to collect or remit Texas taxes. Exempt organizations must collect taxes on most of their sales. Please give our Tax Assistance section a call at 1-800-252-5555 if you need a sales tax permit.

The sales tax exemption extends to goods and services purchased for use by your organization. The exemption does not apply if the purchase is for the personal benefit of an individual or private party, or is not related to the organization's exempt purpose. For more information, please see our publication # 96-122, Exempt Organizations - Sales and Purchases.

The enclosed exemption certificate (form 01-339 back) can be issued instead of paying tax when buying taxable items related to the exempt purpose of the organization. The exemption certificate does not need a taxpayer identification number to be valid, but you may provide your Texas Taxpayer Identification Number if the seller requests it.

Changes to the organization's registered agent and registered office address must be filed with the Texas Secretary of State. The changes can be made online at http://www.sos.state.tx.us/corp/sosda/index.shtml or you can download the forms and instructions from http://www.sos.state.tx.us/corp/nonprofit.shtml.

You can also contact them at corpinfo@sos.state.tx.us or by calling (512) 463-5582. It is important to maintain current registered agent information, because this is how we will contact you if we have reason to believe that your organization no longer qualifies for exemption.

Our goal is to provide you with prompt, professional service. Please take a moment to complete the enclosed survey. If it is more convenient, you may complete the survey online at http://aixtcp.cpa.state.tx.us/surveys/tpsurv/.
If you have any questions, write to us at exempt.orgs@cpa.state.tx.us, or call us toll-free at 1-800-531-5441, extension 3-2995. Also, our publications, exemption certificates and other helpful information are online at http://www.window.state.tx.us/taxinfo/exempt.

Sincerely,

Irene Cage
Exempt Organizations Section

Enclosures:
Our vision is to provide people of rural populations the necessary support and resources to significantly improve their lives.

Nuestra Visión es proveer los recursos y la ayuda necesaria para mejorar las condiciones de vida de la población rural.

The National Farmworker Jobs Program (NFJP) was created to counter chronic unemployment and underemployment by migrant and seasonal farmworkers who depend primarily on agricultural labor performed throughout the United States and Puerto Rico.
Requirements

1. Document establishing your identity (Passport/ID or valid US driver’s license)
2. Social Security Card(s) - spouse and/or dependents
3. Birth certificate(s) - spouse and/or dependents
4. Marriage certificate
5. Documents establishing agricultural work performed within the last 24 months and earnings of at least $800.00 during a 12 month period along with documents for any non-agriculture work performed (check stubs or receipts, W-2 forms, wage statement)
6. All household income
7. Registration with the Selective Service if born after 1959 and before age of 26
8. If applicable, information of any social security, food stamp, or unemployment benefits that are being received or that have been received in the last 24 months.

MET Trabaja con diferentes colegios y agencias para proveer educación vocacional y entrenamientos para trabajo.

También le ofrece ayuda económica mientras usted estudia. MET ofrece tiempo de experiencia en trabajos, Clases de Soldadura, Electricidad, Mecánica en Diesel, Licensia Comercial, Servicio al Cliente, Asistente Médico y otros.

MET Works with community partners to provide the best technical and vocational training, Job Readiness Skills and Work Experience.

MET
Motivation, Education, & Training

Requisitos

1. Una identificación (pasaporte o licencia de manejar válida)
2. Tarjeta de seguro social (s)
3. Acta de nacimiento (s)
4. Certificado de matrimonio
5. Documentos que comprueben el trabajo de agricultura en los últimos 24 meses y que haya ganado mínimo $800 díls. durante 12 meses y los documentos si también estuvo trabajando fuera de la agricultura.
6. Talones, recibos, Forma W2, o declaración de sueldo.
7. Registro con el servicio militar si nació después de 1959 y arregló antes de la edad de 26 años.
8. Si aplica, información acerca de seguro social, estampillas de comida o beneficios de empleo que esté recibiendo o que ha recibido durante los últimos 24 meses.
February 24, 2016

Thomas Andrew, Program Manager
Housing and Economic Rural Opportunity, Inc.
201 East Idaho, Suite A
Las Cruces, New Mexico 88005

Reference: Hacienda Santa Barbara Apartments

Dear Mr. Andrews:

This letter is written in support of the application for tax credits from the Texas Department of Housing and Community Affairs for the development of farm labor housing in the City of Socorro, Texas.

The proposal by Housing and Economic Rural Opportunity to build forty units of farm worker housing will be very beneficial to the farm worker population in need of housing in the City of Socorro and in El Paso County. In our work of providing information and referral as part of our housing service, we see the need for quality and affordable rental housing for both migrant and seasonal farmworkers. We are located in the downtown area of the City of El Paso and are very much informed of the need.

El Centro de los Trabajadores Agrícolas Fronterizos is committed to fight for social justice for the farm worker community. We know there is no greater injustice that exists for area farm workers than the lack of adequate housing. That is why I strongly support the application of the Housing and Economic Rural Opportunity to obtain tax credits to use with the funds from the Department of Agriculture to build your housing. It is wonderful to know that you have funds from the Department of Agriculture but we also know these funds will not go far to build what you have planned.

You can count on our support. Our services will be available to all farm workers and we feel blessed that we can help you in any way.

Respectfully,

Carlos Marentes
Executive Director
February 24, 2016

Thomas Andrew, Program Manager
Housing and Economic Rural Opportunity, Inc.
201 East Idaho, Suite A
Las Cruces, New Mexico 88005

Reference: Hacienda Santa Barbara Apartments

Dear Mr. Andrews:

This letter is written in support of the application for tax credits from the Texas Department of Housing and Community Affairs for the development of farm labor housing in the City of Socorro, Texas.

The proposal by Housing and Economic Rural Opportunity to build forty units of farm worker housing will be very beneficial to the farm worker population in need of housing in the City of Socorro and in El Paso County. In our work of providing information and referral as part of our housing service, we see the need for quality and affordable rental housing for both migrant and seasonal farmworkers. We are located in the downtown area of the City of El Paso and are very much informed of the need.

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You can count on our support. Our services will be available to all farm workers and we feel blessed that we can help you in any way.

Respectfully,

Carlos Marentes
Executive Director
SIN FRONTERAS


15 years of struggle

Sin Fronteras Organizing Project is one of the most important and active farmworkers' effort in the United States-México border. This organizing effort is part of a growing farm labor movement. Born of decades of neglect and poverty in the fields of America, this movement is a response to the need for social change. When this goal is accomplished, farmworkers will then be able to live with dignity and peace.

Principles and Objectives

Sin Fronteras Organizing Project, a non-profit organization properly incorporated in the State of Texas on February 1993, was founded to fight against the injustices and inequalities faced by the farmworker community of West Texas and Southern New Mexico.

The following principles adopted at the founding meeting guide our organization and our work:

That workers, regardless of their legal status in this country, have the right to advance their economic, social and political status through vigorous advocacy of fundamental rights,

That in all levels of our work, we must strive to engage both women and men,

and that efforts to bring about change at the local level must be controlled by the people at the local level.
**Franchise Tax Account Status**
**As of: 03/20/2019 14:28:19**

This Page is Not Sufficient for Filings with the Secretary of State

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<tr>
<td><strong>Registered Agent Name</strong></td>
<td>CARLOS MARENTES</td>
</tr>
<tr>
<td><strong>Registered Office Street Address</strong></td>
<td>201 EAST NINTH AVENUE EL PASO, TX 79901</td>
</tr>
</tbody>
</table>
Office of the Secretary of State

CERTIFICATE OF FILING

OF

SIN FRONTERAS ORGANIZING PROJECT, INC.

File Number: 64437201

The undersigned, as Secretary of State of Texas, hereby certifies that the Nonprofit Periodic Report for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 05/21/2013

Effective: 05/21/2013

John Steen
Secretary of State

Come visit us on the internet at http://www.sos.state.tx.us/

Phone: (512) 475-2705
Prepared by: Bridgetta Smith
Fax: (512) 463-1423
TID: 10307
Dial: 7-1-1 for Relay Services
Document: 482174720002
Office of the Secretary of State
PERIODIC REPORT - NONPROFIT CORPORATION

File Number: 64437201
Filing Fee: $5

1. The name of the corporation is: **SIN FRONTERAS ORGANIZING PROJECT, INC.**

2. It is incorporated under the laws of: **Texas**

NOTE: For items 3 through 7, strike through any incorrect information and type or print the new information in the area provided. If additional space is needed for item 6 and/or 7, include the information in an attachment to this form.

3. The name of the registered agent is:
   **Carlos Marentes**
   *(Make changes here-cannot be entity named above):*

4. The registered office address, which is identical to the business address of the registered agent in Texas, is:
   **201 East Ninth Avenue**
   **El Paso, TX 79901**
   *(Make changes here-only use street or building address; see Instructions):*

5. If the corporation is a foreign corporation, the address of its principal office in the state or country under the laws of which it is incorporated is:
   **N/A**
   *(Make changes here-only use street or building address; see Instructions):*

6. The names and addresses of all directors of the corporation are: *(A minimum of three directors is required.)** SEE ATTACHMENT (Corrected list enclosed)*
   *(If additional space is needed, include the information as an attachment to this form for item 6.)*

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City/State/Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ahna Maquinito</td>
<td>9228 Nottingham</td>
<td>El Paso, TX 79915</td>
</tr>
<tr>
<td>Fernando Bermudez</td>
<td>1332 Chayenne</td>
<td>El Paso, TX 79925</td>
</tr>
<tr>
<td>Guadalupe Ramirez</td>
<td>718 South Park Apt. E</td>
<td>El Paso, TX 79901</td>
</tr>
</tbody>
</table>
7. The names, addresses, and titles of all officers of the corporation are: (The offices of president and secretary must be filled, but both may not be held by the same officer.) Corrected List Enclosed

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City/State/Zip</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lucia Veronica</td>
<td>P. O. Box 841</td>
<td>Las Cruces, NM</td>
<td>Chairperson</td>
</tr>
<tr>
<td>Carmona</td>
<td></td>
<td>88004</td>
<td></td>
</tr>
<tr>
<td>Antonio Gonzalez</td>
<td>4019 Fort Blvd. Apt. 6</td>
<td>El Paso, TX 79930</td>
<td>Treasurer</td>
</tr>
<tr>
<td><strong>Natalia</strong></td>
<td><strong>1305 Valle Vista Box 4574</strong></td>
<td><strong>Sunland Park, NM</strong></td>
<td><strong>Secretary</strong></td>
</tr>
<tr>
<td><strong>Francis-Portillo</strong></td>
<td></td>
<td>88036</td>
<td></td>
</tr>
</tbody>
</table>

Execution:
The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: May 15, 2013

Signature of authorized officer

Carlos Marentes
ATTACHMENT TO PERIODIC REPORT – NON PROFIT CORPORATION

Sin Fronteras Organizing Project, Inc.
File Number: 64437201

6. The names and addresses of all directors of the corporation are:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City/State/Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veronica Carmona</td>
<td>P.O. Box 841</td>
<td>Las Cruces, NM 88004</td>
</tr>
<tr>
<td>Antonio González</td>
<td>4019 Fort Blvd.</td>
<td>El Paso, TX 79930</td>
</tr>
<tr>
<td>Eustolia Olivas</td>
<td>9737 La Morenita</td>
<td>El Paso, TX 79927</td>
</tr>
<tr>
<td>Carmen Verdín</td>
<td>6011 Moose Street</td>
<td>El Paso, TX 79924</td>
</tr>
<tr>
<td>Ivonne Díaz</td>
<td>550 Royal Willow Way</td>
<td>El Paso, TX 79922</td>
</tr>
<tr>
<td>Fernando Bermúdez</td>
<td>1332 Chayenne</td>
<td>El Paso, TX 79925</td>
</tr>
</tbody>
</table>

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<table>
<thead>
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<th>City/State/Zip</th>
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<td>Eustolia Olivas</td>
<td>9737 La Morenita</td>
<td>El Paso, TX 79927</td>
<td>Secretary</td>
</tr>
</tbody>
</table>
February 24, 2017

Texas Department of Housing & Community Affairs
Austin, TX

RE: Hacienda Santa Barbara Apartments, Socorro, Texas
Application for Low Income Housing Tax Credits

Gentlepersons,

I am pleased to support and commit to collaborate with Housing & Economic Rural Opportunity, Inc. (HERO) to develop and operate the Hacienda Santa Barbara Apartments.

As Executive Director of the AYUDA, Inc. which is a local nonprofit organization that provides bilingual multi-purpose community services, I commit to collaborate and refer eligible agricultural working families to the apartments and access the varied services we offer. My organization is pleased to offer services in the areas of preventive health which has inter-disciplinary special programs in nutrition, wellness, healthy housing training and full access to El Paso Health Department full curriculum of primary health services. AYUDA will invite youth and parents of farm worker families to participate in our community gardening, offer solutions to access safe and sanitary drinking water, train in leadership and general community education. Through our financial literacy and home buyer education, we can offer affordable housing repair, rentals and prepare new home buyers for ownership.

We are a dynamic local organization with a commitment to improving the living conditions of agricultural workers by also strengthen the agricultural employers to access this reliable workforce. Please know that we strongly encourage you to provide a favorable decision for the necessary resources for this housing to be successful.

Respectfully,

Olivia Figueroa
Executive Director
AYUDA, INC
San Elizario, TX 79849
February 24, 2017

Texas Department of Housing & Community Affairs
Austin, TX

RE: Hacienda Santa Barbara Apartments, Socorro, Texas
Application for Low Income Housing Tax Credits

Gentlepersons,

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Respectfully,

Olivia Figueroa
Executive Director
AYUDA, INC
San Elizario, TX 79849
### Franchise Tax Account Status

As of: 03/20/2019 14:56:53

This Page is Not Sufficient for Filings with the Secretary of State

<table>
<thead>
<tr>
<th><strong>ADULTS AND YOUTH UNITED DEVELOPMENT ASSOCIATION IN</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Texas Taxpayer Number</strong></td>
</tr>
<tr>
<td><strong>Mailing Address</strong></td>
</tr>
<tr>
<td><strong>Right to Transact Business in Texas</strong></td>
</tr>
<tr>
<td><strong>State of Formation</strong></td>
</tr>
<tr>
<td><strong>Effective SOS Registration Date</strong></td>
</tr>
<tr>
<td><strong>Texas SOS File Number</strong></td>
</tr>
<tr>
<td><strong>Registered Agent Name</strong></td>
</tr>
<tr>
<td><strong>Registered Office Street Address</strong></td>
</tr>
</tbody>
</table>
Tab 47

Required Third Party Reports
# 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>Zia EEC</th>
<th>Date of Report: 2/25/2019</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

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

<table>
<thead>
<tr>
<th>Name of Firm:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Person:</td>
<td></td>
</tr>
<tr>
<td>Contact Telephone:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

## 3. Primary Market Area Map

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

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Bowen National Research</th>
<th>Date of Report: 8/16/2018</th>
</tr>
</thead>
</table>

**Development Site Location:**

| Longitude: | -106.271396 | Latitude: 31.655294 |

## 4. Property Condition Assessment (PCA)

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>--Complete on Development Team (Tab 42)--</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>

## 5. Appraisal

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>TBD</th>
<th>Date of Report:</th>
</tr>
</thead>
</table>

## 6. Site Design and Development Feasibility Report

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Wright &amp; Dalbin Architecture</th>
<th>Date of Report: 19-Feb</th>
</tr>
</thead>
</table>
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China
## Tie-Breaker Information

### Tie-Breaker #1 (10 TAC §11.7(1))
Applications proposed to be located in a census tract with a poverty rate below the average poverty rate for all awarded Competitive HTC Applications from the past three years (with Region 11 adding an additional 15% to that value and Region 13 adding an additional 5% to that value), are eligible for the first tie-breaker. Any of the tied Applications that meet the first part of the tie-breaker will progress to the second part. Then the Development in the census tract with the highest percentage of statewide rent burden for renter households at or below 80% Area Median Family Income (AMFI), will win the tie-breaker. Tied Applications that do not meet the first part of the tie-breaker or that are still tied after applying the second part of the tie-breaker will proceed to the second tie-breaker to break the tie.

<table>
<thead>
<tr>
<th>Is Site in Region 11 or 13?</th>
<th>Yes</th>
<th>Poverty Rate =</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td>Poverty Rate is less than 15.629.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 11?</th>
<th>No</th>
<th>Poverty Rate =</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Applicable Poverty Rate =</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 13?</th>
<th>Yes</th>
<th>Poverty Rate =</th>
<th>30.7</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No</td>
<td>Poverty Rate is less than 20.629.</td>
<td></td>
</tr>
</tbody>
</table>

| Rent Burden Rank = | 3092 | (lower number wins tie) |

### Tie-Breaker #2 (10 TAC §11.7(2))
Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report.

<table>
<thead>
<tr>
<th>Development Longitude:</th>
<th>-106.271396</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Latitude:</td>
<td>31.655294</td>
</tr>
<tr>
<td>Target Population:</td>
<td>General</td>
</tr>
<tr>
<td>Closest Development serving same Population:</td>
<td></td>
</tr>
<tr>
<td>Application Number:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Year of Award:</td>
<td></td>
</tr>
</tbody>
</table>

2/27/2019
DEFICIENCY DOCUMENTS
1. Development Owner Certification, Acknowledgement and Consent Form: Please submit the most recently posted (2/14) 2019 Development Owner Certification and 2019 Applicant Eligibility Certification for all signatories. Attachment 1

2. Zoning: The submitted evidence from the City of Socorro regarding the zoning designation is too old. Letters must be dated after 9/1/2018. Attachment 2

3. Flood Plain Designation: If a FEMA map is not available, documentation from the local government identifying the 100-year floodplain must be submitted. A FEMA flood mapping search report has been included. The City of Socorro Planning Department have confirmed the project site is not in a flood zone and will supply a flood zone determination letter.

4. Site Information Form Part II Opportunity Index: The first Section of this page was left blank. Please review §11.9(c)(4) of the 2019 QAP. The census tract of the project site and the six contiguous census tracts all are very low income with poverty rates over 30%. The surrounding area is rich in amenities to support the targeted population that lives in the PMA.

5. Declared Disaster Area: Please review §11.9(d)(3), El Paso does not appear to be listed on the 2019 list of Disaster Areas. USDA designated El Paso County as a Primary Natural Disaster area on October 25, 2018. Attachment 4
6. **Site Control**: Provide evidence that the Option Fee has been received by the title company. Identify where the site acreage can be found. The Buyer paid the Option Fee to the Seller with a cashier’s check. The legal description has been revised to include the site acreage. Attachment 5

7. **Title Commitment**: The proposed insured doesn’t appear to be in the name of the Development Owner. The proposed development owner will be Hacienda Santa Barbara Apartments Limited Partnership. The legal description has been revised. Attachment 6

8. **Tab 15 Neighborhood Organizations**: This form appears incomplete, none of the boxes at the top were checked and/or no Neighborhood Organizations have been included. Attachment 7

9. **Tab 16 Certification of Notification**: Review Part 3 of this form to ensure it is consistent with your Tab 15 revision. The information and/or selection must be consistent between the 2. No change

10. **Tab 24 Rent Schedule**: Revise to include a description for the non-rental income. Attachment 8

11. **Tab 22 Architectural Drawings**: Provide the local parking code requirement. 78 standard parking spaces and 6 accessible parking spaces. Identify the van accessible parking spaces on the site plan. Identify the accessible route. Attachment 9

12. **Tab 22 Architectural Drawings**: Provide a floor plan for each accessible unit type. Provide the floor plan for the common building. Attachment 9

13. Provide a breakdown for each building type of the square footages of the breezeways, corridors, utility closets, porches and patios and any other not included in the NRA. Please do not submit new drawings, only a statement. Attachment 9

14. **Tab 23 Specifications and Building Unit Type Form**: Confirm the number or proposed parking spaces. There will be 78 standard parking spaces and 6 accessible parking spaces for a total of 84.

15. **Tab 22 Elevations**: Provide a statement with breakdown of the exterior material percentages by building type. The exteriors are 100% stucco.
16. **Tab 35 Sources and Uses**: The submitted Sources and Uses Form shows the BBVA loan to have a 5.50% interest rate; however, I do not see where that interest rate is in the letter from the lender. Attachment 10

17. **Tab 35 Sources and Uses Form**: The amount per dollar the Syndicator is willing to pay is blank. Revise, it must be consistent with the letter from Raymond James. Attachment 10

18. **Syndication Term Sheet**: The construction loan information in the Raymond James letter is inconsistent with the submitted Sources and Uses Form. Attachment 11

19. **Finance Scoring, Commitment of Development Funding from Local Political Subdivision**: The submitted resolution from the City of Socorro is dated 2017. The resolution does not have an expiration date.

20. **Organization Chart**: Indicate or provide a statement for all of the submitted organization charts of who has the ability to exercise Control. Attachment 12

21. **Tab 38 List of Organizations and Principals**: The spelling of Granados is now consistent.

22. **Tab 38 List of Organizations and Principals**: Revise Org Box 2 to include the Sole Member and indicate whether or not he has any prior TDHCA Experience. Attachment 13

23. **Tab 39 Previous Participation (PPR)**: Tab 38 indicates that Patrick Vigil has previous TDHCA Experience; however, the PPR form is blank. Revise to make consistent. Attachment 14

24. **Tab 40 and 41 Nonprofit Participation**: Identify in the submitted Application where a resolution can be found that has been approved by the Nonprofit board indicating clear approval of their participation in the Application and naming all members of the board and employees who may act on its behalf. Attachment 15

25. Furthermore, you have applied under the USDA set aside and have indicated this Application is rural due to the 514 USDA funding, based on this the majority of Nonprofit board members must live within the State of Texas. The information submitted points to all of the members residing in New Mexico. Socorro is
designated as Urban. Page 20 of the QAP states all applications that can score under the USDA Set-Aside will be considered Rural. Under the USDA RD 514 Farm Labor Housing Program, farm labor housing developments can be located in Urban areas. The General Partner- Housing and Economic Rural Opportunity, Inc. has now populated its Board with the majority of the members from Texas. Attachment 16

26. Tab 44 Experience Certificate: Please complete any correspondence and provide any information requested by Elizabeth Henderson to complete the Experience Certification Review. *No action is needed at this time on this item, you must follow up with Elizabeth* We have been working with Elizabeth.

27. Tab 45 Applicant Credit Limit: The submitted Part 1 Applicant Credit Limit Documentation and Certification is not signed nor dated. Attachment 17

28. Support from Community Organizations Form: Project Bravo is listed on this form as having submitted support; however, no documentation appears to have been provided. Attachment 18

29. Support from Community Organizations: No evidence of good standing has been provided for Familias Triunfadoras, Inc. Evidence from the TX Comptroller or IRS must be provided to show the organization remains in good standing. Attachment 19

30. Support from Community Organizations: The letter and documentation submitted for MET does not indicate what the organizations service area is or that it serves Socorro community. Evidence from the TX Comptroller or IRS must be provided to show the organization remains in good standing. Attachment 20

31. Support from Community Organizations: The letter and documentation submitted for Sin Fronteras Organizing Project Centro de los Trabajadores Agricolas Fronterizos does not indicate what the organizations service area is or that it serves Socorro community. Evidence from the TX Comptroller or IRS must be provided to show the organization remains in good standing. Attachment 21

32. Support from Community Organizations: The letter and documentation submitted for A.Y.U.D.A does not indicate what the organizations service area is or that it serves Socorro community. Evidence from the TX Comptroller or IRS must be provided to show the organization remains in good standing. Attachment 22
33. **Environmental Site Assessment**: Please review §11.205 and §11.305 to determine what must addressed and included in the Phase I Environmental Site Assessment, as it appears as though the report submitted does not meet it. **The ESA has been revised and reformatted. Attachment 23**

34. In addition to all requirements found in §11.205 and §11.305 please identify in the current report where the following items can be found:

- Property acreage
- A statement granting the Department the authority to rely on the report findings
- A statement from the preparer stating that they will no materially benefit from the Development other than by receiving a fee for the report and the fee is non contingent upon the report findings
- The preparer has read and understands Section 11.305 of the Multifamily Rules
- The statement: “All person who have a property interest in this report here 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.”

If these items have not been included, you must provide a statement from the report preparer including all of the above.

35. **Site Design and Feasibility Report**: The report appears to be too old as it references the 2017 Rules. The survey appears to be too old and is dated in 2016. **The report and survey have been updated. Attachment 24**

**Attachments**: bookmarked

1. Development, Owner Certifications- revised
2. Zoning letter- revised
3. Flood plain designation- FEMA search report
4. Disaster Area- USDA designation
5. Site Control- cashier’s check
6. Legal description- revised
7. Tab 15- revised; Neighborhood Organizations
8. Tab 24- revised; Rent Schedule
9. Architectural Drawings
10. Tab 35 Sources and Uses, BBVA LOI
11. Syndicator Term Sheet- RJTCF
12. Organizational Charts
13. Tab 38- List of Organizations and Principals
14. Tab 39- Previous Participation
15. Tab 40 & 41- Nonprofit Participation; HERO Resolution
16. Urban vs. Rural; HERO Board Incumbency Certification
17. Tab 45-Applicant Credit Limit
18. Project Bravo
19. Familias Triunfadoras
20. MET
21. Sin Fronteras
22. A.Y.U.D.A.
23. ESA
24. Site Design and Feasibility report and revised survey
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
2019 REVISED Applicant Eligibility Certification

state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

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

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

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

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

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

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

Neither Applicant nor any other member of the Development Team is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including §2306.6733 of the Tex. Gov’t Code, or a provision of Chapter 572 of the Tex. Gov’t Code, that would prohibit the Person from participating in the Application in the manner and capacity they are participating.
2019 REVISED Applicant Eligibility Certification

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
2019 REVISED Applicant Eligibility Certification

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]

Signature of Authorized Representative

Salvador Estrada

Printed Name

Executive Director

Title

Date

3 - 9 - 2019

THE STATE OF New Mexico

COUNTY OF Dona Ana

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

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

(Seal)

[Notary Public Signature]

Patricia A. Campbell
Notary Public

My Commission Expires: 12-28-2020
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.

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2019 REVISED Applicant Eligibility Certification

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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.

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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
2019 REVISED Applicant Eligibility Certification

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
2019 REVISED Applicant Eligibility Certification

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]

Signature of Authorized Representative

Raul Granados

Printed Name

President, Board of Directors

Title

3-22-19

Date

THE STATE OF New Mexico §

COUNTY OF Doña Ana §

Before me, a notary public, on this day personally appeared Raul Granados, 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 March, 2019

(Seal)

PATRICIA A. CAMPBELL
Notary Public
State of New Mexico
My Commission Expires: 12-28-2020

Notary Public Signature
PLANNING & ZONING DEPARTMENT

ZONING CERTIFICATION LETTER

March 22, 2019

Housing and Economic Rural Opportunity, Inc.
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM 88005
Tel. 605-265-1700

RE: 525 THREE MISSIONS DR., SOCORRO TX. 79927 – LOT 1A, BLOCK 1, THREE MISSIONS SUBDIVISION REPLAT “A”.

Dear Constituent,

This letter hereby confirms that the zoning classification for the above referenced property is:

R-3, HIGH DENSITY RESIDENTIAL

According to our current Zoning Land Use Map, the property complies with the requirements of the Zoning Ordinance Chapter 46 of the City of Socorro, Texas.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely Yours,

City of Socorro Department of Planning & Zoning

By:

[Signature]

Joel Terrazas
Building Official
860 N. Rio Vista Rd.
Socorro, Texas 79927
e-mail: ji.terrazas@ci.socorro.tx.us
FEMA Flood Map Service Center

Enter an address, place, or coordinates: 525 Three Missions Drive, Socorro, Texas

Whether you are in a high risk zone or not, you may need flood insurance because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take to reduce flood risk damage.

Search Results—Products for SOCORRO, CITY OF

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIS for more information about flood risk and flood insurance in your community.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.
USDA Designates Four Texas Counties as Primary Natural Disaster Areas

Release No. 0175.18

Dana Rogge
573-876-0934
dana.rogge@mo.usda.gov

Emergency Support to Producers in Surrounding Counties/Border State Also Available

WASHINGTON, Oct. 25, 2018 — Agriculture Secretary Sonny Perdue designated four Texas counties as primary natural disaster areas. Producers who suffered losses due to a recent drought, may be eligible for U.S. Department of Agriculture (USDA) Farm Service Agency (FSA) emergency loans (/Assets/USDA-FSA-Public/usdafiles/FactSheets/2017/emergency_loan_program_oct2017.pdf).
These designations by Secretary Perdue allows FSA to extend much-needed emergency credit to producers recovering from natural disasters. Emergency loans can be used to meet various recovery needs including replacing essential items such as equipment or livestock, reorganizing a farming operation or refinance certain debts.

**Drought Designation #1**

Producers in Freestone and Milam counties, who suffered losses due to drought, may be eligible for emergency loans.

Producers in the contiguous counties of Anderson, Bell, Burleson, Falls, Henderson, Lee, Leon, Limestone, Navarro, Robertson and Williamson in Texas are also eligible to apply for emergency loans.

**Drought Designation #2**

Producers in Culberson and Hudspeth counties, who suffered losses due to drought, may be eligible for emergency loans.

Producers in the contiguous counties of El Paso, Jeff Davis, Presidio, and Reeves in Texas, along with Eddy and Otero counties in New Mexico, are also eligible to apply for emergency loans.

The deadline to apply for these emergency loans is June 17, 2019.

FSA will review the loans based on the extent of losses, security available and repayment ability.

FSA has a variety of addition programs to help farmers recover from the impacts of this disaster. FSA programs that do not require a disaster declaration include: Operating and Farm Ownership Loans (/Assets/USDA-FSA-Public/USDAnFiles/FactSheets/archived-factsheets/farm_loans_overview_april2017.pdf); the Emergency Conservation Program (/Assets/USDA-FSA-Public/USDAnFiles/FactSheets/2017/emergency_conservation_program_oct2017.pdf); Livestock Forage Disaster Program (/Assets/USDA-FSA-Public/USDAnFiles/FactSheets/2018/livestock_forage_disaster_program-july2018.pdf); Livestock Indemnity Program (/Assets/USDA-FSA-
OPTION TO PURCHASE REAL PROPERTY
(Hacienda Santa Barbara Apartments)

In consideration of the sum of $100.00 “Option Fee” in hand paid Seller, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned

Tierra Del Sol Housing Corporation, Inc. (hereinafter called the “Seller”), who covenants to be the owner of the Property hereinafter described, hereby, for the Seller and Seller’s heirs, executors, administrators, successors and assigns, offers and agrees to sell and convey to:

Hacienda Santa Barbara Apartments, LP

(hereinafter called the “Buyer”) the Property, and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described land, located in Socorro, El Paso County, State of Texas, together with all improvements, easements, rights and appurtenances related thereto (collectively the “Property”):

Lot 1A, Block 1, Three Missions Subdivision Replat “A”, El Paso County, Texas, according to the plat thereof of record in Book 76, Page 90, Plat Records of El Paso County, Texas

The title to said Property is to be conveyed free and clear of all leases, contracts, debts, liens and encumbrances of any kind.

The purchase price for said property shall be $305,000. The Option Fee is non-refundable, but shall be credited to the purchase price at closing.

Beginning on the Effective Date, until termination of this agreement (the “Option Period”), Buyer may inspect the Property and determine whether the Property is suitable for Buyer’s needs in Buyer’s sole discretion. If Buyer elects to proceed to closing, Buyer shall deliver to Seller the Option Notice as provided below. During the Option Period, Buyer and its agents will have the right to enter and inspect the physical condition of the Property and make such engineering, environmental and other studies of the Property as Buyer may elect. During the Option Period, in addition to any inspections of the Property as described above, Buyer shall have the right, at Buyer’s cost and in its sole discretion, to obtain any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer’s intended use. Seller agrees to fully cooperate and to reasonably assist Buyer in obtaining any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer’s intended use provided that Seller shall not be required to incur any expense to third parties. Buyer may terminate this agreement at any time prior to the closing and the Option Fee will be retained by Seller as its sole and exclusive remedy and compensation for the grant of this option.
All parties agree that Buyer will pay all surveying and title and closing costs incurred by Buyer in relation to Buyer’s inspections. Surveying is to be completed and accepted by both parties prior to closing.

The Seller further agrees to convey said property to the Buyer by special warranty deed. The purchase price shall be paid at the time of closing; and said Property shall be delivered in the same condition as they are now, customary use and wear, as provided in this agreement.

Taxes, water assessments and other general and special assessments of whatsoever nature for the year in which the closing of the transaction takes place shall be prorated as of the date of the closing of the transaction, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year; furthermore, any assessment shall not be deducted from the purchase price. If the closing of the transaction shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the next preceding year applied to the latest assessed valuation.

Sale of the property shall be contingent upon Buyer’s due diligence involving the Property. Buyer shall commence and complete this assessment and due diligence prior to closing.

This option may be exercised by the Buyer, at any time prior to November 1, 2019 at 11:59 p.m. Mountain Time (the “Option Deadline”), by mailing a written notice of acceptance of the offer herein to:

Tierra Del Sol Housing Corporation, Inc.  
210 East Idaho Street  
Las Cruces, NM 88005

or actual delivery of a notice of acceptance to the Seller (the “Option Notice”). The Option Notice will be deemed received upon the earlier of deposit in the United States mail to the address provided above or actual receipt delivery of the Option Notice to Seller. If written notice of acceptance is not received or deemed received by Seller by the Option Deadline, the Option will automatically expire and the parties will have no further right or obligations under this Option to Purchase Real Property.

The closing will then occur on the first business day that is 10 days after receipt of the Option Notice by Seller. At the closing, Seller will deliver the deed and any applicable bills of sale and assignments of the Property as reasonably required by Buyer and the title company closing the transaction and Buyer will deliver the purchase price called for under this agreement, subject to applicable credits.

The “Effective Date” of this agreement will be the date last signed by Seller and Buyer below.
SELLER:

Tierra Del Sol Housing Corporation

By: ____________________________  Date: __2-27-19__
Rose Garcia, Executive Director

BUYER:

Hacienda Santa Barbara Apartments LP

By: ____________________________  Date: __2-27-2019__
Salvador Estrada, Executive Director
Housing and Economic Rural Opportunity, Inc.
Member of General Partner
PROPERTY DESCRIPTION

525 THREE MISSIONS

Description of a parcel of land being Lot 1A, Block 1, Three Missions Subdivision Replat "A", El Paso County, Texas, map of said Three Missions Subdivision Replat "A" recorded in book 76, page 90, Plat Records, El Paso County, Texas and also being that same parcel recorded in Clerk's File #20090046299, El Paso County Clerks Records, and described as follows;

Beginning at a 5/8" rebar with cap stamped "KECO" found at the most easterly corner of said Lot 1A, said rebar also marking the southeasterly corner of Lot 1B of said Block 1, said rebar also lying on the northwesterly ROW of Three Missions Drive (60' wide), from which a 5/8" rebar with cap stamped "KECO" found at the most easterly corner of said Lot 1B lies North 54°26'00" East (bearing basis) a distance of 135.50' and being the "Point Of Beginning";

Thence, with the southeasterly lot line of said Lot 1A, South 54°26'00" West a distance of 569.01' to a 1/2" rebar found at the most southerly corner of said Lot 1A, and lying on the northerly ROW of the Ysla Lateral (50' wide);

Thence, with said northerly ROW of the Ysla Lateral, North 72°04'00" West a distance of 429.22' to a 5/8" rebar with cap stamped "KECO" found at an angle point;

Thence, continuing with said northerly ROW of the Ysla Lateral, North 56°35'00" West a distance of 22.90' to a 5/8" rebar with cap stamped "KECO" found at most westerly corner of said Lot 1A;

Thence, with the northwesterly lot line of said Lot 1A, North 57°28'00" East a distance of 438.44' to a 5/8" rebar with cap stamped "KECO" found at the most westerly common lot corner of said Lots 1A and 1B;

Thence, with the common lot line of said Lots 1A and 1B, South 43°56'55" East a distance of 296.37' to a 5/8" rebar with cap stamped "KECO" found at an angle point;

Thence, continuing with said common lot line of Lots 1A and 1B, North 54°26'00" East a distance of 289.57' to a 5/8" rebar with cap stamped "KECO" found at an angle point;

Thence, continuing with said common lot line of Lots 1A and 1B, North 86°39'24" West a distance of 79.60' to the "Point Of Beginning" and containing 132,899 sq. ft. or 3.0509 acres.

Based on a field survey performed under my supervision and dated 12/27/2016 and updated on 03/21/2019

John A Eby, Texas R.P.L.S. 5372      NM PLS 17779
Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPLS FIRM #10001200
# Neighborhood Organizations

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

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

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

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

<table>
<thead>
<tr>
<th></th>
<th>Name of Organization</th>
<th>Contact Name</th>
<th>Address</th>
<th>City</th>
<th>Zip</th>
<th>Phone</th>
<th>Fax or Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>5</td>
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<td></td>
</tr>
</tbody>
</table>
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>Rent Designations (select from Drop down menu)</th>
<th>(A)</th>
<th>(B)</th>
<th>(A) x (B)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30% RD RA</td>
<td>1</td>
<td>1</td>
<td>1.0</td>
</tr>
<tr>
<td>TC 30% RD RA</td>
<td>1</td>
<td>2</td>
<td>1.0</td>
</tr>
<tr>
<td>TC 30% RD RA</td>
<td>2</td>
<td>3</td>
<td>2.0</td>
</tr>
<tr>
<td>TC 30% RD RA</td>
<td>7</td>
<td>1</td>
<td>1.0</td>
</tr>
<tr>
<td>TC 30% RD RA</td>
<td>11</td>
<td>2</td>
<td>1.0</td>
</tr>
<tr>
<td>TC 30% RD RA</td>
<td>18</td>
<td>3</td>
<td>2.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Monthly Rent</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>40</td>
<td></td>
<td>42,584</td>
</tr>
</tbody>
</table>

= POTENTIAL GROSS MONTHLY INCOME: 29,556

- Provision for Vacancy & Collection Loss % of Potential Gross Income 7.00% (2,076)
- Rental Concessions (enter as a negative number) Enter as a negative value

= EFFECTIVE GROSS MONTHLY INCOME: 27,580

x 12 = EFFECTIVE GROSS ANNUAL INCOME: 330,961

If a revised form is submitted, date of submission: 3/24/2019
<table>
<thead>
<tr>
<th>Accessible Unit #</th>
<th>Gas</th>
<th>Water</th>
<th>Parking Provided</th>
<th>Utilities</th>
<th>I: Individual Meter</th>
<th>P: Parking Provided</th>
<th>T: Total # of Accessible Units</th>
<th>V: Total # of Units</th>
<th>X: Total # of Standard Spaces</th>
<th>Y: Total # of Parking</th>
<th>Z: Total # of Parking Req.</th>
<th>Z': Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.0509 Acres</td>
</tr>
</tbody>
</table>

**Utilities**

- **Units/Bldg.**
  - Building A: 1
  - Building B: 2
  - Building C: 1
  - Building D: 1
- **Total Building Living Area 2nd Floor:**
  - Building A: 2,030 SF
  - Building B: 1,589 SF
  - Building C: 1,901 SF
  - Building D: 2,382 SF
  - **Total:** 7,802 SF
- **Total Living Area 2nd Floor:**
  - Community Center: 4,083 SF
  - **Total:** 11,885 SF

**Common Amenities**

- **Number of Units:**
  - A: 11
  - B: 8
  - C: 1
  - D: 1
  - **Total:** 21
- **Target Population:**
  - Family: 11
  - Senior: 8
  - **Total:** 19
- **Common Amenties Checklist**
  - **Required Points:**
    - A. Full Perimeter Fencing
    - B. Covered Entries
    - C. Refrigerator with Ice Maker
    - D. Self Cleaning or Continuous Cleaning Ovens
    - E. Covered Parking (Including Garages) of at Least One Covered Space Per Unit
    - F. Community Laundry Room with At Least One Washer and Dryer for Every 40 Units
    - G. On-Site Bike Storage
    - H. Storage Room or Closet, of Approximate 9 Square Feet or Greater, Separate From and In Addition to Bathroom, Entryway
    - I. 30-Year Architectural Shingle Roofing or Metal Roofing
    - J. Energy Star Refrigerator with Ice Maker
    - K. All Units Must Have Central Heating and Air-Conditioning (Packaged Terminal Air Conditioners Meet This Requirement for Construction, Re-Construction, Adaptive Re-Use Units)
    - L. Exhaust/Vent Fans (Venting to the Outside) in Bathrooms
    - M. Screen on All Operable Windows
    - N. Blinds or Window Coverings for All Windows
    - O. Covered Porches
    - P. Community Pool
    - Q. Community Park
    - R. Community Center
    - S. Community Library
    - T. Community Center
    - U. Community Center
    - V. Community Center
    - W. Community Center
    - X. Community Center
    - Y. Community Center
    - Z. Community Center

**Green Amenities**

- **Non-Living Area:**
  - Land Area: 3.0509 Acres
  - **Total:** 13.099 SF
  - **Land Area:**
    - **Total:** 3.0509 Acres

**NOT FOR PERMITTING, OR CONSTRUCTION**

**O N E R**

- **Contract Documents Coordination:**
  - Project Manual
  - Project Data
  - Financial Information
  - Project Information

**C O N S U L T A N T S**

- **Wright & Dalbin Architects:**
  - Copyright 2017 Wright & Dalbin Architects, Inc.
  - Any modification to this electronic drawing file without the architect's seal and signature is invalid.
## 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>Permanente Period</th>
<th>Lien Position</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Amortization</th>
<th>Term (Yrs)</th>
<th>Syndication Rate</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td><strong>Debt</strong></td>
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</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>$</td>
<td>$</td>
<td>0</td>
<td>0</td>
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<td></td>
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</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0 0.00%</td>
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<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0 0.00%</td>
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<td>$</td>
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<td>0</td>
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<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0 0.00%</td>
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<td>USDA Rural Development</td>
<td>USDA/TXRD Loan(s)</td>
<td>$2,500,000 1.00%</td>
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<td>33</td>
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<tr>
<td>BBVA Compass Bank</td>
<td>Conventional Loan</td>
<td>$5,400,000 5.50%</td>
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<td><strong>Third Party Equity</strong></td>
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<tr>
<td>Raymond James Tax Credit Funds</td>
<td>HTC $ 609,133</td>
<td>$ 2,770,608</td>
<td>$ 5,670,608</td>
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<td>Grant</td>
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<td>$11.9(d)(2) LPS Contribution</td>
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<td>Deferred Developer Fee</td>
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<td>Direct Loan Match</td>
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<td>Total Sources of Funds</td>
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<td>$ 8,170,608</td>
<td>$ 8,170,608</td>
<td>$ 8,170,608</td>
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</tbody>
</table>
February 20, 2019

Hacienda Santa Barbara Apartments LP
c/o Housing and Economic Rural Opportunity, Inc.
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM 88005

Re: Hacienda Santa Barbara Apartments
   Socorro, Texas

Dear Mr. Estrada:

BBVA Compass (the “Bank”) is pleased to provide you with this Proposal of Terms for the Construction Financing for the Hacienda Santa Barbara Apartments LIHTC Project. The following terms were based upon a review of the preliminary financial information and projections provided to us. Please note that this Proposal of Terms should not be construed as a Commitment to Lend, since all Terms and Conditions are subject to final approval by the Bank’s Loan Committee:

Construction Loan:

Borrower: Hacienda Santa Barbara Apartments, LP or similar entity where Housing and Economic Rural Opportunity, Inc. (“HERO”) or its wholly owned affiliate is the General Partner.

Guarantor(s): Housing and Economic Rural Opportunity, Inc. and Tierra del Sol Housing Corporation.

Collateral: The Subject Loan shall be secured by a first position mortgage lien and an assignment of rents and leases on the 40 Unit LIHTC project located at 525 Three Missions Drive in the City of Socorro, El Paso County, Texas. Additionally, the Loan shall be secured by an Assignment of the General Partner’s Interest and the Deferred Developer’s Fee.

Amount: Up to $5,400,000. 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.

Loan Advances: Disbursement of loan proceeds will be made monthly upon receipt of written approval from the third party construction consultant satisfactory to the Bank.

Interest Rate: 1 month Libor + 2.75% (currently underwritten at 5.50%). Interest-only payments shall be due monthly; Principal due at Maturity
Fees: 0.75% Origination Fee. Additionally, the Borrower shall be responsible for the reimbursement of all 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: Eighteen (18) Months from Closing

Extension Option: One six (6) month extension option subject to project completion, commencement of leasing on schedule acceptable to Bank in its sole discretion, no loan defaults and payment of a 0.25% extension fee.

Recourse: The Project Sponsor(s) shall provide a 100% unconditional guarantee of payment and completion in form and substance acceptable to the Bank.

Other Financing: Proposed additional financing sources include:

1. Permanent Financing – First mortgage of $2,500,000, 1% interest rate, and 33 year term and amortization from USDA Rural Development. This loan will be non-recourse to the Borrower and funded at stabilization and will be a repayment source of the Construction Loan.

2. Low Income Housing Tax Credit Equity of approximately $5,247,000 from Raymond James Tax Credit Funds or other acceptable investor to the Bank. Estimated price is $0.93 per $1 of tax credits, funded as follows: (a) 15% at Construction Loan Close; (b) 5% at achievement of 50% construction completion; (c) 10% at achievement of 75% construction completion; (d) 60% at stabilized operations and (e) 10% at receipt of Form 8609.

Please note that this Proposal of Terms should not be construed as a Commitment to Lend, since all Terms and Conditions are subject to final approval by the Bank’s Loan Committee. Compass Bank 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 209-235-1179.

Sincerely,

John Chan
Senior Vice President
Community Development Capital
February 22, 2019

Housing & Economic Rural Opportunity (HERO)
Salvador Estrada, Executive Director
210 East Idaho Street
Las Cruces, NM  88005

Re:  Hacienda Santa Barbara. LP
     Socorro, TX

Dear Sal:

The terms contained in this letter, including the price per credit, are for the purpose of outlining current assumptions. Raymond James Tax Credit Funds, Inc. reserves the right to alter the terms of this investment to meet market conditions. Final terms and conditions will be set forth in future definitive documents proposed by Raymond James Tax Credit Funds, Inc.

CURRENT ASSUMPTIONS:

DESCRIPTION OF THE PROJECT AND THE INVESTMENT.

A.  Project:

1.  New Construction
2.  Farm Worker Family
3.  Units:  40

B.  Tax Credit Information:

1.  Requested Credits:  $609,133.
2.  Assumed Partnership Annual Credits:  $609,133.
3.  The RJTCF Fund’s Share of Partnership Annual Credits:  99.99%
4.  Assumed the RJTCF Fund’s Annual Credits:  $609,072.
5.  Applicable Fraction:  100%.
6.  Applicable Percentage:  9%

C.  Equity Investment:

1.  Estimated $0.93 per dollar of the RJTCF Fund’s Credits (“Credit Price”), subject to market conditions and availability of funds.

2.  The RJTCF Fund’s Estimated Total Capital:  $5,670,609.
   Note that the RJTCF Fund’s estimated actual contributions are based on actual credits delivered. If actual RJTCF Fund Credits are less than the assumed amount, estimated capital contributions will be reduced by the shortfall times the Credit Price. If actual The RJTCF Fund Credits are greater than the assumed
amount Excess Credits, then the RJTCF Fund estimated Capital Contributions will be increased by an amount equal to the Excess Credits times the Credit Price up to 105% of the Estimated Total Capital, unless such increase is attributable to an additional reservation of Credits. The RJTCF Fund will specify under which terms it will purchase any Excess Credits attributable to an additional reservation of Credits, and/or those that would otherwise cause capital contributions to exceed 105% of the Estimated Total Capital. The General Partners can accept or reject those terms. Any Excess Credits that the RJTCF Fund is unwilling to buy or that the General Partners are unwilling to sell at the price specified by the RJTCF Fund shall be allocated to the General Partners.

3. Installment Payment of Estimated Capital Contributions:
   a. 15% at Closing;
   b. 5% at 50% Construction Completion;
   c. 10% at 75% Construction Completion;
   d. 60% at Stabilized Operations.
   e. 10% at Receipt of 8609.

D. Developer and Development Fee:

1. Developer: HERO
2. Estimated Development Fee: $1,255,000.
3. Non-Deferred Development Fee is currently estimated to be paid as follows:
   a. 20% at Closing.
   b. 70% at Stabilized Operations.
   c. 10% at 8609

E. Financing:

1. Construction Financing
   a. Lender: TBD
   b. Amount: $5,400,000 (estimated).
   c. Rate: 4.50% (estimated).
   d. Terms: 24 months (estimated).
   e. Parity with proceeds from the RJTCF Fund’s final capital contribution.

2. Permanent Financing - First Mortgage
   a. Not to Exceed Amount: $2,500,000.
   b. Lender: USDA RD.
   c. Converts at stabilization.
   d. Non recourse.
   e. Not tax-exempt bond financed.
   f. Term (years): 33.
   g. Amortization period (years): 33.
   h. Interest rate: 1.00%.

DUE DILIGENCE FEES

At the Closing, the Partnership shall pay $50,000 or greater negotiated amount to the RJTCF Fund as a due diligence/legal reimbursement fee in respect of the costs associated with the due diligence process and preparation of Partnership documents and legal opinions.
Raymond James Tax Credit Funds is a leading provider of high-quality affordable housing developments throughout the nation. Since the tax credit program began in 1986, we have raised more than $6 billion in equity for more than 1,700 properties throughout the United States.

Our focus on the quality of our development partners, specific market expertise and comprehensive due diligence have earned us recognition as a leader in the affordable housing industry.

At Raymond James, our clients come first, and we will provide the highest level of service with integrity. This approach has allowed RJTCF to retain our development partners and maintain a stable group of investors that have partnered with RJTCF year after year.

All of us at RJTCF are very enthusiastic about the possibility of working with your organization on this tax credit project. Please feel free to contact me at 503-675-3933 (Dan.Wendle@raymondjames.com) if I can be of further assistance.

Sincerely,

Dan Wendle
Vice President
Director of Acquisitions, West Region
Hacienda Santa Barbara Apartments
Limited Partnership

Housing and Economic Rural Opportunity, Inc.
Co-Developer/General Partner .01%

Salvador Estrada
Executive Director

Raul Granados - Board Member

Oscar Pando - Board Member

Patrick Vigil - Board Member

Limited Partner/Syndicator - 99.99%

Estrada and Granados have authority to exercise control
**Developer**

<table>
<thead>
<tr>
<th>Housing and Economic Rural Opportunity, Inc.</th>
<th>Thomas Development Group, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Co-Developer- 50%</td>
<td>Co- Developer- 50%</td>
</tr>
<tr>
<td></td>
<td>Thomas Andrews- Sole Member</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Salvador Estrada</th>
<th>Executive Director</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Raul Granados- Board Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oscar Pando- Board Member</td>
</tr>
<tr>
<td>Patrick Vigil- Board Member</td>
</tr>
</tbody>
</table>

Andrews has authority to exercise control

Estrada and Granados have authority to exercise control
Guarantor

Housing and Economic Rural Opportunity, Inc.
Sponsor, Owner, Co-Developer- 50%

Salvador Estrada
Executive Director

Raul Granados- Board Member

Oscar Pando- Board Member

Patrick Vigil- Board Member

Estrada and Granados have authority to exercise control
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 §111.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Applicant Legal Name:</th>
<th>Hacienda Santa Barbara Apartments Limited Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>210 East Idaho Avenue</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
</tr>
</tbody>
</table>

**Org. 1**

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Housing and Economic Rural Opportunity, Inc.</th>
<th>Role/Title</th>
<th>General Partner</th>
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<tbody>
<tr>
<td>Address:</td>
<td>210 East Idaho Avenue</td>
<td>City: Las Cruces</td>
<td>State: NM</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
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<td>Hacienda Santa Barbara LP</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed: 8/1/1987</td>
<td>Legal Org is or will be: Non-Profit</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
<td>Phone: 575-543-0477</td>
<td>Email: <a href="mailto:tdsestrada@msn.com">tdsestrada@msn.com</a></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:

1. Salvador Estrada  
TDHCA Experience: Yes
2. Raul Granados  
TDHCA Experience: Yes
3. Oscar Pando  
TDHCA Experience: Yes
4. Patrick Vigil  
TDHCA Experience: Yes
5.  
TDHCA Experience:  
6. 

**Org. 2**

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Thomas Development Group, LLC</th>
<th>Role/Title</th>
<th>co-developer</th>
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</thead>
<tbody>
<tr>
<td>Address:</td>
<td>817 E 70th Street</td>
<td>City: Sioux Falls</td>
<td>State: SD</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
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</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
<td>Date formed: 7/1/2010</td>
<td>Legal Org is or will be: Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
<td>Phone: 605-265-1700</td>
<td>Email: <a href="mailto:thomasdevelopment@comcast.net">thomasdevelopment@comcast.net</a></td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
<td>Ability to exercise Control over the Development?</td>
<td>No</td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. Tom Andrews  
TDHCA Experience: No
2.  
TDHCA Experience:  
3.  
TDHCA Experience:  
4.  
TDHCA Experience:  
5.  
TDHCA Experience:  
6.  

3/25/2019
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: Patrick Vigil/ Board Member of General Partner
Email Address: vicaone@aol.com
City & State of Home Addr: Las Cruces, NM
Applicant Legal Name: Hacienda Santa Barbara Apartments Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![Selecting this box certifies no prior experience with TDHCA administered affordable rental program.]

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<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
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<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
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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.

   ![Selecting this box certifies no prior experience with TDHCA Single Family or Community Affairs Programs.]

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<tr>
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| Other: | | | | NSP |
|--------| | | |     |
WHEREAS,
Housing and Economic Rural Opportunity Inc. submitted a loan request to the United States Department of Agriculture for Section 514 Loan Program and received a loan reservation for an amount not to exceed $2.5 million to develop 40 units of rental multifamily housing for farm workers.

WHEREAS,
The proposed apartment complex will be known as the Hacienda Santa Barbara Apartments and will be located at 525 Three Missions Drive, Socorro, TX 79927. The estimated total development cost is $7,600,000.

WHEREAS,
Housing and Economic Rural Opportunity Inc., has been authorized to submit a 9% Housing Tax Credit application to the Texas Department of Housing and Community Affairs for the current 2019 QAP.

WHEREAS,
The Texas State Office of the USDA Rural Development Department acting through the USDA Rural Housing Service has approved the Housing and Economic Rural Opportunity Inc., request for an Administrator’s Exception authority to extend the USDA Section 514 application deadline for the formal application to September 1, 2019;

NOW THEREFORE, it is resolved by the Housing and Economic Rural Opportunity, Inc., Board of Directors at a special meeting on March 21, 2019 to authorize Salvador Estrada, its Executive Director and Raul Granados, its Board President to act on its behalf on all matters concerning the Housing and Economic Rural Opportunity, Inc., application to the Texas Department of Housing and Community Affairs. And further through this resolution authorizes the Executive Director and the President of the Board of Director to execute all documents which are hereby incorporated by reference.

Raul Granados, President

Oscar Pando, Secretary
# HOUSING AND ECONOMIC RURAL OPPORTUNITY INC.

## INCUMBENCY CERTIFICATION

The undersigned, who is an officer of Housing and Economic Rural Opportunity Inc., hereby certifies that the following listing of Officers and Directors constitutes all duly qualified and sitting Officers and Directors of the Housing and Economic Rural Opportunity Inc., as of March 22, 2019.

<table>
<thead>
<tr>
<th>Name/Title</th>
<th>Address</th>
<th>Term</th>
<th>Beginning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raul Granados, President</td>
<td>704 Audrey Nance Road Anthony, New Mexico 88021</td>
<td>3 Years</td>
<td>2012</td>
</tr>
<tr>
<td>Patrick Vigil, Vice President</td>
<td>2354 Sambrano Street Las Cruces, New Mexico 88001</td>
<td>3 Years</td>
<td>2016</td>
</tr>
<tr>
<td>Oscar Pando, Secretary</td>
<td>605 Franklin Place Las Cruces, New Mexico 88007</td>
<td>3 Years</td>
<td>2014</td>
</tr>
<tr>
<td>Jaime Rascon, Director</td>
<td>7861 Ledbetter Road Vinton, Texas 79821</td>
<td>1 Year</td>
<td>2019</td>
</tr>
<tr>
<td>Raul Granados, Jr., Director</td>
<td>6201 Escondido Drive El Paso, Texas 79912</td>
<td>1 Year</td>
<td>2019</td>
</tr>
<tr>
<td>Carlos Gallinar, Director</td>
<td>1427 Hawthorne Street El Paso, Texas 79902</td>
<td>1 Year</td>
<td>2019</td>
</tr>
<tr>
<td>Miguel Chacon, Director</td>
<td>P.O. Box 2017 San Elizario, Texas 79849</td>
<td>1 Year</td>
<td>2019</td>
</tr>
</tbody>
</table>

**Signature of Certifying Officer:**

Oscar Pando, Secretary

**Date:**

3-22-19
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. Hacienda Santa Barbara Limited Partnership</td>
<td>No</td>
</tr>
<tr>
<td>2. Housing and Economic Rural Opportunity, Inc.</td>
<td>No</td>
</tr>
<tr>
<td>3. Salvador Estrada</td>
<td>No</td>
</tr>
<tr>
<td>4. Raul Granados</td>
<td>No</td>
</tr>
<tr>
<td>5. Oscar Pando</td>
<td>No</td>
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<tr>
<td>6. Patrick Vigil</td>
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<td>7. Jaime Rascon</td>
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<td>8. Raul Granados, Jr.</td>
<td>No</td>
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<tr>
<td>9. Carlos Gallinar</td>
<td>No</td>
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<td>10. Miguel Chacon</td>
<td>No</td>
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<td>11. Thomas Development Group, LLC</td>
<td>No</td>
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<td>12. Tom Andrews</td>
<td>No</td>
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Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: [Signature of Applicant] 3/24/2019  Its: Executive Director

3/24/2019
March 2, 2017

Salvador Estrada
Executive Director
Housing and Economic Rural Opportunity, Inc.
210 E Idaho, Suite A1
Las Cruces, NM 88005

RE: Hacienda Santa Barbara Apartments
    Proposed Farm Worker Housing Community
    525 Three Missions Drive, Socorro, TX

Dear Mr. Estrada:

I am writing as a representative of the El Paso Community Action Program Project BRAVO, Inc. in support of Housing and Economic Rural Opportunity, Inc. (HERO) in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas. This development will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.

Project BRAVO is the local Community Action Program and a non-profit 501(c)3 organization with a mission to maximize resources for an improved quality of life for the economically disadvantaged residents of El Paso County. We are committed to putting an end to poverty by mobilizing resources and promoting self-sufficiency as we strive to achieve a better tomorrow for our community. Our organization will support HERO by referring potentially eligible clients to the program. We will also provide residents of the complex with information about our programs and services so that they may apply and qualify for services such as utility assistance, GED classes, and other programs that promote self-sufficiency. Project BRAVO is committed to provide as much support as possible within our budget limitations and will encourage other social service agencies to do the same.

HERO has a great reputation in our community for providing affordable housing and other programs to the neediest and most vulnerable populations. We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.

Sincerely,

Laura Ponce
Executive Director
Franchise Tax Account Status  
As of: 03/20/2019 14:34:29

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As of: 03/20/2019 14:05:39

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</table>
Salvador Estrada  
Executive Director  
Housing and Economic Rural Opportunity, Inc.  
210 E Idaho, Suite A1  
Las Cruces, NM 88005  

March 25, 2019  

RE: Hacienda Santa Barbara Apartments  
Proposed Farm Worker Housing Community  
525 Three Missions Drive, Socorro, TX  

Dear Mr. Estrada:  

I am pleased to give my full support to Housing and Economic Rural Opportunity, Inc. in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for the proposed Hacienda Santa Barbara Apartments located at 525 Three Missions Drive, Socorro, El Paso County, Texas.  

These developments will not only increase the availability of quality affordable housing and better living conditions for the individual and families employed in agricultural growing, harvesting, transportation and production, but will also be a catalyst to create jobs and revenue for Socorro and El Paso County.  

We look forward to a favorable reply by the Texas Department of Housing and Community Affairs for the approval of the Hacienda Santa Barbara development.  

Sincerely,  

Stacey Taylor  
MET Executive Director  

22551 Gene Campbell Blvd. PO Box 1838  
New Caney, Texas 77357  
281-689-5544
**Franchise Tax Account Status**
As of: 03/20/2019 13:48:22

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**MOTIVATION, EDUCATION & TRAINING, INC.**

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<td>Registered Office Street Address</td>
<td>22551 GENE CAMPBELL BLVD. NEW CANEY, TX 77357</td>
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February 24, 2016

Thomas Andrew, Program Manager
Housing and Economic Rural Opportunity, Inc.
201 East Idaho, Suite A
Las Cruces, New Mexico 88005

Reference: Hacienda Santa Barbara Apartments

Dear Mr. Andrews:

This letter is written in support of the application for tax credits from the Texas Department of Housing and Community Affairs for the development of farm labor housing in the City of Socorro, Texas.

The proposal by Housing and Economic Rural Opportunity to build forty units of farm worker housing will be very beneficial to the farm worker population in need of housing in the City of Socorro and in El Paso County. In our work of providing information and referral as part of our housing service, we see the need for quality and affordable rental housing for both migrant and seasonal farmworkers. We are located in the downtown area of the City of El Paso and are very much informed of the need.

El Centro de los Trabajadores Agrícolas Fronterizos is committed to fight for social justice for the farm worker community. We know there is no greater injustice that exists for area farm workers than the lack of adequate housing. That is why I strongly support the application of the Housing and Economic Rural Opportunity to obtain tax credits to use with the funds from the Department of Agriculture to build your housing. It is wonderful to know that you have funds from the Department of Agriculture but we also know these funds will not go far to build what you have planned.

You can count on our support. Our services will be available to all farm workers and we feel blessed that we can help you in any way.

Respectfully,

Carlos Marentes
Executive Director
SIN FRONTERAS


15 years of struggle

Sin Fronteras Organizing Project is one of the most important and active farmworkers' effort in the United States-México border. This organizing effort is part of a growing farm labor movement. Born of decades of neglect and poverty in the fields of America, this movement is a response to the need for social change. When this goal is accomplished, farmworkers will then be able to live with dignity and peace.

Principles and Objectives

Sin Fronteras Organizing Project, a non-profit organization properly incorporated in the State of Texas on February 1993, was founded to fight against the injustices and inequalities faced by the farmworker community of West Texas and Southern New Mexico.

The following principles adopted at the founding meeting guide our organization and our work:

That workers, regardless of their legal status in this country, have the right to advance their economic, social and political status through vigorous advocacy of fundamental rights,

That in all levels of our work, we must strive to engage both women and men,

and that efforts to bring about change at the local level must be controlled by the people at the local level.
Franchise Tax Account Status
As of: 03/20/2019 14:28:19

This Page is Not Sufficient for Filings with the Secretary of State

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<td><strong>Registered Agent Name</strong></td>
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<td><strong>Registered Office Street Address</strong></td>
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</tbody>
</table>
February 24, 2017

Texas Department of Housing & Community Affairs
Austin, TX

RE: Hacienda Santa Barbara Apartments, Socorro, Texas
Application for Low Income Housing Tax Credits

Gentlepersons,

I am pleased to support and commit to collaborate with Housing & Economic Rural Opportunity, Inc. (HERO) to develop and operate the Hacienda Santa Barbara Apartments.

As Executive Director of the AYUDA, Inc. which is a local nonprofit organization that provides bilingual multi-purpose community services, I commit to collaborate and refer eligible agricultural working families to the apartments and access the varied services we offer. My organization is pleased to offer services in the areas of preventive health which has inter-disciplinary special programs in nutrition, wellness, healthy housing training and full access to El Paso Health Department full curriculum of primary health services. AYUDA will invite youth and parents of farm worker families to participate in our community gardening, offer solutions to access safe and sanitary drinking water, train in leadership and general community education. Through our financial literacy and home buyer education, we can offer affordable housing repair, rentals and prepare new home buyers for ownership.

We are a dynamic local organization with a commitment to improving the living conditions of agricultural workers by also strengthen the agricultural employers to access this reliable workforce. Please know that we strongly encourage you to provide a favorable decision for the necessary resources for this housing to be successful.

Respectfully,

Olivia Figueroa
Executive Director
AYUDA,INC
San Elizario, TX 79849
# Franchise Tax Account Status

As of: 03/20/2019 14:56:53

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<td>Registered Agent Name</td>
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<td>Registered Office Street Address</td>
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In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §11.1(d)(2) and described in §11.201(7), §11.201(7)(A) and §11.201(7)(B) of the 2019 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. **Development Owner Certification, Acknowledgement and Consent Form:** Please submit the most recently posted (2/14) 2019 Development Owner Certification and 2019 Applicant Eligibility Certification for all signatories. These pages have an effective date of 2/13 at the bottom right corner of their pages.

2. **Zoning:** The submitted evidence from the City of Socorro regarding the zoning designation is too old. Letters must be dated after 9/1/2018.

3. **Flood Plain Designation:** If a FEMA map is not available, documentation from the local government identifying the 100-year floodplain must be submitted. Please review §11.101(a)(1) of the 2019 QAP.

4. **Site Information Form Part II Opportunity Index:** The first Section of this page was left blank. Please review §11.9(c)(4) of the 2019 QAP. It does not appear as though the submitted Application qualifies for this item. In order to be eligible for the points, the Application must satisfy either (i) or (ii) under §11.9(c)(4)(A).

5. **Declared Disaster Area:** Please review §11.9(d)(3), El Paso does not appear to be listed on the 2019 list of Disaster Areas. It does not appear as though the Application qualified for this item. The information provided in the Application is too old.

6. **Site Control:** Provide evidence that the Option Fee has been received by the title company. Identify where the site acreage can be found.

7. **Title Commitment:** The proposed insured doesn’t appear to be in the name of the Development Owner. The ownership entity name should be consistent with other documents, L.P. versus Limited Partnership. Furthermore, the legal description does not include the acreage.
8. **Tab 15 Neighborhood Organizations**: This form appears incomplete, none of the boxes at the top were checked and/or no Neighborhood Organizations have been included.

9. **Tab 16 Certification of Notification**: Review Part 3 of this form to ensure it is consistent with your Tab 15 revision. The information and/or selection must be consistent between the 2.

10. **Tab 24 Rent Schedule**: Revise to include a description for the non-rental income, misc. and etc., are not acceptable.

11. **Tab 22 Architectural Drawings**: Provide the local parking code requirement. Identify the van accessible parking spaces on the site plan. Identify the accessible route.

12. **Tab 22 Architectural Drawings**: Provide a floor plan for each accessible unit type. Provide the floor plan for the common building.

13. Provide a breakdown for each building type of the square footages of the breezeways, corridors, utility closets, porches and patios and any other not included in the NRA. Please do not submit new drawings, only a statement.

14. **Tab 23 Specifications and Building Unit Type Form**: Confirm the number or proposed parking spaces. The drawings page G-001 has 86 instead of 88. Tab 23C Accessible Parking Calculation also indicates only 84 spaces will be provided.

15. **Tab 22 Elevations**: Provide a statement with breakdown of the exterior material percentages by building type. Only a statement is needed, please do not submit additional elevation drawings.

16. **Tab 35 Sources and Uses**: The submitted Sources and Uses Form shows the BBVA loan to have a 5.50% interest rate; however I do not see where that interest rate is in the letter from the lender.

17. **Tab 35 Sources and Uses Form**: The amount per dollar the Syndicator is willing to pay is blank. Revise, it must be consistent with the letter from Raymond James.

18. **Syndication Term Sheet**: The construction loan information in the Raymond James letter is inconsistent with the submitted Sources and Uses Form.

19. **Finance Scoring, Commitment of Development Funding from Local Political Subdivision**: The submitted resolution from the City of Socorro is dated 2017.

20. **Organization Chart**: Indicate or provide a statement for all of the submitted organization charts of who has the ability to exercise Control.

21. **Tab 38 List of Organizations and Principals**: Check the spelling of Raul Grandos vs.
22. **Tab 38 List of Organizations and Principals**: Revise Org Box 2 to include the Sole Member and indicate whether or not he has any prior TDHCA Experience.

23. **Tab 39 Previous Participation (PPR)**: Tab 38 indicates that Patrick Vigil has previous TDHCA Experience; however the PPR form is blank. Revise to make consistent.

24. **Tab 40 and 41 Nonprofit Participation**: Identify in the submitted Application where a resolution can be found that has been approved by the Nonprofit board indicating clear approval of their participation in the Application and naming all members of the board and employees who may act on its behalf. Review §11.204(14)(A).

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Shannon Roth
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
Fax: 512.475.1895

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From: Tom Andrews <thomasdevelopment@comcast.net>  
Sent: Monday, March 18, 2019 3:20 PM  
To: Shannon Roth <shannon.roth@mail.tdhca.state.tx.us>; tdsestrada@msn.com  
Cc: Sharon Gamble <sharon.gamble@mail.tdhca.state.tx.us>; Marni Holloway <marni.holloway@mail.tdhca.state.tx.us>  
Subject: RE: 19229 Hacienda Santa Barbara - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Received.

From: Shannon Roth <shannon.roth@tdhca.state.tx.us>  
Sent: Monday, March 18, 2019 3:12 PM  
To: tdsestrada@msn.com; thomasdevelopment@comcast.net  
Cc: Shannon Roth <shannon.roth@tdhca.state.tx.us>; Sharon Gamble <sharon.gamble@tdhca.state.tx.us>; Marni Holloway <marni.holloway@tdhca.state.tx.us>  
Subject: 19229 Hacienda Santa Barbara - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.  
Importance: High

In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §11.1(d)(2) and described in §11.201(7), §11.201(7)(A) and §11.201(7)(B) of the 2019 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing
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4. **Site Information Form Part II Opportunity Index:** The first Section of this page was left blank. Please review §11.9(c)(4) of the 2019 QAP. It does not appear as though the submitted Application qualifies for this item. In order to be eligible for the points, the Application must satisfy either (i) or (II) under §11.9(c)(4)(A).

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Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.475.3929
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About TDHCA
The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the Learn about Fair Housing in Texas page.

*Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).*
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application .pdf
SCORING NOTICE
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
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
RE: STATUS OF 2019 COMPETITIVE HOUSING TAX CREDIT APPLICATION 19229 HACIENDA SANTA BARBARA

Dear Mr. Estrada:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Application mentioned above. After initial review of the Application, staff issued a deficiency notice that included 34 items due to be resolved by 5:00 p.m., Austin local time, on March 25, 2019. Response to the deficiency notice was uploaded by the Applicant on March 25 at 4:02 p.m., leaving little time for staff to review the 254-page response prior to the deadline. When staff completed review of the response, staff found that 14 items remained deficient.

Per 10 TAC §11.201(7)(A) related to the Deficiency Process:

(A) It is critical that the use of the deficiency process not unduly slow the review process, and since the process is intended to clarify or explain matters or obtain at the Department’s request missing information (that should already have been in existence prior to Application submission), there is a reasonable expectation that a party responding to an Administrative Deficiency will be able to respond immediately. It is the responsibility of a person who receives a deficiency to address the matter in a timely manner so that staff has the ability to review the response by the close of business on the date by which resolution must be complete and the deficiency fully resolved. Merely submitting materials prior to that time places the responsibility on the responding party that if the materials do not fully resolve the matter there may be adverse consequences such as point deductions or termination.

10 TAC §11.1(a)(78) of the 2019 Qualified Allocation Plan (QAP) defines a Material Deficiency as:
Any deficiency in a Pre-Application or an Application or other documentation that exceeds the scope of an Administrative Deficiency. Inability to provide documentation that existed prior to submission of an Application to substantiate claimed points or meet threshold requirements is material and may result in denial of the requested points or a termination in the case of threshold items. It is possible that multiple deficiencies that could individually be characterized as Administrative Deficiencies, when taken as a whole would create a need for substantial re-review of the Application and as such would be characterized as constituting a Material Deficiency.

The submitted documentation did not sufficiently resolve multiple deficiencies, and the deficiencies as a whole would create a need for substantial re-review of the Application. The Application is considered materially deficient and is terminated, subject to your ability to appeal this decision as described, below.

Staff has completed its review of the response to the deficiency notice and the following threshold items remain deficient:

- The most recently posted Certification, Acknowledgement, and Consent of Development Owner required by 10 TAC §11.204(1) was not submitted with the response, as was requested.
- The most recently posted Applicant Eligibility Certification required by 10 TAC §11.204(2) was submitted with the response, as was requested, but revised certifications were not provided for all required individuals.
- The zoning letter required by 10 TAC §11.204(11) was dated February 24, 2017 at Application. Per §11.204, the letter must not be dated more than six (6) months prior to the close of the Application Acceptance Period ended on March 1, 2019. The letter sent in the response was dated March 22, 2019, and did not exist prior to submission of the Application.
- Flood zone documentation from the local government required by 10 TAC §11.101(a)(1) was not provided with the response but was provided on March 27, 2019. The letter was dated March 25, 2019, and did not exist prior to submission of the Application.
- The Application did not include floor plans for the accessible units and for the common building as required by 10 TAC §11.101(a)(9). Floor plans were submitted with the response that mirror the original floor plans, including the same unit names, which do not match the unit names indicated on the revised site plan. No affected documents, such as the Rent Schedule, the Specifications and Building/Unit Type Configuration form, or the building plans, were revised to account for the accessible units.
- The Owner, Developer, and Guarantor organizational charts and the List of Organizations and Principals required by 10 TAC §11.204(13)(A) submitted with the response are not consistent with information provided in the response regarding added board members.
- The Previous Participation forms required by 10 TAC §11.204(13)(B) submitted with the response are not consistent with information provided in the response regarding added board members.
- The board resolution required by 10 TAC §11.204(14) was not included in Application. The resolution sent per the request was dated March 21, 2019, and did not exist prior to submission of the Application.
• The Applicant selected the Nonprofit Set-Aside, and the board of directors for the Applicant consisted of three persons from New Mexico with three-year terms, which would disqualify the Application from the Nonprofit Set-Aside. The response included an “Incumbency Certification” from the Applicant, dated March 22, 2019, which did not exist prior to submission of the Application. This document added four persons from Texas to the board with one-year terms and, per the Applicant, “populated its Board with the majority of the members from Texas.” None of these four was added to any other Application document including the Applicant Eligibility Certification, the organizational charts, the List of Organizations and Principals, and the Previous Participation forms.

• The Site Design and Development Feasibility Report required by 10 TAC §11.204 (15) was dated February 2019 but references the 2017 QAP and the tax levies reference 2016 and 2017 information. In the response, the QAP reference was changed to 2019, but the report still references 2016 and 2017 tax levies.

• The Environmental Site Assessment (ESA) required by 10 TAC §11.205(1) did not meet the requirements of 10 TAC §11.305 of the QAP. The ESA submitted with the response is dated March 22, 2019, and did not exist prior to submission of the Application.

In addition, the following scoring items remained deficient:

• Applicant did not complete the first part of Site Information Form Part II related to points under 10 TAC §11.9(c)(4) Opportunity Index. Information regarding poverty and income rates in the census tract and the proximity of the tract to qualifying tracts was requested. Staff review indicates that the Application does not qualify for points under this item as the proposed census tract is a third quarter tract surrounded by third and fourth quarter tracts.

• The Application was unable to provide evidence for points under 10 TAC §11.9(d)(3) related to Declared Disaster Areas. The Application included a list from 2017, which included El Paso County, but El Paso County is not on the 2019 list. In response to the notice, the Applicant sent information regarding a 2018 USDA disaster declaration, which does not qualify the Application for these points.

• The resolution from the Local Political Subdivision required for points under 10 TAC §11.9(d)(2), related to Commitment of Development Funding by Local Political Subdivision, was dated February 16, 2017. In the response, the Applicant stated that the resolution “does not have an expiration date.” However, since the submitted resolution was passed, the mayor and two of the four district council members have changed and the Applicant provided no evidence that the current Local Political Subdivision has approved a commitment of funding.

• The Application did not include a letter from Project Bravo for points under 10 TAC §11.9(d)(6). The letter from the organization submitted with the response is dated March 2, 2017.

While not an issue included in the original deficiency notice, staff has discovered that the site control documentation provided in the 2019 Preapplication was the same document submitted by the Applicant in 2017 and was endorsed on April 8, 2016. The site control documentation included in the Application was revised to indicate a February 27, 2019, endorsement. No evidence was provided to indicate that the Applicant had site control as of the January 9, 2019, Preapplication Final Delivery Date.
An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the 2019 QAP. Should you choose to appeal this termination to the Executive Director, you must file your appeal, in writing, with the Department not later than seven (7) calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the 2019 QAP for full instructions on the appeals process.

If you have any questions or concerns, please contact me at 512-475-1676 or by email at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance
April 18, 2019

David Cervantes
Acting Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
P.O. Box 13941
Austin, Texas 78711-3941

RE: Appeal of Application Termination
2019 Competitive Housing Tax Credit Application 19229
Hacienda Santa Barbara Apartments

Dear Mr. Cervantes:

This response and appeal is for reinstatement of the application by the Housing and Economic Rural Opportunity, Inc. [HERO] submitted pursuant to the letter from Ms. Marni Holloway dated April 15, 2019. The letter states the Texas Department of Housing and Community Affairs terminated our Competitive Housing Tax Credit Application 19229 for the planned Hacienda Santa Barbara Apartments to be constructed in the City of Socorro, El Paso County, Texas.

HERO has a $2,500,000 funding reservation for a permanent loan from USDA Rural Development Section514 Program for farm labor housing. Our application to TDHCA qualifies as the only application within the USDA Set-Aside category in accordance with provisions of the 2019 Qualified Allocation Plan. The USDA Rural Development Section 514 Farm Labor Housing Loan Program is the only USDA Rural Development program that permits the development of multifamily housing in urban areas. USDA Rural Development Section 514 funding awards are only available to qualified non-profit organizations.

HERO is a duly qualified nonprofit organization originally incorporated in the State of New Mexico. It is registered in the State of Texas with the Office of the Secretary of State and accordingly authorized to conduct business in the State of Texas with all rights and privileges accorded by state law. The main office for HERO is located in New Mexico and conducts business from a field office in the City of El Paso. Both offices are well within the ninety miles of the proposed development site in accordance with QAP Section 11.204(14) Nonprofit Ownership.
The proposed development site in the City of Socorro is within the El Paso MSA and TDHCA has identified it as urban. The QAP classifies all USDA RD funded applications as rural.

HERO’s target population for housing is farm workers and is defined as a Special Needs under the 2019 QAP.

HERO developed a comparable multifamily housing complex in 2012, comprised of 36 apartment units in San Elizario, Texas for farm workers, which was funded by USDA Rural Development Section 514 loan and with a housing tax credit allocation from Texas Department of Housing and Community Affairs. San Elizario is 8 Km and a 10 minute drive from the planned location of the subject farm worker housing in Socorro, Texas.

There is precedence for the construction of multifamily housing using USDA financing and low income housing tax credits through the Texas housing finance agency. Both locations share rural characteristics within the orbit of the greater El Paso metro area.

The premise of this response and appeal is the ambiguous language in the two written correspondence from TDHCA which is both passive, conditional and thus subject to varying interpretations.

**Texas Department of Housing and Community Affairs writes on March 18, 2019 to wit:**

“All deficiencies must be corrected or clarified by 5 pm Austin local time on March 25, 2019.”

The applicant interpreted this to mean that the corrected or clarified information by the applicant was to be at TDHCA by 5:00 p.m. Austin local time on March 25, 2019.

**Texas Department of Housing and Community Affairs writes on April 15, 2019 to wit:**

“Staff issued a deficiency notice that included 34 items due to be resolved by 5:00 p.m., Austin local time, on March 25, 2019.”

The applicant interpreted the preceding to mean that the deadline for its response had to be delivered to TDHCA by 5:00 p.m. Austin local time, on March 25, 2019.

**Texas Department of Housing and Community Affairs writes on April 15, 2019 to wit:**

“Response to the deficiency notice was uploaded by the Applicant on March 25 at 4:02 p.m., leaving little time for staff to review the 254-page response prior to the deadline”.

The applicant did not interpret the TDHCA communiqué to mean that TDHCA had established a deadline for its staff to complete the review of the applicant’s response by 5:00 p.m. Austin local time. The 5:00 p.m. March 25, 2019 deadline now appears to have been an internal deadline set by TDHCA for its staff to complete its review.
To reiterate the applicant interprets that corrections or clarifications of information would be
done by the applicant and not as inferred by the TDHCA staff.

Given the preceding the applicant appeals the decision by TDHCA to terminate its application on
a procedural basis because of the internal were sent but not conveyed to the applicant to in turn
respond with on a timely basis.

There were a number of identified Administrative Deficiencies that required coordination with
third party development team members and several H.E.R.O. Board members were traveling out-
of-state or country during that five-day period.

Texas Department of Housing and Community Affairs on its Application Status Letter dated
April 15, 2019 listed the following items that remained deficient. The following is our response
to these curable deficiencies.


The original application included the Certification, Acknowledgement and Consent of
Development Owner form posted at the beginning of the application acceptance period. This
form is being re-submitted with updated signature and notarization under Attachment A.

2. Applicant Eligibility Certification- forms for additional required individuals
requested.

Revised certifications were for the Texas based members of the board of directors was not
completed because members of the board were traveling out of town and in one case, traveling
out of the country.

The Applicant Eligibility Certifications are attached under Attachment B for the following
members of the board of directors. Patrick Vigil, Vice President; Oscar Pando, Secretary; Raul
Granados III, Director; Miguel A. Chacon, Director; Carlos Gallinar, Director; and Jaime
Rascon, Director.

3. Zoning Letter

The zoning letter executed by officials of the City of Socorro was dated March 22, 2019,
effectively removing the previously dated letter of February 24, 2017 which did not meet the six
month current period and the attendant curable deficiency. The curable deficiency is effectively
addressed.

4. Flood Zone Documentation

The letter from the City of Socorro was previously provided On March 27, 2019. The current
letter effectively removes the cited deficiency.
5. Accessible Units Clarification

The number of accessible units are identified on the Total # of Units Table (page two) of the architectural drawings. There are a total of three accessible units, one for each unit size. The architectural site plan (page five) identifies one three-bedroom accessible unit in Building B and Building D contains one one-bedroom accessible unit and one two-bedroom accessible unit. Accessible unit layouts for all bedroom sizes are displayed on page six of the drawings. Unit square footage sizes for standard and accessible units are the same. The curable deficiency is satisfactorily addressed.

6. Owner, Developer, and Guarantor Organizational Flow Charts

The organizational charts have been revised for consistency, in particular the organizational flow chart for the applicant nonprofit organization. Attachment C

7. Previous Participation Form

The previous participation form has been updated to include the four addition board members of the board of directors. This update cures the deficiency as noted. The previous participation form is found under Attachment D.

8. Board Resolution

The board resolution dated March 21, 2019 was previously submitted. The updated resolution has removed the curable deficiency.

9. Nonprofit Set-Aside

The applicant initiated the application for tax credits for the Texas Department of Housing and Community Affairs as a duly qualified nonprofit organization that was originally incorporated in the State of New Mexico. Subsequently Housing and Economic Rural Opportunity Inc., [HERO] was registered with the Texas Office of the Secretary of State Corporation Section. In accordance with provisions of Article 8.04 of the Texas Non-Profit Corporation Act, HERO was issued a Certificate of Authority to conduct affairs in Texas. Its’ governing board was comprised of three board members.

The majority of the board of directors were Texas residents. Upon the death of one member and the resignation of another, vacancies were filled with board members residing in New Mexico. The board of directors was in the process of restructuring the board by expanding the number of board members with Texas residents to enable it to qualify for recognition as a Community Housing Development Organization [CHDO] in order to participate in affordable housing initiative using HOME funds in the City of El Paso and the unincorporated areas of County of El Paso and in a broader sense socially and economically impacted areas colonias of west Texas. The process of vetting prospective members was already well underway and HERO board of directors was able to expedite the restructuring of the board membership. This information is provided to assure TDHCA that it was not simply a matter of “populating” the board.
The composition of the board of directors qualifies the applicant for the non-profit set-aside. The HERO Board Incumbency Certification submitted previously cures the deficiency as it pertains to the non-profit set-aside.

10. Site Design and Development Feasibility Report

The Site Design and Development Feasibility Report was updated to resolve the Administrative Deficiency. The reference to the prior year taxes and millage rates were provided as general due diligence information and not required to be summarized in the Report.

The Site Design and Development Feasibility Report was previously updated and sent with the March 25th upload to TDHCA.

11. Environmental Site Assessment

The Environmental Site Assessment was completed and the deficiency was cured. The Phase I Environmental Site Assessment was performed in accordance with the standard practices for assessments. It is acknowledged that a comprehensive assessment takes time and the applicant was not able to submit same in a period provided by TDHCA for the response and submittal of the full-fledged report. The ESA was provided and meets the requirements of the QAP.

The ESA cures the deficiency as noted in the TDHCA letter dated April 15, 2019.

12. Other Scoring Items

The applicant acknowledges that its application does not qualify for points under the item pertaining to poverty and income rates in the census tract in which the planned housing development is located and the surrounding third and fourth quarter tracts.

The applicant acknowledges that its application does not qualify for points for Declared Disaster Areas for the planned development site because El Paso County is not listed in on 2019 list of declared disaster areas.

The applicant acknowledges the City of Socorro through its governing city council was not able to provide a new commitment of development funding on the short notice. The January council meeting at which the request was going to be provided was cancelled due to a lack of a quorum.

The need for a new commitment was questioned because the commitment made by city council resolution is not automatically vacated when after an election a newly constituted city council is elected. The 2017 commitment did not include language that the commitment would expire within a certain time frame nor when a new city council is elected.

The applicant acknowledges that it did not get a response from Project Bravo to update the letter date March 2, 2017.
The TDHCA ex-post facto discovery of previous site control documentation is addressed with the current option to purchase real estate property that was submitted with the initial full application. The oversight by TDHCA was out of the applicant’s control and with the submission of the current site control documentation the applicant has met the test of complying with this requirement. Attachment E.

The applicant has addressed the requested information for clarification and explanation of items described as administrative deficiencies. It is the applicant’s assertion that administrative deficiencies are considered as deficiencies that are curable deficiencies. Administrative deficiencies can be addressed with additional information, updated information or with revised documentation that is not of material substance.

Housing and Economic Rural Opportunity Inc. has in good faith met the test to cure the TDHCA listing of deficient items.

The Deficiency Process allows for two additional days for deficiencies to be resolved. We were not informed of any unresolved Administrative Deficiencies until the receipt of Ms. Holloway’s letter of April 15th. We would have committed all resources to resolve and correct any remaining unresolved Administrative Deficiencies. It is noted that the initial Deficiency Notification from staff did not state any Material Deficiencies to the original application.

The documentation submitted by the applicant resolved the deficient item listed in the two TDHCA letters. Accordingly, this appeal is two-fold within the meaning of the word. We request the reinstatement of our application for a tax credit allocation on the basis that the deficient items were not of material substance. If it the position of TDHCA that collectively deficiencies constitute a material cause, TDHCA did not provide the applicant a quantifiable basis for the determination that collectively may be considered material cause. The operative word is “may” suggesting it becomes a subjective determination vis-à-vis an objective determination based on an objective metric.

The second of the appeal is on the literal definition of the word. Our request for the reinstatement of our application to continue through the process of review is an urgent request for favorable consideration of our application to facilitate HERO to meet the ever increasing need for safe and sanitary housing for the agricultural workforce in El Paso County. The appeal is particularly imperative given the available resources at TDHCA that may otherwise not be obligated and put to use for its intended purpose, given that our application for new construction under the USDA set-a-side is the only application in its category.

Housing and Economic Rural Opportunity Inc. remains committed to its mission to provide affordable housing in rural areas of west Texas. Regardless of the outcome of this appeal, we look forward for future opportunities to partner with the Texas Department of Housing and Community Affairs to meet its mission of enabling affordable housing.
Sincerely,

[Signature]
Salvador Estrada
Executive Director

cc: HERO Board of Directors
    Marni Holloway

Attachments:  A-Certification, Acknowledgement and Consent of Development Owner
              B- Applicant Eligibility Certifications
              C- Developer, Owner, Guarantor organization charts
              D- Previous Participation forms for HERO’s Texas Board Members
              E- Option to Purchase Real Property
2019 Competitive Housing Tax Credit Application 19229
Hacienda Santa Barbara Apartments

Applicant- Housing and Economic Rural Opportunity, Inc.

Attachment A - Owner Certification
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)(l) 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.

_____ 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.

_____ 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.

- [ ] The proposed Development is Rehabilitation (excluding Reconstruction) with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs ("VA") and an exemption was requested prior to the filing of an Application or is being requested with the Application in accordance with §11.101(a)(2) of the Qualified Allocation Plan.

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

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

- [ ] The proposed Development is located in an area with an undesirable site feature and mitigation to be considered by staff and the Board is included in the Application.
Neighborhood Risk Factors (select one of the main boxes as applicable)

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

____ The Development Owner certifies that the Development is located in an area with the following neighborhood risk factors and the Neighborhood Risk Factors Report is submitted with the Application (select all that apply):

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

____ in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com;

____ is located within 1,000 feet of a blighted or abandoned area as further described in §11.101(a)(3)(B)(iii) of the Qualified Allocation Plan;

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

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

The Development will satisfy the minimum point threshold for common amenities as further described in §11.101(b)(5) of the Qualified Allocation Plan. These amenities must be for the benefit of all residents (market rate and low-income), meet accessibility standards, be sized appropriately to serve the proposed Target Population, be made available throughout normal business hours, and be maintained throughout the Affordability Period. The residents must be provided written notice of the amenity elections made by the Development Owner.

The Development will meet the minimum size of Units as further described §10.101(b)(6)(A) of the Qualified Allocation Plan.
The Development (excluding competitive Housing Tax Credit Applications) will include enough unit and development construction features to meet the minimum number of points as further described in §11.101(b)(6)(B) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough resident supportive services, at no charge to the residents, be accessible to all residents (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §11.101(b)(7) of the Qualified Allocation Plan, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.

If income averaging is elected, Unit Designations for all units identified as 20%, 30%, 40%, 50%, 60%, 70% and 80% Units will be dispersed across all Unit Types in a manner that does not violate fair housing laws, as required by 10 TAC §10.605(c), effective February 28, 2019.

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

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

The Development Owner will comply with any and all notices required by the Department.

None of the criteria in subparagraphs (A) – (N) of §11.202(1) of the Qualified Allocation Plan, related to ineligible Applicants, applies to those identified on the organizational chart for the Applicant, Developer and Guarantor.

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

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

Signature

SALVADOR ESTRADA
Printed Name

EXECUTIVE DIRECTOR
Title

4-17-2019
Date

THE STATE OF New Mexico

COUNTY OF Dona Ana

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of April, 19

Official Seal

PATRICIA A. CAMPBELL
Notary Public
State of New Mexico

My Commission Expires: 12-28-2020

Notary Public Signature
2019 Competitive Housing Tax Credit Application 19229
Hacienda Santa Barbara Apartments

Applicant- Housing and Economic Rural Opportunity, Inc.

Attachment B-Applicant Eligibility Certifications
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 and all agreements and to give all consents provided for or made herein.

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

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

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

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

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

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

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

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

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

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

Signature of Authorized Representative

Miguel A. Charon

Printed Name

Director

Title

4/18/19

Date

THE STATE OF New Mexico

COUNTY OF Dona Ana

Before me, a notary public, on this day personally appeared Miguel A. Charon, 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 18 day of April, 2019

(Seal)

Notary Public Signature

Official Seal
OLGA DIAZ
Notary Public
State of New Mexico
My Commission Expires 02-23-2020
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.

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

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

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

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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.

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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.

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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.

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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]

Signature of Authorized Representative
Carlos Gallum

Printed Name
Director

Title

Date

THE STATE OF New Mexico
COUNTY OF Dona Ana

Before me, a notary public, on this day personally appeared Carlos Gallum, 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 18 day of April, 2019

(Seal)

Official Seal
OLGA DIAZ
Notary Public
State of New Mexico
My Commission Expires 18-07-2020

Page 6 of 6

February 13, 2019
Applicant Eligibility Certification

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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.

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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]

Signature of Authorized Representative

Jaime R. Rascon

Printed Name

Board member

Title

18 April 2019

Date

THE STATE OF New Mexico

COUNTY OF Doña Ana

§

§

Before me, a notary public, on this day personally appeared Jaime Rascon, 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 18 day of April, 2019

(Seal)

Official Seal

PATRICIA A. CAMPBELL
Notary Public
State of New Mexico
My Commission Expires: 12-28-2020

Notary Public Signature

Page 6 of 6

February 13, 2019
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.

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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.

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terminate their relationship with any other affordable housing development have been fully
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and/or Principal thereof participating, are in compliance with: state and federal fair housing
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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.).

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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.

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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

Paul Granados III

Printed Name

Director

Title

4/18/19

Date

THE STATE OF New Mexico

COUNTY OF Dona Ana

Before me, a notary public, on this day personally appeared Paul Granados III, 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 18th day of April, 2019

(Seal)

Notary Public Signature

Official Seal
OLGA DIAZ
Notary Public
State of New Mexico
My Commission Expires 12-28-2020

Page 6 of 6

February 13, 2019
Applicant Eligibility Certification

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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.

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2019 REVISED Applicant Eligibility Certification

By: 
Signature of Authorized Representative
Oscar Pando
Printed Name
Secretary
Title
7-18-19
Date

THE STATE OF New Mexico
COUNTY OF Dona Ana

Before me, a notary public, on this day personally appeared Oscar Pando, 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 18 day of April, 2019

(Seal)
Notary Public Signature

Page 6 of 6
February 13, 2019
Applicant Eligibility Certification

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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]

Signature of Authorized Representative

[Name]

Printed Name

Vice President

Title

[Date]

THE STATE OF [State]

COUNTY OF [County]

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this [Date] day of [Month], 2019.

[Seal]

[Name]
Notary Public
State of New Mexico

[Notary Public Signature]
2019 Competitive Housing Tax Credit Application 19229
Hacienda Santa Barbara Apartments

Applicant- Housing and Economic Rural Opportunity, Inc.

Attachment C- Organization Charts
Owner

Hacienda Santa Barbara Apartments
Limited Partnership

Housing and Economic Rural Opportunity, Inc.
Co-Developer/General Partner .01%

Limited Partner/Syndicator- 99.99%

Salvador Estrada
Executive Director

Raul Granados- Board Member

Oscar Pando- Board Member

Patrick Vigil- Board Member

Jaime Rascon- Board Member

Raul Granados III- Board Member

Carlos Gallinar- Board Member

Miguel Chacon- Board Member

Estrada and Granados have authority to exercise control
Developer

Housing and Economic Rural Opportunity, Inc.
Co-Developer- 50%

Salvador Estrada
Executive Director

Raul Granados- Board Member

Oscar Pando- Board Member

Patrick Vigil- Board Member

Jaime Rascon- Board Member

Raul Granados III- Board Member

Carlos Gallinar- Board Member

Miguel Chacon- Board Member

Thomas Development Group, LLC
Co-Developer- 50%

Thomas Andrews- Sole Member

Andrews has authority to exercise control

Estrada and Granados have authority to exercise control
Guarantor

Housing and Economic Rural Opportunity, Inc.
Sponsor, Owner, Co-Developer- 50%

Salvador Estrada
Executive Director

Raul Granados- Board Member

Oscar Pando- Board Member

Patrick Vigil- Board Member

Jaime Rascon- Board Member

Raul Granados III- Board Member

Carlos Gallinar- Board Member

Miguel Chacon- Board Member

Estrada and Granados have authority to exercise control
2019 Competitive Housing Tax Credit Application 19229
Hacienda Santa Barbara Apartments

Applicant- Housing and Economic Rural Opportunity, Inc.

Attachment D- Previous Participation Forms
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: Raul Granados III- Board Member of General Partner

Email Address: rgf724@gmail.com

City & State of Home Addr: El Paso, TX

Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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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: Jaime Rascon- Board Member of General Partner
Email Address: rasconj37@yahoo.com
City & State of Home Addr: Vinton, TX
Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: Miguel Chacon - Board Member of General Partner
Email Address: mchaconn@hotmail.com
City & State of Home Addr: San Elizario, TX
Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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Person/Role: Carlos Gallinar- Board Member of General Partner
Email Address: cgallinar@gallinar-planning.com
City & State of Home Addr: El Paso, TX
Applicant Legal Name: Hacienda Santa Barbara Limited Partnership

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

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2019 Competitive Housing Tax Credit Application 19229
Hacienda Santa Barbara Apartments

Applicant- Housing and Economic Rural Opportunity, Inc.

Attachment E- Option to Purchase Real Property
OPTION TO PURCHASE REAL PROPERTY
(Hacienda Santa Barbara Apartments)

In consideration of the sum of $100.00 “Option Fee” in hand paid Seller, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned

Tierra Del Sol Housing Corporation, Inc. (hereinafter called the “Seller”), who covenants to be the owner of the Property hereinafter described, hereby, for the Seller and Seller’s heirs, executors, administrators, successors and assigns, offers and agrees to sell and convey to:

Hacienda Santa Barbara Apartments, LP

(hereinafter called the “Buyer”) the Property, and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described land, located in Socorro, El Paso County, State of Texas, together with all improvements, easements, rights and appurtenances related thereto (collectively the “Property”):

Lot 1A, Block 1, Three Missions Subdivision Replat “A”, El Paso County, Texas, according to the plat thereof of record in Book 76, Page 90, Plat Records of El Paso County, Texas

The title to said Property is to be conveyed free and clear of all leases, contracts, debts, liens and encumbrances of any kind.

The purchase price for said property shall be $305,000. The Option Fee is non-refundable, but shall be credited to the purchase price at closing.

Beginning on the Effective Date, until termination of this agreement (the “Option Period”), Buyer may inspect the Property and determine whether the Property is suitable for Buyer’s needs in Buyer’s sole discretion. If Buyer elects to proceed to closing, Buyer shall deliver to Seller the Option Notice as provided below. During the Option Period, Buyer and its agents will have the right to enter and inspect the physical condition of the Property and make such engineering, environmental and other studies of the Property as Buyer may elect. During the Option Period, in addition to any inspections of the Property as described above, Buyer shall have the right, at Buyer’s cost and in its sole discretion, to obtain any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer’s intended use. Seller agrees to fully cooperate and to reasonably assist Buyer in obtaining any entitlements and/or to satisfy any requirements necessary to allow the Property to be used for Buyer’s intended use provided that Seller shall not be required to incur any expense to third parties. Buyer may terminate this agreement at any time prior to the closing and the Option Fee will be retained by Seller as its sole and exclusive remedy and compensation for the grant of this option.
All parties agree that Buyer will pay all surveying and title and closing costs incurred by Buyer in relation to Buyer’s inspections. Surveying is to be completed and accepted by both parties prior to closing.

The Seller further agrees to convey said property to the Buyer by special warranty deed. The purchase price shall be paid at the time of closing; and said Property shall be delivered in the same condition as they are now, customary use and wear, as provided in this agreement.

Taxes, water assessments and other general and special assessments of whatsoever nature for the year in which the closing of the transaction takes place shall be prorated as of the date of the closing of the transaction, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year; furthermore, any assessment shall not be deducted from the purchase price. If the closing of the transaction shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the next preceding year applied to the latest assessed valuation.

Sale of the property shall be contingent upon Buyer’s due diligence involving the Property. Buyer shall commence and complete this assessment and due diligence prior to closing.

This option may be exercised by the Buyer, at any time prior to November 1, 2019 at 11:59 p.m. Mountain Time (the “Option Deadline”), by mailing a written notice of acceptance of the offer herein to:

Tierra Del Sol Housing Corporation, Inc.
210 East Idaho Street
Las Cruces, NM  88005

or actual delivery of a notice of acceptance to the Seller (the “Option Notice”). The Option Notice will be deemed received upon the earlier of deposit in the United States mail to the address provided above or actual receipt delivery of the Option Notice to Seller. If written notice of acceptance is not received or deemed received by Seller by the Option Deadline, the Option will automatically expire and the parties will have no further right or obligations under this Option to Purchase Real Property.

The closing will then occur on the first business day that is 10 days after receipt of the Option Notice by Seller. At the closing, Seller will deliver the deed and any applicable bills of sale and assignments of the Property as reasonably required by Buyer and the title company closing the transaction and Buyer will deliver the purchase price called for under this agreement, subject to applicable credits.

The “Effective Date” of this agreement will be the date last signed by Seller and Buyer below.
SELLER:

Tierra Del Sol Housing Corporation
By: Rose Garcia, Executive Director

Date: 2-27-19

BUYER:

Hacienda Santa Barbara Apartments LP
By: Salvador Estrada, Executive Director
Housing and Economic Rural Opportunity, Inc.
Member of General Partner

Date: 2-27-2019

BBVA Compass
CASHIER’S CHECK
CHEQUE DE CAJA
PAY TO THE ORDER OF
TIERRA DEL SOL HOUSING CORPORATION, INC
Date/Fecha: 02/27/2019

****** $100.00 ******

*** ONE HUNDRED DOLLARS AND 00 CENTS ***
May 6, 2019

Salvador Estrada
210 East Idaho Avenue
Las Cruces, NM 88005

RE: APPEAL OF TERMINATION OF 2019 COMPETITIVE HOUSING TAX CREDIT APPLICATION 19229 HACIENDA SANTA BARBARA

Dear Mr. Estrada:

On April 22, 2019, the Texas Department of Housing and Community Affairs (the Department) received your appeal, dated April 18, 2019, regarding the application submission indicated above. Staff had determined that the Application was materially deficient because of the Applicant’s inability to sufficiently resolve 14 of 34 deficient items in the Application within the required time frame, and the deficiencies as a whole would create a need for substantial re-review of the Application. The Application was determined to be materially deficient under 10 TAC §11.1(a)(78) of the 2019 Qualified Allocation Plan (QAP), and terminated subject to your ability to appeal.

Your appeal states that the Applicant interpreted the requirement in 10 TAC §11.201(7)(B) that “[u]nless an extension has been timely requested and granted, if a deficiency is not fully resolved to the satisfaction of the Department by 5:00 p.m. on the fifth business day following the date of the deficiency notice...” to mean that the response had to be delivered to TDHCA by the deadline. Per the appeal, “[t]he applicant did not interpret the TDHCA communiqué to mean the TDHCA has established a deadline for its staff to complete the review of the applicant’s response” by the deadline. The appeal states that the deadline appears to be “an internal deadline” set by the Department for Department staff to complete its review.

Each multifamily deficiency notice issued, including the one you received, includes at the bottom the following notice: “All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice.” In addition, the notice sent to the Applicant stated in two places that “All deficiencies must be corrected or clarified by 5 pm Austin local time on March 25, 2019.” The appeal states that the Applicant “interpreted this to mean that the
corrected or clarified information by the applicant was to be at TDHCA” by the deadline. Indeed, the rule on this subject could not be more clear:

10 TAC §11.201(7)(A)

(A) It is critical that the use of the deficiency process not unduly slow the review process, and since the process is intended to clarify or explain matters or obtain at the Department's request missing information (that should already have been in existence prior to Application submission), there is a reasonable expectation that a party responding to an Administrative Deficiency will be able to respond immediately. It is the responsibility of a person who receives a deficiency to address the matter in a timely manner so that staff has the ability to review the response by the close of business on the date by which resolution must be complete and the deficiency fully resolved. Merely submitting materials prior to that time places the responsibility on the responding party that if the materials do not fully resolve the matter there may be adverse consequences such as point deductions or termination. (Emphasis added)

Having not received any information in response to the notice by the day of the deadline, staff contacted the Applicant on March 25, 2019, at 2:55 p.m. to remind the Applicant that “the information requested below is due, in completion, no later than (sic) 5:00 pm Austin local time today.” The Applicant responded that a response was forthcoming, “hopefully by 4:00 PM your time.” Staff did dedicate considerable time reviewing your response, however it was determined that 14 of the 34 deficient items remained deficient.

The appeal provides new documentation in an attempt to satisfy five of the deficiencies. These documents that were required to be submitted with the Application were, on their face, not in existence at the time of the Application deadline of March 1st. These documents include a zoning letter, flood zone documentation, a board resolution, non-profit board action, and the Environmental Site Assessment. These post-application submissions are pointedly material deficiencies in light of the wording of the 10 TAC §11.1(a)(78) of the QAP definition of Material Deficiency

Any deficiency in a Pre-Application or an Application · or other documentation that exceeds the scope of an Administrative Deficiency. Inability to provide documentation that existed prior to submission of an Application to substantiate claimed points or meet threshold requirements is material and may result in denial of the requested points or a termination in the case of threshold items. It is possible that multiple deficiencies that could individually be characterized as Administrative Deficiencies, when taken as a whole would create a need for substantial re-review of the Application and as such would be characterized as constituting a Material Deficiency. (Emphasis added)

The appeal states that some of the deficiencies required coordination with third party development team members and that several board members were not available during the five day response period. The Applicant did not contact staff regarding this issue, and no extension was requested, but the issue remains that the deficient materials should have been submitted with the Application on or
before March 1st. Simply put, the fact that the Application had so many shortcomings is not an issue that should create an advantage for the Applicant in curing them as deficiencies after the application deadline.

Lastly, your appeal admits to four items where your Application requested points and you now concede that they were not substantiated. These include Opportunity Index points, Declared Disaster Area points, points for providing a resolution from the Local Political Subdivision, and a timely letter from a Community Organization. I raise this point because it is demonstrative of why your application should be terminated: it was too far from being a complete Application when it was submitted on March 1st, and the deficiencies it had were material. The Application was terminated not simply because of the unresolved deficiencies, but because staff determined that, per 10 TAC §11.1(a)(78) of the QAP related to Material Deficiencies, the inability of the Applicant to provide documentation that existed prior to submission of the Application to substantiate claimed points or meet threshold requirements is material. The multiple deficiencies in the original Application and those that remained outstanding after the response period for the deficiency notice, when taken as a whole, would create a need for substantial re-review of the Application and, as such, were appropriately characterized by staff as constituting a Material Deficiency. To continue to request documentation required in the Application and required again in the deficiency notice would perpetuate the very re-review of the Application that the rule seeks to eliminate.

I do not find that the issues raised in your appeal clearly demonstrate that the Application should not have been terminated, and accordingly I must deny the appeal. If you are not satisfied with this decision, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review 10 TAC §11.902 of the 2019 QAP for full instruction on the appeals process. Note that staff did not review the documentation submitted with your appeal because further documentation was not requested by staff. Should you have any questions, please contact Sharon Gamble, Competitive Tax Credit Program Administrator, at sharon.gamble@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

David Cervantes
Acting Director
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