2019 HTC
Full Application

Part 1 Tab 1a

Application Certification

(Part 1 Tab 1b required for 4% Tax Exempt Bond Developments only)
2019 Multifamily Uniform Application Certification

Development Name: The Commons at St. Anthony's

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.

By: Louie A. Lange, III

Signature of Authorized Representative

Printed Name

Title

Date

Sworn to and subscribed before me on the 15th day of February, 2019

by Louie A. Lange, III

(Personalized Seal)

Notary Public Signature

Notary Public, State of

My Commission Expires:
Development Owner Certification, Acknowledgement, and Consent
The Certification, Acknowledgement, and Consent of Development Owner is included behind this tab.

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

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

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

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

Note: If any disclosures are indicated regarding 10 TAC §11.101(a)(3), submit the Neighborhood Risk Factors Report Packet (NRFR) located on the Department's website [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)
Development Owner Certification, Acknowledgement and Consent

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

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

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

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

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

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

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

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

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

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

The Development Owner will establish a reserve account consistent with Tex. Gov’t Code §2306.186, and as further described in §11.302(d)(2)(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.

X  The Applicant certifies that no disclosure regarding §11.901(16) of the Qualified Allocation Plan is necessary.

Termination of Relationship in an Affordable Housing Transaction (select one box as applicable)

_____ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that has terminated, voluntarily or involuntarily, within the past 10 years or plans to or is negotiating to terminate their relationship with any other affordable housing development. The disclosure identified the person or persons and development involved, the identity of each other development and contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the termination or proposed termination, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(M) of the Qualified Allocation Plan related to such disclosure.

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

Voluntary Compliance Agreement with any Governmental Agency (select one box as applicable)

_____ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that entered into a voluntary compliance agreement (or similar agreement) with any governmental agency that is the result of negotiation regarding noncompliance of any affordable housing Development with any requirements. The disclosure identified the person or persons and development involved, the identity of each other development, contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the agreement or proposed agreement, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(N) of the Qualified Allocation Plan related to such disclosure.
The Applicant certifies that no disclosure regarding §11.202(1)(N) of the Qualified Allocation Plan is necessary.

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

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

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

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

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

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

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

_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 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]

Loie A. Lange, III

Printed Name

[Authorization Agent]

Title

2/13/19

Date

THE STATE OF Wisconsin

COUNTY OF Fond du Lac

Before me, a notary public, on this day personally appeared [Loie A. Lange 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 15th day of February, 2019

[Notary Public Signature]
2019 HTC
Full Application

Part 1 Tab 3

Applicant Eligibility Certification
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.
Applicant Eligibility Certification

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

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

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

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

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

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

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

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

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

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

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

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

Neither Applicant nor any other member of the Development Team has failed to cure any past due fees owed to the Department within the 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

Louie A. Lange, III

Printed Name

[Name]

Title

2/15/19

Date

THE STATE OF Wisconsin §

COUNTY OF Fond du Lac §

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 15th day of February, 2019

[Notary Public Signature]
2019 REVISED Applicant Eligibility Certification

By: 

Signature of Authorized Representative

Kristi Morgan

Printed Name

Title

8/15/19

Date

THE STATE OF Wisconsin §

COUNTY OF Dane §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of February 2019

(Seal)

TAMARA A. SIGEL
Notary Public Signature

Page 6 of 6

February 13, 2019
2019 REVISED Applicant Eligibility Certification

By: ____________________________
    Signature of Authorized Representative

______________________________
Printed Name

______________________________
Authorized Agent

______________________________
Title

______________________________
Date

THE STATE OF Wisconsin

COUNTY OF Dane

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of February 2019

(Seal)

______________________________
Notary Public Signature
By: Jennifer Hicks

Signature of Authorized Representative

Printed Name: Jennifer Hicks

Title: 

Date: 2-28-19

THE STATE OF Texas

COUNTY OF Travis

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of February, 2019

(Seal)

ERIC LOPEZ
MY COMMISSION EXPIRES MAY 29, 2022
NOTARY ID: 129554622

Notary Public Signature
2019 HTC
Full Application

Part 1 Tab 4

Multifamily Direct Loan Certification
Multifamily Direct Loan Certification (10 TAC Chapter 13)

- Multifamily Direct Loan Certification is included behind this tab.
- Multifamily Direct Loan Certification is not applicable to this Application.

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

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

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

2/28/2019
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

<table>
<thead>
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<tbody>
<tr>
<td>Name: Craig Alter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:c.alter@commonwealthco.net">c.alter@commonwealthco.net</a></td>
<td></td>
<td>(512) 956-5432</td>
<td></td>
</tr>
<tr>
<td>Mailing Address: 11612 Bee Cave Rd., Bldg 2, Ste 152</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: 11612 Bee Cave Rd., Bldg 2, Ste 152</td>
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<td></td>
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<tr>
<td>City: Austin</td>
<td></td>
<td>TX 78738</td>
<td></td>
</tr>
<tr>
<td>State: TX</td>
<td></td>
<td>Zip 78738</td>
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<tr>
<td>Name: Alyssa Carpenter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td></td>
<td>(512) 789-1295</td>
<td></td>
</tr>
<tr>
<td>Mailing Address: 1305 E 6th, Ste 12</td>
<td></td>
<td></td>
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</tr>
<tr>
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<td></td>
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<tr>
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2/28/2019
2019 HTC
Full Application

Part 1 Tab 6

Self Score Form
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.

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<td>Unit and Development Features</td>
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<td>Opportunity Index</td>
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<td>Declared Disaster Area</td>
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<tr>
<td>Quantifiable Community Participation</td>
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<td>Community Support from State Representative</td>
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<td>Input from Community Organizations</td>
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<td>Concerted Revitalization Plan</td>
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<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
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<td>Pre-application Participation</td>
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<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
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<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
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<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
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<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
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<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
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<td>Efficient Use of Limited Resources and Applicant Accountability Total</td>
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<td>47</td>
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</table>

| Total Application Self Score                                                                 | §11.9(f)     | 117             |

2/28/2019
2019 HTC
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Part 2 Tab 7

Site Information Form
Part I
1. **Development Address (All Programs)**
   - **SWC Amarillo Blvd. and N. Polk St.**
   - City: Amarillo
   - ETJ?: No
   - **Address**: 1
   - **Zip**: 79107
   - **Region**: Potter
   - **County**: Urban
   - **Rural/Urban**: Urban

2. **Census Tract Information (All Programs)**
   - **Census Tract Number (11 digits)**: 48375014800
   - **QCT?**: Yes
   - **Median Household Income**: 26469.00
   - **Quartile**: 4q
   - **Poverty Rate**: 39.4
   - *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.*

3. **Resolutions (Competitive HTC and Tax-Exempt Bonds, if applicable) [10 TAC §11.3]**
   - Check the boxes of true statements below. Resolutions must be provided to demonstrate eligibility for any **unchecked** item.
     - **Twice the State Average Per Capita.** The proposed Development is **NOT** located in a municipality or a county that has more than twice the state average of units per capita supported by Tax Credits or Private Activity Bonds. (QAP §11.3(c))
     - **One Mile Three Year Rule.** The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a New Construction HTC or Bond Development serving the same type of household and awarded within the applicable three-year period and has not been withdrawn or terminated, **OR** the Development meets one of the exceptions in §11.3(d)(2) of the QAP (provide evidence of exception).
     - **Limitations on Developments in Certain Census Tracts.** The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located in a census tract that has more than 20% HTC units per total households. (§11.3(e))

4. **Two Mile Same Year Rule (Competitive HTC Only) [10 TAC §11.3(b)]**
   - **The site is not located in a county with a population that exceeds one million.**
   - **The site is located in a county with a population that exceeds one million and is not located within 2 linear miles of the proposed Development Site of any eligible Pre-application in the same county.**
   - **The site is located in a county with a population that exceeds one million and is located within 2 linear miles of the site of the following eligible Pre-application(s) within the same county:**

5. **Proximity of Development Sites (Competitive HTC Only) [10 TAC §11.3(g)]**
   - The site is contiguous to or within 1,000 feet of the site for the following eligible Pre-application(s) serving the same Target Population:

6. **Zoning [10 TAC §11.204(11)] and Flood Zone Designation [10 TAC §11.101(a)(1)] (All Programs)**
   - **Development Site is appropriately zoned?** Yes
   - **Zoning Designation**: O-2
   - **Flood Zone Designation**: X
   - *Entire Development Site is outside the 100 year floodplain.* Yes
   - **Farmland Designation (New Construction (including adaptive re-use) seeking Section 811 and/or Direct Loan funds):** N/A

7. **Site & Neighborhood Standards (New Construction Direct Loan only) [10 TAC §13.11(o)(6)(B)]; [24 CFR 92.202, 93.150]**
   - Confirm the following supporting documents are provided behind this tab.
     - Statement explaining **how** the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
     - DP-1 Profile of General Demographic Characteristics (2010) Census data for the census tract and city (and county if proposed site is located in a rural area) where the proposed site will be located. DP-1 Census data can be accessed using the Advanced Search option at www.census.gov.
### School Rating (All Programs) [Tex. Gov't Code §2306.6710(a)]; [10 TAC §11.101(a)(3)(B)(iv)]

Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades</th>
<th>Met Standard Rating?</th>
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<tbody>
<tr>
<td></td>
<td>X through X</td>
<td>2016</td>
</tr>
<tr>
<td>Emerson Elementary</td>
<td>K through</td>
<td>Yes</td>
</tr>
<tr>
<td>Johnny N Allen 6th Grade Campus</td>
<td>6 through</td>
<td>No</td>
</tr>
<tr>
<td>Mann Middle</td>
<td>7 through</td>
<td>Yes</td>
</tr>
<tr>
<td>Palo Duro High School</td>
<td>9 through</td>
<td>Yes</td>
</tr>
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</table>

Account for each year for each school.

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

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

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

### 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.
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Part 2 Tab 8

Supporting Documentation for
Site Information Form Part I
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:

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

For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included

For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b

Zoning and Floodplain

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

Farmland Designation

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

Go to https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx and

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

Site and Neighborhood Standards (New Construction Direct Loan Only)

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

2/28/2019
Educational Quality (all Applications)

- School Attendance Zone Map with Development labeled;
- 2018 TEA accountability information for each school (or 2017 if the Hurricane Harvey Provision applies);
- 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.
2019 HTC Full Application

Part 2 Tab 8

Supporting Documents:
Street Map
The Commons at St. Anthony’s
Street Map
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Census Tract Map
Census Tract Map
The Commons at St. Anthony's

Source: https://www.huduser.gov/portal/sadda/sadda_qct.html
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
2x Per Capita Resolution/
1 Mile 3 Year Resolution/
30% HTC Resolution
This Tab is Not Applicable
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Evidence of Zoning
Planning Department

February 15, 2019

200 NW 7th Avenue

Re: Zoning Verification for 200 NW 7th Avenue, Amarillo, TX 79107, the same being described as Block 164, Glidden and Sanborn Subdivision Unit 1, in Section 169, Block 2, AB&M Survey, Potter County, Texas. PRAD Parcel ID number: R-031-0500-7980.0.

To Whom It May Concern:

In response to your request concerning zoning information for the property referenced above, please be advised of the following:

(i) The City of Amarillo is responsible for (a) enforcement of building codes, zoning ordinances, and similar codes or ordinances related to development in Amarillo and (b) the issuance of certificates of occupancy in Amarillo.

(ii) The property referenced above is zoned Office District 2 (O-2).

(iii) Multiple-Family Housing is an allowed use in Office District 2 (O-2).

(iv) All other applicable City regulations must be observed and complied with.

(v) Please contact Code Enforcement at 806.378.6258 for questions regarding building code information and certificates of occupancy.

Our Online Zoning Map is available online on the planning department webpage at: https://amarillo.maps.arcgis.com/apps/webappviewer/index.html?id=22e08572f127442f9e401f8838170464

Our Zoning Code is available online on the planning department webpage at: https://amarillo.gov/departments/planning-and-development-services/planning

If you should have any questions, please call me at 806.378.5285.

Sincerely,

Andrew Freeman
Director of Planning & Development Services
2019 HTC Full Application

Part 2 Tab 8

Supporting Documents:
Flood Zone Designation
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Farmland Designation
This Tab is Not Applicable
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Direct Loan
Site and Neighborhood Standards
This Tab is Not Applicable
<table>
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**Distinction Designations**

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Earned
- Social Studies: Not Eligible
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Earned
Texas Education Agency
2018 Accountability Ratings Overall Summary
JOHNNY N ALLEN-6TH GRADE CAMPUS (188901050) - AMARILLO ISD

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Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Eligible
- Social Studies: Not Eligible
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Not Earned
- Comparative Closing the Gaps: Not Earned
## 2018 Accountability Ratings Overall Summary

**MANN MIDDLE (188901046) - AMARILLO ISD**

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### Distinction Designations

- **ELA/Reading**: Earned
- **Mathematics**: Not Earned
- **Science**: Not Earned
- **Social Studies**: Not Earned
- **Comparative Academic Growth**: Earned
- **Postsecondary Readiness**: Earned
- **Comparative Closing the Gaps**: Earned
Amarillo ISD
Palo Duro HS Boundaries
## Texas Education Agency
### 2018 Accountability Ratings Overall Summary
#### PALO DURO H S (188901004) - AMARILLO ISD

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>81</td>
<td>81</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td>78</td>
<td>78</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>41</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>64</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>92.3</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td>85</td>
<td>85</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>65</td>
<td>73</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 87.3%)</td>
<td>53</td>
<td>85</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>38</td>
<td>72</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

### Distinction Designations
- ELA/Reading: Earned
- Mathematics: Earned
- Science: Earned
- Social Studies: Not Earned
- Comparative Academic Growth: Not Earned
- Postsecondary Readiness: Earned
- Comparative Closing the Gaps: Not Earned
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Waiver of Rules
This Tab is Not Applicable
2019 HTC
Full Application

Part 2 Tab 9

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

**Opportunity Index points are not requested. Part 1 entries are related to Concerted Revitalization Plan.**

If yes, skip down to select amenities under Urban or Rural, as applicable.

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

- Development Site is located entirely within a census tract that has a 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).

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

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

- Development 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.

#### Contiguous Census Tract #  |  Contiguous Tract Quartile
--- | ---
117  |  

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

<table>
<thead>
<tr>
<th>Total Points Claimed: 0</th>
</tr>
</thead>
</table>

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

---

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

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

- Wholly or partially within a Colonia (2 points); 
  (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);

<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>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Entirely within a census tract that, according to American Community Survey 5-year Estimates, has both a poverty rate greater than 20% and a median gross rent for a two-bedroom unit greater than its county’s 2016 HUD Fair Market Rent for a two-bedroom unit. This measure is referred to as the Affordable Housing Needs Indicator in the Site Demographic Characteristics Report (2 points);

- An At-risk or USDA Development placed in service 30 or more years ago, that is still occupied, and that has not yet received federal funding, or LiHTC equity, for the purposes of Rehabilitation for the Development (3 points).

**Application is seeking points for Underserved Area.**

**Total Points Claimed:** 3

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

| NA | Development Site is located in a Place with a population over 200,000 and is not in the At-Risk Set-Aside.  
AND | Population of Place is 200,000-749,999 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)]**

<table>
<thead>
<tr>
<th>Region: 1</th>
<th>Urban</th>
</tr>
</thead>
</table>

**Yes** Application is claiming points for a Concerted Revitalization Plan ("CRP").

**X** No points were claimed for Opportunity Index.

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

**X** The CRP Packet has been completed and uploaded along with but separately from the Application.

**Application is seeking points for Concerted Revitalization.**

**Total Points Claimed:** 7

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

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

**Application is seeking points for Declared Disaster Area.**

**Total Points Claimed:** 10
6. **Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]**

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

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

2/28/2019
2019 HTC
Full Application

Part 2 Tab 10

Supporting Documentation for
Site Information Form Part II
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)

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.

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

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

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

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

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

Declared Disaster Area:

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

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

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.

n/a Readiness to Proceed

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

Certification for closing

Acknowledgement(s) of closing date from lenders and syndicator

Certification for construction contract

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

Each piece of evidence provided that is not listed above must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements.
<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>Zip</th>
<th>Distance (mi)</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Will Rogers Park</td>
<td>Amarillo Blvd. &amp; Buchanan St.</td>
<td>Amarillo</td>
<td>79107</td>
<td>.31</td>
</tr>
<tr>
<td>III</td>
<td>Las Super Economica</td>
<td>1011 N. Buchanan St.</td>
<td>Amarillo</td>
<td>79107</td>
<td>.30</td>
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<tr>
<td>IV</td>
<td>CVS</td>
<td>317 E. Amarillo Blvd.</td>
<td>Amarillo</td>
<td>79107</td>
<td>.20</td>
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<td>V</td>
<td>NW Texas Physician Group Urgent Care</td>
<td>1411 E. Amarillo Blvd.</td>
<td>Amarillo</td>
<td>79107</td>
<td>.96</td>
</tr>
<tr>
<td>VI</td>
<td>McLellan Learning Center</td>
<td>401 S. Van Buren St.</td>
<td>Amarillo</td>
<td>79101</td>
<td>.76</td>
</tr>
<tr>
<td>VIII</td>
<td>Amarillo Public Library- Downtown</td>
<td>413 SE 4th</td>
<td>Amarillo</td>
<td>79101</td>
<td>.77</td>
</tr>
<tr>
<td>XI</td>
<td>Globe-News Center for the Performing Arts</td>
<td>500 S. Buchanan St.</td>
<td>Amarillo</td>
<td>79101</td>
<td>.84</td>
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<td>XII</td>
<td>Martin Luther King Jr. Park</td>
<td>1510 W. Amarillo Blvd.</td>
<td>Amarillo</td>
<td>79107</td>
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<td>XIII</td>
<td>Cornerstone Outreach Ministry</td>
<td>1111 N. Buchanan St.</td>
<td>Amarillo</td>
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<tr>
<td>XIV</td>
<td>Meals on Wheels Amarillo</td>
<td>Amarillo</td>
<td></td>
<td></td>
<td>Svc Area</td>
</tr>
</tbody>
</table>
The Commons at St. Anthony’s
½ Mile Radius Map
The Commons at St. Anthony’s
1 Mile Radius Map
The Commons at St. Anthony’s
2 Mile Radius Map
Will Rogers Park

Address:
Amarillo Boulevard and Buchanan Street
Amarillo, TX 79107

Business Phone: (806) 378-3036
Fax: (806) 378-3021

Reservable Time: 10:00 AM - 11:00 PM

Non-Reservable Amenities
- Restrooms: Located Near Picnic Area 1
- Playground(s): Located Near Picnic Area 1
- Athletic Court
- Wading Pool

Reserve online [here](#)!
Will Rogers Park

The Development Site is located on a route, with sidewalks for pedestrians, that is ½ mile or less from the entrance to a public park with a playground or from a multiuse hike-bike trail. The entirety of the sidewalk route must consist of smooth hard surfaces, curb ramps, and marked pedestrian crossings when traversing a street. (1 point)

1608.35 ft = 0.30 miles

Sidewalks and curbs visible on map and street view.
Contact

Contact us
The Super Meat Market - Lubbock, Tx.
2131 Clovis Road
Tel: 806-747-6766
Open from 7:00 am to 10:00 pm

THE SUPER MEAT MARKET - LUBBOCK

Map data ©2019 Google
33°36'02.2"N 101°51'50.8"W
Directions
View larger map

The Super Meat Market - Amarillo, Tx.
1011 N. Buchanan St.
Tel: 806-220-0378
Open from 7:00 am to 10:00 pm

The Super Meat Market - Plainview, Tx.
1411 W. 5th St.
Tel: 806-293-0300
Open from 7:00 am to 10:00 pm

Visit us on Facebook
The Super Carnicería Meat Market
Departments

Departments and Services

At The Super Meat Market we pride ourselves in offering a personalized service. That's why we have different departments, in which the members of our team can help you find what you need. Butcher, Taqueria, Bakery, Groceries, Fruits and Vegetables, all to offer quality products at a good price and above all the experience of feeling at home, because you deserve it. Feel as a family with us and visit us at The Super Meat Market.
need. Meat department, Taqueria, Bakery, Grocery, Produce, all to offer you quality products at a good price, because you deserve it. Feel like you were at home and visit us at The Super Meat Market.
CVS Pharmacy at 317 East Amarillo Boulevard Amarillo, TX 79107
806-374-0581  Store #7765

Store & Photo Hours
Monday through Friday  OPEN  8:00 AM to 10:00 PM
Saturday  9:00 AM to 9:00 PM
Sunday  10:00 AM to 7:00 PM

Pharmacy Hours
Monday through Friday  OPEN  9:00 AM to 9:00 PM
Saturday  10:00 AM to 8:00 PM
Sunday  12:00 PM to 6:00 PM

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

Buy 1, get 1 savings
Vitamins, supplements, herbals and more.

Pick up scripts with a scan of our app  Check store deals before you come in  Shop with CVS
Texas Pharmacy License # 24722

CVS/PHARMACY #7765

License Information

License Status  Active
License #  24722
Expiration Date  01/31/2020
Date License Issued  01/24/2006

Address
317 E. AMARILLO BLVD.
AMARILLO, TX  79107
County  POTTER
Phone  (806) 374-0581

Pharmacy Details

Prior Disciplinary Orders*  No

Employment Information

Pharmacist in Charge
CLARKE, LEE ANNE

Pharmacy Profile

Accessible to disabled persons?  Yes
Participates in the Texas Medicaid program?  Yes

Translating services (Listed Below If Available)

* Please note: The data regarding accessibility, translating services, and insurance participation is self-reported by the license holder and no warranty regarding the information is created. Therefore, neither the State of Texas nor the licensing agency accept any legal liability or responsibility or may be held liable or responsible for the accuracy, completeness, timeliness, or usefulness of this information. Should you have any concern as to the accuracy of the data in this system, please contact the license holder or facility for clarification.

Remedial Plans

Remedial plans (if any) are shown above and subject to removal at the end of the 5th fiscal year after the Board enters the plan.

Services Provided

No  Nuclear
Yes  Out-Patient Prescriptions
No  Ship Prescription Out of State
No  Class D (Expanded Formulary)
No  Class D (Alternative Visit Schedule)
No  Compounding Sterile-Risk Level Low
No  Compounding Sterile-Risk Level Med
No  Compounding Sterile-Risk Level High
Yes  Compounding Non-Sterile
No  24 Hour Service
No  Closed Door
No  Compounding, Office Use
No  Home Delivery
No  Infusion
Yes  Pharmacist Administered Immunizations
Yes  Veterinary Prescriptions

Texas Pharmacist Employment information
<table>
<thead>
<tr>
<th>Technician/Trainee Name</th>
<th>License #</th>
<th>Registr. Date</th>
<th>Expir. Date</th>
<th>Emp. Status</th>
<th>Reg. Status</th>
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</thead>
<tbody>
<tr>
<td>CASAS, DANIEL</td>
<td>238400</td>
<td>12/19/2014</td>
<td>02/28/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>CHINO, NOEMY</td>
<td>273627</td>
<td>08/25/2017</td>
<td>08/31/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>CORBIN, TIFFANY</td>
<td>237123</td>
<td>11/18/2014</td>
<td>12/31/2020</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>LE, MARY-SUONG MARY</td>
<td>239205</td>
<td>01/20/2015</td>
<td>07/31/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MOORE, NATHANIEL</td>
<td>207500</td>
<td>04/19/2012</td>
<td>04/30/2020</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>REYES, SARAH MARIE</td>
<td>132773</td>
<td>03/13/2007</td>
<td>12/31/2018</td>
<td>Staff</td>
<td>Delinquent</td>
</tr>
<tr>
<td>ZHANG, JIWEI</td>
<td>225759</td>
<td>12/18/2013</td>
<td>12/31/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
</tbody>
</table>

The Texas State Board of Pharmacy certifies that it maintains the information for the license verification function of this website, performs daily updates to the website, and considers the website to be a secure, primary source for license verification.
Urgent Care for Infection, Minor Injury

When you or someone in your family has a sore throat, ear infection or a minor injury, you shouldn’t have to wait to see a doctor. The Urgent Care facilities of Northwest Texas Healthcare System offer extended hours for those times when your regular physician may not be available. No appointment is needed. You may walk in and get the medical care you need. We also offer school and sports physicals.

In addition to shorter wait times, Urgent Care may be less costly than a trip to the emergency room. Medicare is accepted as well as other insurance plans. Because each plan differs, check with your carrier to determine your benefits for Urgent Care.

Urgent Care Locations of Northwest Texas Healthcare

The Northwest Texas Healthcare Urgent Care locations and hours of operation are:

- **1411 East Amarillo Boulevard**
  Amarillo, TX 79107
  806-351-7510
  Days/hours: Monday through Friday: 8 a.m. – 8 p.m.

- **SE 34th Avenue**
  Amarillo, TX 79118
  806-351-7530
  Days/hours: Monday through Friday: 8 a.m. – 8 p.m.
  Saturday: 8 a.m. – 8 p.m.

Related Pages

- [ER Reserve](/services/emergency/northwest-emergency-at-town-square/er-reserve)
- [Northwest Emergency at Town Square](/services/emergency/northwest-emergency-at-town-square)
Operation Details

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

Operation Number: 5909-667
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: McLellan Learning Center
Location Address: 401 S VAN BUREN ST
                      AMARILLO, TX 79101
Mailing Address: 2300 TEE ANCHOR BLVD
                 AMARILLO, TX 79104
Phone Number: 806-345-1335
County: POTTER
Website Address: 
Email Address: phudson@childrenslc.org
Administrator/Director Name: Pamela Bagley
Type of Issuance: Full Permit
Issuance Date: 1/6/1987
Permit Renewal Due By Date: 1/6/2021
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:30 AM-06:00 PM
Days of Operation: Monday - Friday
Total Capacity: 125
Licensed to Serve Ages: Infant, Toddler, Pre-Kindergarten, School
Number Of Admin Penalties: 0
Corrective Action: No
Adverse Action: No
Temporarily Closed: No

Three Year Inspection Summary

- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes are inspected at least once every two years, Listed Family Homes are inspected only if there is a report of abuse/neglect or if we receive a report that the home is caring for too many children.

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

- In the last three years, Licensing conducted the following:
  - 9 - Inspections
  - 0 - Assessments
  - 5 - Reports

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

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

Three Year Compliance Summary

- During the last three years, 1720 standards were evaluated for compliance at this operation.

- Of the standards evaluated 2 deficiencies were cited.

Click on the number of deficiencies to see additional details.

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

- The weights of the standard deficiencies cited in the past three years are as follows:
  - 0 were weighted as High
  - 2 were weighted as Medium - High
  - 0 were weighted as Medium
  - 0 were weighted as Medium - Low
  - 0 were weighted as Low

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
<table>
<thead>
<tr>
<th>Library</th>
<th>Address</th>
<th>Phone Number</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Library</td>
<td>413 SE 4th</td>
<td>(806) 378-3054</td>
<td>Mon-Thu: 9am-9pm Fri-Sat: 9am-6pm Sun: 2pm-6pm</td>
</tr>
<tr>
<td></td>
<td>Amarillo, TX 79101</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Google Map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Southwest Branch Library</td>
<td>6801 W 45th</td>
<td>(806) 359-2094</td>
<td>Mon-Thu: 9am-9pm Fri-Sat: 9am-6pm Sun: 2pm-6pm</td>
</tr>
<tr>
<td></td>
<td>Amarillo, TX 79109</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Google Map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East Branch Library</td>
<td>2232 E 27th</td>
<td>(806) 342-1589</td>
<td>Mon-Tue: 12pm-9pm Wed-Sat: 9am-6pm Sun: 2pm-6pm</td>
</tr>
<tr>
<td></td>
<td>Amarillo, TX 79103</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Google Map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Branch Library</td>
<td>1500 NE 24th</td>
<td>(806) 381-7931</td>
<td>Mon-Tue: 12pm-9pm Wed-Sat: 9am-6pm Sun: 2pm-6pm</td>
</tr>
<tr>
<td></td>
<td>Amarillo, TX 79107</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Google Map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northwest Branch Library</td>
<td>6100 W 9th</td>
<td>(806) 359-2035</td>
<td>Mon-Tue: 12pm-9pm Wed-Sat: 9am-6pm Sun: 2pm-6pm</td>
</tr>
<tr>
<td></td>
<td>Amarillo, TX 79106</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Google Map</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Amarillo Public Library offers computers at all five of its branch. For computer access you can use a library card, or purchase a one day guest pass for $1. We also have year computer passes available for $5.

The Downtown Library contains the largest lab with 16 computers and provides a staff member dedicated to computer and job assistance.

We also offer Computer Tutorials and a Job Seeker’s Lab.
Meeting Rooms

Amarillo Public Library has meeting rooms at all locations to be used by non-profit community organizations. All meetings are open to the public.

Fee Per Use

- Standard Single Conference Room: $20.00
- Double Conference Room: $40.00
- Board Room: $15.00

For more details, please read our Meeting Room Policy. To check availability or for more information, please call one of the following numbers:

Downtown Library (806) 378-3057
Southwest Branch (806) 359-2094
North Branch (806) 381-7931
Northwest Branch (806) 359-2035
East Branch (806) 342-1589
Comprised of the Amarillo Civic Center and the Globe-News Center for the Performing Arts, the Amarillo Civic Center Complex is the primary meeting place for over 300,000 residents living in the Texas panhandle. The Complex is conveniently located in downtown Amarillo, Texas with easy access to Interstates 27 and 40 (Historic Route 66). The over 2,000 committable hotel rooms within 10 minutes also make it an excellent choice for conventions, meetings, concerts, and special events.

The 340,000 square foot Amarillo Civic Center contains a variety of multipurpose areas including the 4,870 fixed seat Cal Farley Coliseum and 2,300 fixed seat Civic Center Auditorium. It also boasts two exhibit halls, two ballrooms, and meeting rooms designed to meet a wide variety of needs including business meetings, banquets, dances, conventions, and trade shows.

The Globe-News Center for the Performing Arts houses the 1,300 fixed seat Carol Bush Emeny Performance Hall, the Education Room rehearsal or meeting space, a spacious multi-level lobby, and numerous dressing rooms. It is designed with acoustical excellence in mind and serves as a landmark in downtown Amarillo. It is equipped with a one-of-a-kind orchestra shell that retracts into an upstage garage area to reveal a fully equipped road house. Featuring a sprung dance floor, hydraulic orchestra pit, and complete fly system, the Globe-News Center is equipped to host the smallest meeting to the largest road show.

The Amarillo Civic Center Complex hosts numerous conventions, meetings, and other events each year that attract thousands of visitors to Amarillo and injects millions of dollars into the local economy. The Complex has several resident tenants including the Amarillo Bulls, Amarillo Opera, Amarillo Symphony, Amarillo Venom, Broadway Spotlight Series, Lone Star Ballet, and Window on a Wider World.
Martin Luther King Jr. Park

Address:
1510 W. Amarillo Boulevard
Amarillo, TX 79107

Business Phone: (806) 378-3036
Fax: (806) 378-3021

Reservable Time: 10:00 AM - 11:00 PM

Non-Reservable Amenities
- Restrooms

Reserve online [here](#)
Cornerstone Outreach Center reaches out to the needy in the greater High Plains area of the panhandle of Texas. Year after year, and every week, we watch the Lord supernaturally fill our 30,000 square foot warehouse with food to give to the unfortunate of our community; single moms, families, children, those newly out of prison, grandmoms and granddads. Many of them are the working poor. They have jobs, but cannot make ends meet. They need a hand up. We are privileged to serve as His hand extended to them.

We started over 20 years ago with an initial offering of $50 and a dream... A dream to care for the most needy of our community. We located our facility and our church in the poorest zip code in Amarillo. As the ministry has grown and has been blessed of the Lord, we have come to be able to feed upwards of 27,000 people each year. And, always, accompanied by the proclamation of the gospel. Many are saved. Many are healed. Many are helped and find hope in the love of God.
Ministry Services Available

Food Distribution:
Our doors open for our weekly Grocery Distribution on Fridays. All clients are asked to be signed in by 12:00 noon and must present a valid picture ID. All first time visitors to Cornerstone are welcome to come in Tuesday through Thursday, 9 – 4 pm to receive emergency food assistance, and thereafter, for on-going assistance, on Fridays only, where they can participate in our Friday service.

Cornerstone Thrift Store:
Our Mission Possible Thrift Store is on site at 1111 N. Buchanan in Amarillo. We are open Tuesday through Friday from 9:30 – 3:30. First time visitors to Cornerstone may be eligible for emergency clothing assistance. You may inquire at the front desk in the main building for this aid.
**Counseling services:**
Individuals who need to be emotionally and spiritually restored can find help at Cornerstone Outreach Center. All counseling is Biblically based, and performed by licensed or ordained ministers.

**Job Referrals:**
Tuesday through Thursday, Walk-ins are welcome. We have access to jobs lists for employment in our community, and can help you find a job or find a better job. We can help you prepare for your interview and even help with clothing for your interview.

**Relief Efforts:**
Cornerstone works to provide humanitarian relief whenever possible. In 2005, Cornerstone, with the help of its partners, Cornerstone Outreach provided ten semi tractor trailer loads of food and relief supplies to the hurricane victims of Katrina and Rita.
MEALS ON WHEELS OF AMARILLO, TX, INC.

County: Potter

HQ City/Town: Amarillo

HQ Physical Address:
219 W 7th

HQ Zip Code:
79101

Alternative Mailing Address (If Available):
None

Counties Served:
Potter

Primary Contact Title:
Executive Director

Primary Contact:
Susie Akers

Primary Contact Phone Number:
(806) 374-1521

Primary Contact Email:
Susie@AmarilloMealsOnWheels.org

Primary Volunteer Contact:
Susie Akers Email: susie@amarillomealsonwheels.org
Vol Application:

Primary Client Intake/Client Services Contact:
Online Application:

Website:
www.amarillomealsonwheels.org
We are excited to welcome Oliver Packaging & Equipment Company as a Bronze sponsor at the 2019 Meals on Wheels Texas Annual Conference & Expo. Be sure to stop by their booth.

Full HQ Physical Address:
219 W 7th, Amarillo, 79101

9901 Brodie Lane
#160-262
Austin, TX 78748
Phone: (512) 547-7141

WHO WE ARE
History & Structure
Committees
Leadership

STAY INFORMED
Contact Us
Sign Up for our Newsletter
Upcoming Events

TAKE ACTION
Donate
Advocate
MEALS ON WHEELS ASSOCIATION OF TEXAS IS A 501(C)(6) NONPROFIT BOTH RECOGNIZED BY THE IRS

Website by: OneEach Technologies
OUR PROGRAMS

AGING IS NOT FOR THE FAINT OF HEART
THAT’S WHY WE NEED MEALS ON WHEELS.

What is Meals on Wheels?

Meals on Wheels of Amarillo is a private, nonprofit organization which delivers hot, nutritious meals to the homebound elderly and severely disabled who are unable to prepare adequate meals for themselves. Meals on Wheels of Amarillo helps the elderly remain in their own homes under the watchful eye of volunteers who care.

Who delivers the meals?

Our caring volunteers use their own vehicles and gasoline to deliver meals Monday thru Friday.

Who is eligible for Meals on Wheels?

To be eligible for Meals on Wheels a person must:

- Be at least 60 years old
- Be homebound
- Limited to no driving
- Be unable to prepare well-balanced meals
- Not have anyone in the household who is able to prepare meals

How can someone apply for Meals on Wheels?

Anyone may recommend a person to be considered for receiving Meals on Wheels. Most referrals come from family members, hospitals, home health agencies, or friends. Complete the Client Application found on our website and return to the Meals on Wheels office via email, fax or mail. You may also call the Meals on Wheels office at 374-1521. Meals on Wheels staff will review all client applications. A volunteer interviewer will set up an appointment with each applicant for a home visit. The Meals on Wheels office will contact the eligible applicant with a start date for service when there is an opening on a route in his/her neighborhood.

"Meals on Wheels has given my family peace of mind, while providing a wonderful service to our community. We are grateful for this organization and all of their volunteers!"

– Smith Family, Amarillo, TX
What kind of meals does Meals on Wheels serve?

Meals are prepared at BSA and Northwest Texas Hospitals. Hot nutritious meals consist of a protein, vegetable, starch, dessert, bread, and choice of whole or skim milk, if wanted. We can grind or puree the meals, if needed, but we do not prepare for special diets.

What is the cost of the meals?

Recipients pay the raw food cost of $2.50 per meal on a monthly basis. If financially unable to pay $2.50, the applicant is asked to provide financial information for Meals on Wheels to determine the fee.

How is Meals on Wheels funded?

The funding for Meals on Wheels of Amarillo is provided by private contributions, civic organizations, foundations, local churches, memorials, client participation, and fundraisers. Contributions are tax deductible and are applied toward operational expenses. Meals on Wheels of Amarillo is NOT a United Way Agency and has never received federal or state funding. We have depended solely on the generosity of our community since 1971.

If you would like to donate, please click HERE.

How did Meals on Wheels of Amarillo start?

Meals on Wheels of Amarillo was organized by twelve local churches in 1971 with 25 volunteers serving 14 elderly people. Today the program feeds over 200 elderly recipients through the support of over 350 volunteers.

Cast me not off in the time of old age; Forsake me not when my strength faileth. – Psalms 71:9
2019 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Underserved Area
The Commons at St. Anthony's
Underserved Area

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

(C) The Development Site is located entirely within a census tract that does not have 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);

This application is located in Census tract 48375014800. According the HTC property inventory, this tract does not have an existing HTC allocation.

Source: US Census
2019 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Proximity to Urban Core

NA
2019 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Concerted Revitalization Plan

CRP Packet is uploaded along with but separate from this Application
2019 HTC
Full Application

Part 2 Tab 10

Supporting Documents:
Declared Disaster Area
2019 Declared Disaster Areas
Counties Eligible under §11.9(d)(3) of the 2019 QAP
as of November 5, 2018

Andrews  Cottle  Haskell  Lubbock  San Patricio
Angelina  Crosby  Hays  Lynn  San Saba
Aransas  Dallam  Hemphill  Madison  Scurry
Archer  Dawson  Henderson  Martin  Shackelford
Armstrong  DeWitt  Hidalgo  Mason  Sherman
Atascosa  Deaf Smith  Hill  Matagorda  Somervell
Austin  Dickens  Hopkins  Maverick  Starr
Bandera  Dimmit  Hood  McLennan  Stephens
Bastrop  Donley  Houston  McMullen  Sterling
Baylor  Duval  Howard  Medina  Stonewall
Bee  Eastland  Hutchinson  Midland  Sutton
Bell  Edwards  Jackson  Milam  Swisher
Bexar  Ellis  Jasper  Mills  Tarrant
Blanco  Erath  Jefferson  Mitchell  Taylor
Borden  Falls  Jim Hogg  Montgomery  Terry
Bosque  Fannin  Jim Wells  Moore  Throckmorton
Brazoria  Fayette  Johnson  Motley  Travis
Brazos  Fisher  Jones  Navarro  Trinity
Briscoe  Floyd  Karnes  Nolan  Tyler
Brooks  Foard  Kendall  Nueces  Uvalde
Brown  Fort Bend  Kenedy  Orange  Val Verde
Burleson  Frio  Kent  Palo Pinto  Van Zandt
Burnet  Gaines  Kerr  Oldham  Victoria
Caldwell  Galveston  Kimble  Orange  Walker
Calhoun  Garza  King  Palo Pinto  Waller
Callahan  Gillespie  Kinney  Parker  Washington
Cameron  Glasscock  Kleberg  Parmer  Webb
Carson  Goliad  Knox  Polk  Wharton
Castro  Gonzales  La Salle  Potter  Wheeler
Chambers  Gray  Lampasas  Rains  Wilbarger
Childress  Grimes  Lavaca  Randall  Willacy
Cochran  Guadalupe  Lee  Real  Williamson
Coke  Hall  Leon  Refugio  Wilson
Coleman  Hamilton  Liberty  Roberts  Winkler
Collingsworth  Hansford  Limestone  Robertson  Yoakum
Colorado  Hardeman  Lipscomb  Runnels  Young
Comal  Hardin  Live Oak  Sabine  Zapata
Comanche  Harris  Llano  San Augustine  Zavala
Coryell  Hartley  Loving  San Jacinto

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
221 E. 11th St., Austin, TX 78701  Main Number: 512-475-3800  Email: info@tdhca.state.tx.us
P.O. Box 13941, Austin, TX 78711  Toll Free: 800-525-0657  Web: www.tdhca.state.tx.us
Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).
Part 2 Tab 10

Supporting Documents:
Readiness to Proceed
This Tab is Not Applicable
2019 HTC
Full Application

Part 2 Tab 11

Site Information Form
Part III
1. **Site Acreage**
   Please identify site acreage as listed in each of the following exhibits/documents.

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.9</td>
<td>3.9</td>
<td>NA</td>
<td>3.9</td>
</tr>
</tbody>
</table>

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

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

   NA

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>Saint Anthony's Legacy and Redevelopment Corp</td>
<td>Mary Emeny</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO Box 1230</td>
<td>Amarillo</td>
<td>TX</td>
<td>79105</td>
<td>6/12/2018</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: NA

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

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

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

   Name: Amarillo Landmark, LLC
   Relationship: None

   Site Control is in the form of:

   - [ ] Contract for sale.
   - [x] Recorded Warranty Deed with corresponding executed closing/settlement statement.
   - [ ] Contract for lease.
   - [x] Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).
   - [ ] The Property has the following encumbrance(s):

   **Expiration of Contract or Option:** 6/27/2020  
   **Anticipated Closing Date:** 6/27/2020

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:

   - [x] Evidence of an easement, leasehold, or similar documented access; and

2/28/2019
Development qualifies for the boost for:

- Qualified Census tract that has less than 20% HTC Units per household

New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.†

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

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

- Development is located in a Small Area Difficult Development Area (SADDA)
- Rural Development (Competitive HTC only)
- Development is entirely Supportive Housing (Competitive HTC Only)
- Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
- Development includes an additional 10% of units at 30% AMI. (Competitive HTC only)
  
  Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements.

- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)

- Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

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

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

**1. Site Acreage**

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

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.9</td>
<td>3.9</td>
<td>NA</td>
<td>3.9</td>
</tr>
</tbody>
</table>

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

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

**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>
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<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>PO Box 1230</td>
<td>Amarillo</td>
<td>TX</td>
<td>79105</td>
<td>6/12/18</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: NA

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

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

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amarillo Landmark, LLC</td>
<td>None</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

- **X** Contract for sale.
- **NA** 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.

<table>
<thead>
<tr>
<th>Expiration of Contract or Option</th>
<th>Anticipated Closing Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/28/20</td>
<td>6/28/20</td>
</tr>
</tbody>
</table>

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:

- **NA** Evidence of an easement, leasehold, or similar documented access; and
- **NA** Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.
### 4. 30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) [10 TAC §11.4(c)]

Development qualifies for the boost for:

- [x] 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 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: 6/19/19
2019 HTC
Full Application

Part 2 Tab 12

Supporting Documentation for Site Information Form Part III
Support Documentation from Site Information Part III Should be Included Behind this Tab.

Site Control Documentation

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

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

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

☐ Title Commitment or Policy

Ingress/Egress and Easements

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

Increase in Eligible Basis (30% Boost)

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

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

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

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

List of Opportunity Zones can be found at:

https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
2019 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Site Control
1. Please see the attached contract amendment showing 3.9 acres. The initial closing date is December 31, 2019, as indicated on page 7 of the contract, with the right to extend closing three times for 60 days each as indicated on page 8 of the contract. The Site Information Form Part III has been revised to show 6/28/2020 as the contract expiration and closing date.

2. Please see the attached site plan with the accessible route.

3. Please see the attached elevations with the statement about roof pitch, floor height, and exterior composition.

4. Please see the attached letter with this statement.

5. Please see the attached letter with this statement.

6. The PCA excel file has been uploaded to the FTP as a separate file.
FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT ("First Amendment") is made and entered into as of this 25th day of February, 2019, by and between St. Anthony's Legacy and Redevelopment Corporation as Agent for the North Heights Advisory Association, ("Seller") and Commons at St. Anthony's, LLC, a Wisconsin limited liability company ("Buyer"). Buyer and Seller may be referred to herein individually as a "Party" or collectively as "the Parties."

RECATALS

A. Commonwealth Development Corporation of America ("Commonwealth") and Seller entered into a Real Estate Purchase Agreement dated January 3, 2019 (the "Agreement") with respect to real property and improvements located at 200 NW 7th Street, Amarillo, Texas, and as further described in the Agreement on Exhibit A attached to the Agreement (the "Property").

B. Commonwealth assigned all right, title and interest in and to the Property and Agreement to Buyer on or about February 6, 2019. Seller and Buyer now desire to make changes to the Agreement, and now enter into this First Amendment upon the terms and conditions as set forth herein.

NOW THEREFORE, for and in consideration of the promises and mutual agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

1. Exhibit A is hereby amended as follows:
   "4.6 acres" is deleted and replaced with "3.9 acres"

2. Exhibit B is deleted and replaced with the revised Exhibit B attached hereto.

3. MISCELLANEOUS. The capitalized terms used in this First Amendment shall have the same meanings herein as defined in the Agreement. Except as specifically modified by this First Amendment, the terms and conditions of the Agreement shall, as amended hereby, continue in full force and effect. This First Amendment may be executed in any number of counterparts and it shall be sufficient that the signature of each party appears on one or more such counterparts. All counterparts shall collectively constitute a single agreement. In order to expedite the execution and effectiveness of this First Amendment, signatures may be delivered and exchanged by electronic mail (pdf scan), or by facsimile. All signatures transmitted by facsimile or electronic mail shall be deemed to be originals.

[Signatures on following page.]
IN WHITNESS WHEREOF, the Parties hereto have each executed this First Amendment as of the date set forth above.

BUYER

COMMONS AT ST. ANTHONY'S, LLC
BY: CASA MM, LLC, ITS MANAGING MEMBER
   BY: COMMONWEALTH HOLDINGS, LLC, ITS SOLE MEMBER
   BY: COMMONWEALTH COMPANIES, INC., ITS SOLE MEMBER

\[Signature\]

By: 
Louie A. Lange III, Vice President

SELLER

ST. ANTHONY'S LEGACY AND REDEVELOPMENT CORPORATION AS AGENT FOR THE NORTH HEIGHTS ADVISORY ASSOCIATION

By: 
Mildred Darton, President
IN WHITNESS WHEREOF, the Parties hereto have each executed this First Amendment as of the date set forth above.

BUYER

COMMONS AT ST. ANTHONY'S, LLC
BY: CASA MM, LLC, ITS MANAGING MEMBER
   BY: COMMONWEALTH HOLDINGS, LLC, ITS SOLE MEMBER
   BY: COMMONWEALTH COMPANIES, INC., ITS SOLE MEMBER

By: ________________________
    Louie A. Lange III, Vice President

SELLER

ST. ANTHONY'S LEGACY AND REDEVELOPMENT CORPORATION AS AGENT FOR THE NORTH HEIGHTS ADVISORY ASSOCIATION

By: ________________________
    Mildred Darton, President
REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement ("Agreement") is made and entered into as of this January 3, 2019, by and between St. Anthony’s Legacy and Redevelopment Corporation as Agent for the North Heights Advisory Association, ("Seller") and Commonwealth Development Corporation of America, a Wisconsin corporation and/or its assigns ("Buyer").

RECITALS

A. Seller owns the property commonly known as 200 NW 7th Street, Amarillo, Texas, and is further described on Exhibit A attached hereto which is part of property commonly known as the “BSA St. Anthony’s Campus” (the “Campus”) includes both land (the “Land”) as further described on Exhibit B attached hereto and a portion of the historic St. Anthony’s hospital structure (the “Building”) as further described on Exhibit C attached hereto. (The “Property” as referred to in this Agreement includes both the Land and Building and as amended and established by the Survey (hereinafter defined).

B. Seller desires to sell the Property to Buyer, and Buyer desires to purchase the Property from Seller, pursuant to all of the covenants, provisions and other terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions contained in this Agreement, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

1. AGREEMENT TO SELL AND PURCHASE. Seller shall sell the Property to Buyer, and Buyer shall purchase the Property from Seller, pursuant to the covenants, provisions and other terms and conditions contained in this Agreement. The Property shall include: (i) that certain parcel of Land described in Section A of the Recitals; (ii) the improvements, fixtures, easements, licenses, permits; (iii) all of Seller’s other rights, title and interest appurtenant and otherwise relating thereto, (iv) all right, title and interest, if any, of Seller in and to any adjacent roads, rights-of-way, alleys, drainage facilities, easements, street, road or access way, opened or proposed, in front of, at a side of or adjoining the Property, to the centerline of such street, road or access way; and (v) any personal property owned by Seller and used exclusively in the operation of the Property.

2. PURCHASE PRICE; EARNEST MONEY.

(a) Subject to prorations and adjustments pursuant to this Agreement, the purchase price shall be Eight Hundred Thousand and 00/100 Dollars ($800,000.00) (the "Purchase Price"). Buyer shall deposit earnest money in the amount of Ten Thousand and 00/100 Dollars ($10,000.00) (the "Earnest Money") into the escrow described below within five (5) business days following the Acceptance Date (as defined below). The Earnest Money shall be refundable until the expiration or waiver of Buyer’s Contingency (as defined in Section 4(c)), at which time the Earnest Money shall be non-refundable, except as provided herein, but shall be credited against the Purchase Price at Closing (as defined below).

(b) Buyer shall deposit additional earnest money in the amount of Fifteen Thousand and 00/100 Dollars ($15,000.00) (the “Additional Earnest Money”) into the escrow
described below on or before the Contingency Date. The Additional Earnest Money shall be non-refundable, except as provided herein, but shall be credited against the Purchase Price at Closing (as defined below).

(c) The Earnest Money and any Additional Earnest Money (as defined herein) shall be deposited in escrow with American Land Title, 620 S. Taylor Street, Suite 104, Amarillo, TX 79101 or another title insurance company mutually agreed to by Buyer and Seller (the "Title Company") to be held in accordance with this Agreement. All interest earned on the Earnest Money and Additional Earnest Money shall be credited in favor of Buyer against the Purchase Price upon Closing.

3. PROPERTY INFORMATION: CONTRACTS. In addition to all other obligations of Seller under this Agreement, Seller shall provide Buyer, within five (5) days of the Acceptance Date, copies of any and all reports, contracts, leases, guaranties, warranties, information, correspondence, notes, memoranda and surveys relating to the Property requested by Buyer (the "Property Information"). Seller further agrees to deliver promptly to Buyer copies of any additional Property Information that Seller obtains prior to Closing. Additionally, within thirty (30) days of the Acceptance Date Seller shall disclose to Buyer all known adverse conditions associated with the Property on a separate schedule (the "Disclosure Schedule"). For purposes of disclosure, reference to Property Information shall constitute disclosure of the information contained in such Property Information. Prior to Closing, Seller shall terminate any and all property management, maintenance, lawn care, snow plowing and other contracts and agreements relating to the Property (collectively "Maintenance Agreements").

4. INVESTIGATION; COOPERATION; AND CONDITION PRECEDENT.

(a) Seller acknowledges that Buyer contemplates acquiring the Property for the Intended Uses (as defined below). From and after the Acceptance Date, Buyer and its agents shall have the right, but no obligation: (i) to enter upon the Property to conduct the tests (including invasive and or destructive testing), inspections, studies, assessments and investigations contemplated under this Agreement at any time and from time to time (collectively, "Tests"); and (ii) to make such Tests of the Property and information with respect to the Property, the Intended Uses and/or this Agreement, all as Buyer may deem desirable, including, without limitation: [a] any environmental assessment, evaluation or study (including "Phase I" assessments and "Phase II" assessments, including laboratory testing of soil, water and other substances); [b] soil, boring, percolation and other similar tests; and [c] topographic, engineering, traffic, parking and other feasibility studies. Seller represents to Buyer that it is not currently utilizing the Property or leasing the Property and that Tests may be conducted at such times as Buyer deems reasonable and necessary. Buyer will provide Seller with advanced notice of all Tests. Buyer shall indemnify, defend and hold Seller, its employees, agents, contractors, lessees, licensees, invitees, successors and assigns harmless from any and all liabilities, claims, damages and expenses (including attorneys' fees, court costs, and costs of investigation) arising out of or in connection with the Tests or the entry on to the Property by Buyer or its agents.

(b) From and after the Acceptance Date, Seller agrees that Seller shall, at the request of Buyer and without cost to Seller, cooperate with Buyer in connection with any and all private and governmental approvals, rezoning, land subdivisions and other matters relating to Buyer's intended uses of the Property as affordable senior multi-family housing, (the "Intended
Uses”), including without limitation Buyer’s application to the Texas Department of Housing and Community Affairs (the “Agency”).

(c) If at any time on or before August 9, 2019 (the “Contingency Date”), Buyer determines, for any reason or no reason, in Buyer’s sole discretion, that the Property or the transaction described herein is unsuitable or unacceptable to Buyer, then Buyer shall have the right to terminate this Agreement by giving written notice of termination to Seller at any time on or before the Contingency Date in which event, at Buyer’s election, all Earnest Money shall be immediately returned to Buyer (“Buyer’s Contingency”). Any failure by Buyer to give such notice shall constitute an election by Buyer to not so terminate. Following any termination of this Agreement pursuant to this Section 4(e), the parties shall be relieved of any further obligations or liabilities under this Agreement, except those obligations that expressly survive termination hereof.

(d) In addition to any and all other conditions and contingencies in this Agreement, Buyer’s obligations under this Agreement are hereby conditioned upon Buyer’s receipt of an affordable housing tax credit (“AHTC”) reservation from the Agency for the Intended Uses (“Reservation”). Seller acknowledges that Buyer intends to apply to Agency for a Reservation on or before January 9, 2019 and that Agency will make a determination concerning that application on July 25, 2019. If for any reason a Reservation is not received by Buyer on or before July 31, 2019 then, Buyer at its sole discretion, may elect to terminate this Agreement. In the event that the Agreement is terminated all Earnest Money (including any Additional Earnest Money) shall be immediately returned to Buyer.

(e) Notwithstanding any other provision in this Agreement, in the event that Buyer is unable to obtain a commitment for an equity investment from a tax credit investor on terms that are satisfactory to Buyer in Buyer’s sole discretion, and in an amount sufficient for the Intended Uses, within ninety (90) days after receiving a Reservation then, Buyer, at its sole discretion, may elect to (i) purchase the Property upon the terms and conditions provided in this Agreement, (ii) extend the Closing Date as provided herein, or (iii) terminate this Agreement. In the event that the Agreement is terminated all Earnest Money (including any Additional Earnest Money) shall be immediately returned to Buyer.

5. TITLE INSURANCE; SURVEY. For purposes of this Section, the term “Property” shall include any and all personal property to be transferred pursuant to this transaction. Within fifteen (15) days of the Acceptance Date, Buyer shall obtain a written commitment of the Title Company to issue to Buyer a current ALTA Form owner’s policy of title insurance or commercially reasonable equivalent with respect to the Property in the amount of the Purchase Price (the “Title Commitment”). Seller shall provide Buyer with a copy of its existing survey, if any. If Seller’s existing survey is not acceptable to the Title Company or Buyer, Buyer shall, at Buyer’s expense, and not later than ten (10) days before the Closing, obtain and deliver to Seller a current ALTA/ACSM Land Title Survey of the Property or its commercially reasonable equivalent in accordance with the requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, ACSM and NSPS, or commercially reasonable equivalent requirements with a surveyor selected by Buyer (the “Survey”). The metes and bounds description of the Property reflected in the Survey shall automatically be substituted for the legal description of the Property and will be used in the Special Warranty Deed and any other documents requiring a legal description of the Property. Seller’s warranty of title set forth in the deed and Seller’s other representations and warranties, if any, with respect to the Property shall be subject to all exceptions set forth elsewhere in this Agreement, and all Permitted Exceptions (as defined below):
provided, however, that for purposes of the Special Warranty Deed no preprinted or standard exceptions shall be considered Permitted Exceptions and in no case will a monetary lien be considered a Permitted Exception it being agreed that all monetary liens will be paid out of Closing. If the Title Commitment or Survey discloses any matters unacceptable to Buyer, in Buyer's sole discretion, (the "Title Defects"), Buyer shall notify Seller of such Title Defects on or before the Contingency Date. If within fifteen (15) days after receiving notice from Buyer (regardless of whether such fifteen (15) day period ends after the Contingency Date), Seller fails to correct the Title Defects to Buyer's satisfaction, Buyer may: (a) terminate this Agreement upon written notice to Seller in which case, anything in this Agreement to the contrary notwithstanding, the Earnest Money (including any Additional Earnest Money) shall be immediately returned to Buyer, and thereupon this Agreement shall be terminated without further action of the parties and without any further liability to either Seller or Buyer, or (b) waive Buyer's objection to such Title Defects and take title subject to the same, with the right to have any definite, monetary liens paid from the Seller's proceeds. Any title exceptions contained on the Title Commitment and not objected to by Buyer, or a title exception that shall be objected to initially, but such objection thereto is later waived by Buyer, shall be deemed a "Permitted Exception" hereunder.

6. ADDITIONAL REPRESENTATIONS AND WARRANTIES OF SELLER.

(a) The accuracy of all Seller representations and warranties contained in this Agreement shall be a condition to Buyer's obligations under this Agreement. If any of the representations or warranties contained in this Agreement is untrue and is not cured (at no cost to Buyer) prior to the scheduled Closing, then Buyer may elect to purchase the Property as it then is or, terminate this Agreement and, anything in this Agreement to the contrary notwithstanding, receive a refund of all Earnest Money (including any Additional Earnest Money), paid hereunder and all accrued interest thereon. Buyer's rights set forth in the immediately preceding sentence shall be in addition to, not in lieu of, any other rights and remedies available to Buyer for default by Seller and shall include, without limitation, the right to recover from Seller any and all damages, direct and indirect, which Buyer may suffer as a result of the failure of the representations or warranties to conform to the requirements of this Agreement.

(b) Seller hereby represents and warrants to Buyer that all of the following are true, correct and complete on and as of the date hereof, shall continue to be true, correct and complete as of the Closing Date and shall survive the Closing and delivery of the Special Warranty Deed (as defined below):

(i) Seller has not received written notice of any pending or threatened proceeding by any governmental authority which could or might limit or result in the termination of full and free access to and from a dedicated public street or any proposed zoning for multifamily housing.

(ii) Seller has not received written notice of any judicial, quasi-judicial, administrative or other proceeding which might adversely affect the validity of the present zoning of the Property.

(iii) Seller has not, and to Seller's knowledge no other person or entity has, used, stored, manufactured, generated, released or disposed of any Hazardous Substance (hereinafter defined) on, in or about any of the Real Property in violation of applicable Environmental Laws (hereinafter defined). No Hazardous Substance is located (or alleged by anyone to be located) on, under or about any of the Real Property in violation of applicable Environmental Laws. The term "Hazardous Substance" means any of the following: "toxic
substances," "toxic materials," "hazardous waste," "hazardous substances," "pollutants," or "contaminants" [as those terms are defined in the Resource, Conservation and Recovery Act of 1976, as amended (42 U.S.C. § 6901 et. seq.), the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended (42 U.S.C. §9601 et. seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. §1801 et. seq.), the Toxic Substances Control Act of 1976, as amended (15 U.S.C. §2601 et. seq.), the Clean Air Act, as amended (42 U.S.C. §1251 et. seq.) and any other federal, state or local law, statute, ordinance, rule, regulation, code, order, approval, policy and authorization relating to health, safety or the environment (said laws being hereafter referred to collectively as "Environmental Laws"); asbestos or asbestos-containing materials; lead or lead-containing materials; oils; petroleum-derived compounds; pesticides; or polychlorinated biphenyls. Seller has not received from any governmental body having authority any written complaint, order, citation or notice with regard to air emissions, water discharges, noise emissions or Hazardous Substances, or any other environmental, health or safety matters affecting the Property or any part thereof. There is no Underground Storage Tank ("UST") located on, in or about the Real Property and at no time has there been a release from any UST which has resulted in any regulated substance coming in contact with any of the Real Property. For the purpose of this Section 7(e), the term "Underground Storage Tank" shall have the meaning specified in the Superfund amendments and Reauthorization Act, and the term "regulated substances" shall have the meaning specified in The Resource Conservation and Recovery Act of 1976, 42 U.S.C. §§6901-91 (1985), as amended from time to time.

(iv) The person signing this Agreement as Seller has the full right, power and authority to enter into this Agreement as Seller, and to carry out Seller's obligations, including the conveyance of the Property to Buyer as provided in this Agreement, without the joinder of any other person.

(v) Seller has and will convey to Buyer at Closing by Special Warranty Deed good, indefeasible fee simple title to the Property, free and clear of all conditions, exceptions or reservations, except the Permitted Exceptions as authorized in this Agreement

(vi) There are no parties claiming adverse possession of the Property. Seller is the only party in possession of the Property, and there are no outstanding written or oral leases or agreements relating to the use or possession of the Property.

(vii) Seller has no knowledge of the existence of any special assessments of any kind presently pending against the Property and Seller has not received written notice of any special assessments being contemplated.

(viii) Seller has not received written notice and does not have knowledge of any pending or threatened condemnation proceedings affecting the Property and no litigation or threatened litigation affecting Seller or the Property which could constitute a lien, claim or encumbrance against the Property or which could prevent Seller from performing its obligations under this Agreement.

(ix) Seller has not received written notice and does not have knowledge of any violations or alleged violations of any applicable laws and ordinances affecting the Property, nor that the present maintenance, operation, and use of the Property violates nor
allegedly violates any environmental, zoning, subdivision, building or similar law, ordinance, code, order or regulation presently in existence, or any governmental permit(s) issued for the Property.

(x) Seller is conveying the Property with all utilities available to the boundary of the land.

(xii) Seller has not received from any insurance company which carries insurance on any of the Property, or any Board of Fire Underwriters, any notice of any defect or inadequacy in connection with the Property, or its operation and Seller has no knowledge of any such defect or inadequacy which might increase the premium or cause the cancellation of any insurance policy.

(xiii) Seller is not a party to any agreement or commitment to sell, convey, assign, transfer, provide rights of first refusal or other similar rights with respect to, or otherwise dispose of, any part of the Property or any interest therein other than this Agreement. Neither Seller nor any person or entity claiming by, through or under Seller has done or suffered anything whereby any lien, encumbrance, claim or right of another has been created against the Property or any portion thereof or any interest therein other than this Agreement, the Permitted Exceptions and possible construction or materialmen's lien claims which will be removed at or before the Closing.

(xiv) All documentation and information provided to Buyer by or on behalf of Seller pursuant to this Agreement is true, correct and complete in all material respects.

(xv) All Maintenance Agreements will have been terminated.

By executing and delivering the Special Warranty Deed Seller shall be deemed to have made the foregoing representations and warranties as of the date of Closing. All warranties and representations shall be deemed made not only by Seller but also by its individual owners, partners and/or members (the “Members”).

(c) The representations and warranties set forth above shall survive closing for a period of ten (10) years. Seller shall indemnify and hold Buyer harmless from any claims, losses, damages, costs, expenses or similar items incurred by Buyer as a result of a breach of the representations and warranties set forth above, including without limitation, attorney's fees and court costs.

7. CONDITIONS PRECEDENT TO CLOSING. Seller and Buyer understand that each of the following conditions must be satisfied prior to Closing:

(a) Buyer shall have received firm commitments for all necessary financing and commitments for purchasing affordable housing tax credits and federal and state historic tax credits. Financing includes all necessary loan commitments, investor commitments and other financial commitments necessary to finance the purchase of the Property, construction necessary to put the Property to its Intended Uses, and otherwise ensure that the project is economically feasible.
(b) All necessary governmental approvals and permits necessary for Buyer to construct the intended project and to put the Property to its Intended Uses shall be issued.

Each condition precedent identified in this Section is for Buyer's benefit, and Buyer may waive the condition by delivery of written notice. In the event any of those conditions precedent is not satisfied on or before the Closing Date or expressly waived by Buyer, Buyer may elect to (i) purchase the Property as it then is, (ii) extend the Closing Date as provided herein, or (iii) terminate this Agreement. In the event that the Agreement is terminated all Earnest Money (including any Additional Earnest Money) shall be immediately returned to Buyer.

8. CLOSING.

(a) Provided that all conditions of closing hereunder, including, without limitation, the conditions precedent, have been satisfied or waived, the closing of the transaction described herein (the "Closing") shall occur at the offices of the Title Company on the Closing Date. At Buyer's option, the Closing shall take place as an escrow closing, with the Title Company acting as the closing escrow agent. Subject to the extensions provided in this Agreement, the "Closing Date" shall be December 31, 2019, or such earlier or later date as may be agreed to in writing by Seller and Buyer.

(b) The following shall occur on or before the Closing Date:

(i) Seller shall deliver all of the following to Buyer, all of which shall be fully-executed by Seller, as appropriate:

[a] A special warranty deed in recordable form sufficient to convey and warrant to Buyer fee simple absolute title to the Property subject only to the Permitted Exceptions for the Deed (the "Special Warranty Deed");

[b] Any required real estate transfer declarations and stamps, and Seller shall pay the amount of any state, county and local transfer taxes imposed;

[c] Four copies of the closing statement;

[d] a sworn affidavit stating Seller's Federal Employer Identification Number or Social Security Number and that Seller is not a foreign person for purposes of the Foreign Investors Real Property Tax Act of 1980, as amended, and as decided in Section 1445 of the United States Internal Revenue Code of 1986, as amended, and the regulations applicable thereto (the "FIRPTA Affidavit"); and if Seller fails to furnish a FIRPTA Affidavit, Buyer may withhold from the Purchase Price an amount sufficient to comply with the provisions of Section 1445 of the United States Internal Revenue Code of 1986, as amended, and the regulations applicable thereto;

[e] A general warranty bill of sale for any personal property included as part of the Property; and

[f] Such other documents as may be necessary or proper to comply with this Agreement or required (by the Title Company or otherwise) to carry out its terms.
(ii) Buyer shall deliver all of the following to Seller, all of which shall be fully-executed by Buyer, as appropriate:

[a] The balance of the Purchase Price, plus or minus prorations, credits and other adjustments, by wire transfer or otherwise in immediately available funds; and

[b] Such other documents as may be necessary or proper to comply with this Agreement or required to carry out its terms.

(iii) Seller shall cause the Title Company to issue to Buyer at Closing a current ALTA Form owner's policy of title insurance or commercially reasonable equivalent, with extended coverage, pursuant to the Title Commitment and containing all amendments and endorsements required by this Agreement or otherwise reasonably required by Buyer, which endorsements shall be at Buyer's cost, unless otherwise agreed.

(iv) Occupancy and possession of the Property shall be delivered to Buyer.

9. EXTENSIONS. Notwithstanding any other provision of this Agreement Seller hereby grants Buyer the following extensions to the Closing Date. Buyer may extend the Closing Date up to three (3) times for a period of sixty (60) days each by providing written notice to Seller and depositing additional earnest money in the amount of Fifteen Thousand and 00/100 Dollars ($15,000.00) (each as “Additional Earnest Money”) with the Title Company for each such additional sixty (60) day extension. Additional Earnest Money deposited pursuant to this section is refundable and shall be credited against the Purchase Price.

10. PRORATIONS; REAL ESTATE TAXES AND ASSESSMENTS; CLOSING COSTS.

(a) At Closing, general real estate taxes shall be prorated on an accrual basis as of the Closing Date on the basis of one hundred percent (100%) of the then most recent ascertainable tax bill whether for the year of Closing or preceding year.

(b) Special assessments, if any, for work actually commenced or levied against the Property prior to the Closing Date shall be paid by Seller no later than the Closing Date. All other special assessments shall be paid by Buyer.

(c) At Closing, Seller shall pay (i) the costs of releasing all liens, judgments, and other encumbrances that are to be released and of recording such releases, (ii) one-half the fees and costs due Title Company for its closing and/or escrow services, (iii) the cost of any required real estate transfer declarations and stamps, or any state, county and local transfer taxes imposed, (iv) the base premium for the Title Policy, including a gap endorsement or extended coverage, (v) all other costs to be paid by Seller under this Agreement. At Closing, Buyer shall pay (i) one-half the fees and costs due Title Company for its closing and/or escrow services, (ii) the cost of all endorsements to the Title Policy, other than a gap endorsement, (iv) the cost of the Survey, and (v) the cost of any lender's policy of title insurance or endorsements therefor. Except as otherwise provided for in this Agreement, Seller and Buyer will each be solely responsible for and bear all of their own respective expenses, including, without limitation, expenses of legal counsel,
accountants, and other advisors incurred at any time in connection with pursuing or consummating the transaction contemplated herein. Any other closing costs not specifically designated as the responsibility of either party in this Agreement shall be paid by Seller and Buyer according to the usual and customary allocation of the same for the county in which the Property is located. Except as provided in this Section, Seller and Buyer shall each bear their own costs in regard to this Agreement.

11. DEFAULT.

(a) If Seller defaults under this Agreement, Buyer shall have any and all remedies available to it under this Agreement and otherwise at law or in equity including, without limitation: (i) the right of specific performance; and (ii) the right to terminate this Agreement at any time after such default by delivering written notice of termination to Seller and/or sue for damages. In the event of any such termination, all Earnest Money, Additional Earnest Money, Extension Fees, Additional Extension Fees (as applicable) and any and all interest accrued thereon shall be immediately returned to Buyer. All of Buyer’s remedies shall be cumulative and not exclusive.

(b) If Buyer defaults under this Agreement, Seller agrees that Seller’s sole remedy at law or in equity shall be to retain the Earnest Money and any and all accrued interest thereon. Such Earnest Money and any and all accrued interest thereon shall constitute liquidated damages due and payable to Seller, the amount thereof being the parties’ good faith and reasonable estimate of the damages which Seller would suffer in the event of the termination of this Agreement by reason of Buyer’s fault. Seller shall have no right to any other remedies at law or in equity, including the right to specific performance. Seller acknowledges Buyer will spend substantial sums of money in reliance on the enforceability of this Agreement and Seller waives the right to assert the defense of lack of mutuality in any action for specific performance instituted by Buyer.

12. CASUALTY, EMINENT DOMAIN, OR REZONING.

(a) Seller shall bear all risk through Closing. In the event, after the Acceptance Date, fire or other casualty damages or destroys any portion of the Property, an eminent domain action is commenced or threatened against any portion of the Property, or there is a threatened, commenced or finalized rezoning of the Property, Buyer may elect to (i) terminate this Agreement (in which event Buyer and Seller shall be released from any further obligation or liability hereunder, and this Agreement shall be null and void and the Earnest Money (including any Additional Earnest Money) and any and all accrued interest thereon shall be immediately returned to Buyer); or (ii) consummate this transaction and require Seller to deliver to Buyer a duly executed assignment of Seller’s right, title and interest in and to any insurance proceeds (plus a credit toward the Purchase Price equal to the amount of Seller’s deductible on such insurance policy) and any awards or compensation paid by the governmental authority in connection with an eminent domain action or rezoning of the Property.

(b) Buyer shall have thirty (30) days from the date of its receipt of written notice of such casualty or institution of proceedings within which to exercise its rights under this Section. If the Closing Date is scheduled to occur within such thirty (30) day period, the Closing shall be delayed until Buyer makes such election, and if Buyer elects to consummate the transaction, the Closing Date shall be adjusted accordingly and Buyer shall be entitled to settle the loss with the governmental entity and to participate in the eminent domain proceeding and receive
awards as the case may be. Seller agrees to execute and deliver all necessary proofs of loss and assignments of claims and other documents as reasonably requested by Buyer.

13. COVENANTS OF SELLER. Between the date of this Agreement and the Closing Date, Seller shall:

(a) not, without first obtaining the written consent of Buyer, enter into any leases, contracts or other agreements, nor grant or permit any rights to any other party, pertaining to the Property or any portion thereof;

(b) comply with all private and governmental laws, rules, ordinances, regulations, covenants, conditions, restrictions, censments, liens and agreements affecting the Property or any portion thereof including, without limitation, the use thereof;

(c) shall maintain the Property in the same condition as on the date of this Agreement, ordinary wear and tear excepted;

(d) provide reasonable access to the Property for Buyer’s due diligence;

(e) cooperate with Buyer’s efforts to rezone the Property (if necessary) and obtain approval of a site development plan for the Buyer’s Intended Uses of the Property;

(f) use reasonable effort to secure the vacant improvements on the Property from unauthorized occupancy and vandalism;

(g) except as it necessary to cooperate with Buyer obtaining necessary approvals from the Agency and any local governments with respect to zoning and site development approvals keep confidential the terms of this Agreement and Buyer’s Intended Uses; and

(h) comply with all requirements of the Title Company in connection with its insurance of fee simple title to the Property in Buyer as required under this Agreement herein.

14. NOTICES.

(a) All notices, demands and communications required or which either party desires to give or make hereunder shall be effective (at the time set forth in this Section) if in writing signed by or on behalf of the party giving or making the same, and if served/delivered to the addresses, fax numbers and/or electronic mail addresses set forth below:

To Seller: St. Anthony’s Legacy and Redevelopment Corporation as Agent for the North Heights Advisory Association Attn: Mary Emeny P.O. Box 1230 Amarillo, Texas 79105 Telephone: 806-372-3442 Email: marve@bushemeny.net

With a copy to: Mildred Darton North Heights Advisory Association
S
PO Box 3994
Amarillo, TX 79116-3994
Email: mjcornish@att.net

To Buyer: Commonwealth Development Corporation of America
Attn: Craig Alter
PO Box 1658
Fond Du Lac, WI 54936
Telephone: 512-956-5432
Email: c.alter@commonwealthco.net

With a copy to: Lance E. Mueller
PO Box 1658
Fond du Lac, WI 54936
Telephone: (920) 579-0418
Email: l.mueller@commonwealthco.net

(b) Notice may be sent via confirmed delivery service (UPS, FedEx, US Certified Mail Return Receipt, etc.), facsimile or electronic mail (e-mail). Notices sent by confirmed delivery service shall be effective upon the date of the delivery confirmation. Notices sent by facsimile transmission shall be deemed to have been given at the time of transmission, provided, the sending party has a facsimile confirmation report. Notices by e-mail shall be deemed to have been given at the time of transmission; provided, the sending party has a send confirmation report. Any party hereto may change its address, fax number or e-mail address for the service as aforesaid by giving written notice to the other of such change of address in accordance with the provision of this Section.

15. MISCELLANEOUS.

(a) This written Agreement constitutes the entire agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements which can or will modify this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties. Further no written waivers shall be a continuing waiver.

(b) If any provision in this Agreement shall, for any reason, be held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if it had never contained the invalid, illegal, or unenforceable provision.

(c) With respect to real estate brokers and agents, each party represents and warrants to the other party that neither party has engaged or dealt with any broker or other person who would be entitled to any brokerage fee or commission with respect to the finding, negotiation or execution of this Agreement or the consummation of the transactions contemplated hereby.
Each party agrees to indemnify, defend and hold harmless the other with respect to any claim for any fee or commission from any person claiming to have been engaged by such party.

(d) This Agreement shall be construed and enforceable in accordance with the laws of the state of Wisconsin.

(e) This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns. Buyer may assign its rights and obligations under this Agreement without Seller's consent and, provided that such assignment is made in good faith, Buyer shall be released from liability hereunder. The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.

(f) It is the intent of Buyer and Seller that this Agreement shall be binding on both parties and not illusory. Buyer and Seller acknowledge that Buyer will expend significant time, effort and expense in attempting to satisfy the Buyer's Contingencies and the Condition Precedent and that such time, effort and expense is full and adequate consideration for the Agreement and Buyer's right to terminate hereunder.

(g) In the event of a default under this Agreement, the nondefaulting party hereto shall be entitled to recover reasonable costs and attorneys' fees incurred by the nondefaulting party as a result of such default.

(h) This Agreement and any and all documents and signatures relating thereto may be transmitted by facsimile or electronic mail. All of such documents and signatures transmitted by facsimile or electronic mail shall be deemed to be originals. This Agreement may be executed in any number of counterparts, all of which shall constitute one and the same agreement.

(i) Seller shall remove all Personal Property that is not used exclusively in the operation of the Property from the Property not later than five (5) days before the Closing Date. In the event that all Personal Property is not removed to the satisfaction of Buyer prior to Closing, at Closing sale proceeds in the amount of Fifty Thousand and 00/100 Dollars ($50,000.00) shall be paid into escrow with the Title Company to establish an escrow fund (the “Personal Property Removal Escrow”) which shall be disbursed to Buyer and Seller as provided in this Agreement. Buyer shall be entitled to disbursements from the Personal Property Removal Escrow from time to time, upon written request, for costs and expenses incurred in removing the Personal Property. Once all Personal Property has been removed by Buyer, the Title Company shall disburse any remaining balance in the Personal Property Escrow to Seller. “Personal Property” means anything that is not presently affixed to the land or immovable.

(j) Time is of the essence as to all terms and conditions of this Agreement.

(k) This Agreement shall be binding upon Buyer and Seller only if each party delivers a signed copy hereof to the other party on or before January 8, 2019. The "Acceptance Date" shall mean the latest date upon which all parties to this Agreement execute the Agreement and deliver such executed Agreement to all other parties hereto.

(l) Buyer shall have the exclusive right to Purchase the Property. Seller shall not negotiate with any third parties for the sale of the Property or back up contracts until such
time as this Agreement has been terminated and all Earnest Money has been released from the Title Company.

(m) Buyer and Seller agree the boundaries associated with the Property are currently imprecise, approximate, and subject to adjustment as may be mutually agreed upon to accommodate Buyer’s development plans and facilitate the Intended Uses. On or before the Contingency Date, Buyer and Seller shall identify final boundaries for the Property to be memorialized by the Survey and, on or before the Closing Date, shall enter into a definitive boundary agreement to assign rights and responsibilities concerning the maintenance, repair and upkeep of any walls or roofs or components shared between the Building and any existing structural portion of the Campus not purchased by Buyer pursuant to this Agreement.

(n) On or before the Closing Date, Buyer and Seller shall enter into a definitive right of first refusal agreement (the “Right of First Refusal Agreement”) pursuant to which Buyer will grant a right of first refusal to Seller or its heirs or assigns to purchase the Property that will arise following the conclusion of the initial tax credit fifteen-year compliance period. The Right of First Refusal Agreement will grant Seller the right to purchase the Property on commercially reasonable terms, consistent with requirements reasonably imposed by any funding sources associated with the development of the Property.

(o) On or before the Closing Date, Buyer and Seller shall enter into a definitive written easement agreement (the “Access Agreement”) which grants Seller vehicular and pedestrian access across the Property from NW 7th Avenue so as to facilitate access to loading docks or pedestrian entrances within buildings located on the Campus. The Access Agreement shall allow Seller to enter onto and travel across a designated right of way on the Property so as to provide for reasonable access in a manner that is consistent with and complementary to the Intended Uses of the Property and shall otherwise contain such terms as may be mutually upon by the Parties.

(q) (p) On or before the Closing Date, Seller shall produce a deed restriction applicable to the land and improvements comprising the remainder of the Campus, in a form reasonably acceptable to Buyer, in recordable form to be recorded at Closing, that restricts the use of the Campus such that the Building, construction and rehabilitation necessary to put the Property to its Intended uses remain eligible for federal and state historic tax credits. Notwithstanding any provision of this Agreement, if U.S. Department of Housing and Urban Development (HUD) funds are used, including, but not limited to HOME funds, the parties agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of an environmental review and receipt of a release of funds notice from the U.S. Dept. of HUD under 24 CFR Part 58. The parties further agree that the provision of any federal funds to the project is conditioned on the determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review. If no HUD funds are utilized in regard to this property, this provision shall be considered null and void.

(r) Because Federal funds may be used in the purchase, however, Buyer is required to disclose to you the following information:
(i) This sale is voluntary. If you do not wish to sell, Buyer will not acquire your property. Buyer does not have the authority to acquire your property by eminent domain.

(ii) Buyer estimates the fair market value of the property to be the Purchase Price.

(iii) Since the purchase would be a voluntary, arm’s length transaction, Seller would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), or any other law or regulation.

(s) Buyer shall be entitled to display signs and advertising materials on the Property beginning one hundred and twenty (120) days prior to Closing.

IN WITNESS WHEREOF, the parties have signed this Real Estate Purchase Agreement as of the day and year written below.

SELLER:
St. Anthony’s Legacy and Redevelopment Corporation as Agent for the North Heights Advisory Association

Dated this 1 day of Jan., 2019.

By: 
Name: Mildred Doctor
Its: Pres. YHAA
Mary of Mary Board of Directors

BUYER:
COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

Dated this 4 day of Jan., 2019.

By: Kristi Morgan, President
Exhibit A

Description of Property

Approximately 4.6 acres of land with improvements out of BLKS 164 & 165, & 178 plus vacated streets and alleys, less 0.38 acres, in Glidden and Sanborn Survey.

Potter-Randall CAD ID: R-031-0500-7980.0

Potter-Randall CAD Geographic ID: 031050079800R

Refer to Exhibit “B” for approximate Property land boundary shown on aerial photography.
Exhibit B, St. Anthony's Site Acquisition Boundary, 3.9 Acres

Write a description for your map.
AMERICAN
LAND TITLE, LLC

620 S. TAYLOR, SUITE 104
AMARILLO, TX 79101

(O) 806-349-9784 (F) 806-349-9752

CONTRACT AND EARNEST MONEY RECEIPT

Receipt of ☑ Contract / Date 1-4-19
Receipt of ☑ Earnest Money / Date 1-8-19

Money Order, Cashiers Check, Check, ☑ Wire

# __________________________  $ 10,000.00

ESCROW AGENT: AMERICAN LAND TITLE, LLC

BY: Sharii Howard

E-Mail address:
Sharii@americanlandtitle.com

GF# 23704-LKB
ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT

THIS ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT (the "Assignment") is made and entered into as of this 4th day of February, 2019, by and between Commonwealth Development Corporation of America, a Wisconsin corporation ("Buyer" or Assignor) and COMMONS AT ST. ANTHONY’S, LLC, a Wisconsin limited liability company ("Assignee").

RECITALS

A. Assignor has certain rights and obligations as a result of that certain Real Estate Purchase Agreement dated January 3, 2019 (the “Agreement”) with respect to real property and improvements located at 200 NW 7th Street, Amarillo, TX, and altogether as more particularly described on Exhibit A to the Agreement (the "Property").

B. Assignor desires to assign to Assignee, as expressly allowed by the Agreement, and Assignee desires to assume from Assignor, all rights and obligations relating to the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignee and Assignor do hereby agree as follows:

1. Assignment. Assignor assigns to Assignee all of Assignor’s right, title, and interest in and to, and all of Assignor’s obligations under, any and all agreements relating to the Property, including the Agreement.

2. Acceptance. Assignee accepts the assignment hereby made and agrees to assume all of Assignor’s rights and obligations thereunder from and after the date of this Assignment.

3. Indemnification by Assignor. Assignor shall indemnify and hold Assignee harmless from and against any and all liability arising under the Property including liability for costs and attorneys’ fees, which liability arises from, or is based upon, any facts or circumstances that occurred or existed during any period before the date of this agreement.

4. Indemnification by Assignee. Assignee shall indemnify and hold Assignor harmless from and against any and all liability arising under the Property, including liability for costs and attorneys’ fees, which liability arises from, or is based upon, any facts or circumstances that occur or exist on or after the date of this agreement.

IN WITNESS WHEREOF, Assignee and Assignor have executed this Assignment as of the date first above written.

Rest of page intentionally left blank.
ASSIGNOR:
COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

By: ____________________________
Kristi Morgan, President

ASSIGNEE:
COMMONS AT ST. ANTHONY’S, LLC

BY:
CASA MM, LLC, ITS MANAGING MEMBER

BY:
COMMONWEALTH HOLDINGS, LLC, ITS SOLE MEMBER

BY:
COMMONWEALTH COMPANIES, INC., ITS SOLE MEMBER

Dated this ___ day of February, 2019.

By: ____________________________
Christopher Jaye, President
2019 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Title Commitment
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: $800,000.00
      PROPOSED INSURED: Commons at St. Anthony's, LLC a Wisconsin limited liability company
   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount: 
      PROPOSED INSURED:
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount: 
      PROPOSED INSURED:
      Proposed Borrower:
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount: 
      PROPOSED INSURED:
      Proposed Borrower:
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount: 
      PROPOSED INSURED:
      Proposed Borrower:
   f. OTHER
      Policy Amount: 
      PROPOSED INSURED:

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

3. Record title to the land on the Effective Date appears to be vested in:
   Saint Anthony's Legacy and Redevelopment Corporation, a Not for Profit Corporation, as Agent for the North Heights Advisory Association

4. Legal description of land:
   SEE ATTACHED EXHIBIT "A"
EXHIBIT "A"

A 3.90± acre tract or parcel of land out of that certain tract as conveyed to Saint Anthony's Legacy and Redevelopment Corporation as filed for record in Clerk's File No. 2018OPR0009772, Official Public Records of Potter County, Texas being out of Block 178, Glidden and Sanborn Addition as filed for record in Volume 65, Page 12, Deed Records of Potter County, Texas, said 3.90± acre tract having been surveyed by Geospatial Data, Incorporated on February 11 - 15, 2019 and being further described by metes and bounds as follows:

Point of Beginning is an "+" cut in concrete found for the Southeast corner of said Block 178 and a point on the apparent North Right-of-Way (R-O-W) line of North 7th Avenue and the apparent West R-O-W line of Polk Street, same being the Southeast corner of this tract;

Thence N 80° 43' 35" W (Base Bearing) on said apparent North R-O-W line of North 7th Avenue for a distance of 451.90 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for the Southwest corner of this tract, whence a 1/2 inch iron rod found for the Southwest corner of Block 164, said Glidden and Sanborn Addition bears N 80° 43' 35" W - 608.12 feet;

Thence N 09° 31' 19" E for a distance of 213.90 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an exterior corner of this tract;

Thence S 80° 21' 49" E for a distance of 86.38 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an interior corner of this tract;

Thence N 09° 33' 51" E for a distance of 18.28 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an interior corner of this tract;

Thence N 41° 27' 57" E for a distance of 18.49 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an interior corner of this tract;

Thence N 22° 47' 57" E for a distance of 15.55 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an interior corner of this tract;

Thence S 80° 11' 22" E for a distance of 40.01 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an interior corner of this tract;

Thence N 89° 34' 22" E for a distance of 3.95 feet to a 1/2 inch iron rod with cap marked "GDI AMARILLO" set for an interior corner of this tract;

Thence 63° 24' 31" E for a distance of 3.78 feet to a point;

Thence N 11° 31' 38" E for a distance of 19.86 feet to a "+" set in concrete;

Thence S 80° 13' 36" E for a distance of 185.25 feet to a point;

Thence N 09° 25' 56" E for a distance of 107.67 feet to a point;

Thence N 79° 49' 57" W for a distance of 9.51 feet to a point;
Thence N 09° 05' 14" E for a distance of 10.27 feet to a point;

Thence S 79° 49' 57" E for a distance of 9.58 feet to a point;

Thence N 09° 36' 23" E for a distance of 32.41 feet to a point;

Thence N 80° 16' 35" W for a distance of 23.76 feet to a point;

Thence N 09° 37' 51" E for a distance of 31.04 feet to a point;
Thence S 80° 19' 24" E for a distance of 5.18 feet to a point;

Thence N 09° 38' 52" E for a distance of 23.06 feet to a point;

Thence N 80° 28' 10" W for a distance of 69.52 feet to a point;

Thence N 09° 40' 36" E for a distance of 100.40 feet to a "V" cut in concrete for the Northwest corner of this tract, same being a point in the apparent South R-O-W line of Amarillo Boulevard as filed for record in Volume 517, Page 325, Deed Records of Potter County, Texas, whence a "+" set in concrete for the Northwest corner of said Block 164 bears 866.37 feet;

Thence S 89° 51' 46" E on said apparent South R-O-W line of Amarillo Boulevard for a distance of 207.26 feet to a "+" set in concrete for the Northeast corner of said Block 178, same being a point on the apparent West R-O-W line of Polk Street as filed for record in aforementioned Volume 65, Page 12 and being the Northeast corner of this tract;

Thence S 09°16' 51" W on said West R-O-W line of Polk Street for a distance of 621.35 feet to the Point of Beginning.

Said tract contains 3.90 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.
COMMITMENT FOR TITLE INSURANCE
Issued By
First National Title Insurance Company

SCHEDULE B
EXCEPTIONS FROM COVERAGE

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

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

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon Company's receipt, review and approval of a current land title survey, and payment of any promulgated premium, this item can be amended to read in its entirety 'shortages in area'."

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

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, 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 _____ 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 Policy Only)

   b. Any Encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (NOTE: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)

   c. 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 or mineral interest that are not listed.

   d. Right of way Deed to State of Texas, acting by and through the State Highway Comission, by instrument recorded in Volume 494, Page 149, Deed Records, Potter County, Texas.

   e. Agreement between City of Amarillo, and Texas Company, regarding sign, said agreement recorded in Volume 687, Page 475, Deed Records, Potter County, Texas.

   f. Ordinance No. 2028, vacating alley, recorded in Volume 696, Page 29, Deed Records, Potter County, Texas.

   g. Ordinance No. 4964, vacating alley and street, recorded in Volume 152, Page 606, Deed Records, Potter County, Texas.

   h. Resolution No. 6-3-69-2, vacating a portion of public alley and utility easement, recorded in Volume 1110, Page 57, Deed Records, Potter County, Texas.

   i. Resolution No. 4-8-69-3, vacating a portion of North Tyler Street, recorded in Volume 1106, Page 339, Deed Records, Potter County, Texas.


   k. Underground utility easement to Southwestern Public Service Company, by instrument recorded in Volume 1401, Page 669, Deed Records, Potter County, Texas.

   l. License and Hold Harmless Agreement, between City of Amarillo, Licensor, and St. Anthony's Hospital, Inc., Licensee, by instrument recorded in Volume 1624, Page 602, Official Public Records, Potter County, Texas.

   m. Memorandum of Ground Lease, recorded in Volume 1797, Page 667, Official Public Records, Potter County, Texas.

   n. License and Hold Harmless Agreement, between City of Amarillo, Licensor, and St. Anthony's Hospital, Inc., Licensee, by instrument recorded in Volume 2037, Page 197, Official Public Records, Potter County, Texas.

   o. License and Hold Harmless Agreement, between City of Amarillo, Licensor, and St. Anthony's Hospital, Inc., Licensee, by instrument recorded in Volume 2102, Page 33, Official Public Records, Potter County, Texas.


r. License and Hold Harmless Agreement, between City of Amarillo, Licensor, and St. Anthony's Hospital, Inc., Licensee, by instrument recorded in Volume 2436, Page 735, Official Public Records, Potter County, Texas.

s. License and Hold Harmless Agreement, between City of Amarillo, Licensor, and St. Anthony's Hospital, Inc., Licensee, by instrument recorded in Volume 2498, Page 402, Official Public Records, Potter County, Texas.

t. License and Hold Harmless Agreement, between City of Amarillo, Licensor, and St. Anthony's Hospital, Inc., Licensee, by instrument recorded in Volume 3033, Page 441, Official Public Records, Potter County, Texas.
Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

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

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a 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. Company requires proof that all taxes are paid up to and including the year 2018.

6. Company requires a survey, to determine the exact location and description of the property being conveyed, after which additional requirements may be made.

7. Company requires a corporate resolution of the directors of St. Anthony's Legacy and Redevelopment Corporation, as Agent for North Heights Advisory Association, authorizing the transaction and granting authority to the signing officer to act on behalf of the corporation. Issuance of Company's title insurance policy/policies is contingent upon Company receiving a Certificate of Good Standing from the State Comptroller's office. Title Company reserves the right to make additional requirements upon review of requested documents.

8. Company requires a corporate resolution of the directors of North Heights Advisory Association, authorizing the transaction and granting authority to the signing officer to act on behalf of the corporation. Issuance of Company's title insurance policy/policies is contingent upon Company receiving a Certificate of Good Standing from the State Comptroller's office. Title Company reserves the right to make additional requirements upon review of requested documents.

9. Company requires a copy of Commons At St. Anthony's, LLC's "Organizational" documents to evidence who is authorized to sign on behalf of the LLC. The "Organizational" documents should include a Certificate of Organization. Issuance of Company's title insurance policy/policies is contingent upon Company's receipt of a Certificate of Good Standing from the State Comptroller.

10. Company requires that notary seals contained in any document executed on or after January 1, 2016, include the notary's identification number as required by Texas Government Code §406.013 when the notary public is either (1) a
new appointee or (2) an existing notary appointee whose appointment has been renewed on or after January 1, 2016.

11. NOTE: "Pursuant to Schedule A.1.(f), Company will issue, upon request from the lender, mortgage broker or insurance company a Texas Residential Limited Coverage Chain of Title Policy (Form T-53) covering a period of _______ months, showing the following documents filed of record:_______."

12. NOTE: If a Loan Policy contemplated by this commitment is subsequently issued to the proposed lender as shown in Schedule A, at the request of the proposed lender, upon issuance of the loan policy the insured lender will appear on Schedule A, Item 1 and shall read as follows: (lender name), and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions and Stipulations.

13. ARBITRATION: The Owner Policy of Title Insurance (Form T-1), the Loan Policy of Title Insurance Form (Form T2), and the Texas Short Form Residential Loan Policy of Title Insurance (T-2R) contain an arbitration provision. It allows the insured or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If the Insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company.

14. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier’s checks and teller checks.

15. In the event the transaction covered herein is a refinance transaction the borrower may be entitled to use a prior survey subject to title company requirements.

NOTICE: Escrow Agent (i) has no liability on a check until the check has cleared; (ii) shall not be liable for any interest or other charge on the Earnest Money and shall be under no duty to in vest or re-in vest funds held by it at any time unless otherwise agreed in writing; and (iii) may not receive financial benefits from depository institutions based, in whole or in part, on the maintenance of escrow deposits which may or may not include the Earnest Money described herein.

Countersigned
American Land Title, LLC

By ____________________________
Authorized Counter Signature
Commitment for Title Insurance

Schedule D

GF No. 23704-LKB

Effective Date: January 3, 2019, 7:00 am

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

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment. As to each Commitment for Title Insurance, the issuing Texas Insurance Company, First National Title Insurance Company, a Texas corporation, shall disclose:

   (a) Each shareholder owning or controlling, directly or indirectly, ten percent (10%) or more of the share of the Title Insurance Company; there shall also be disclosed all individuals, partnerships, corporations, trusts or other entities owning ten percent (10%) or more, of those entities directly owning ten percent (10%), or more, of the Title Insurance Company: William C. Shaddock - Texas National Holdings, LLC


   (c) Officers: William C. Shaddock, Chairman; J. Christopher Phillips, Chief Executive Officer and President; Patrick G. McMillan, Jr., Treasurer and Controller; Raymond Reece, Chief Financial Officer and Secretary; George Stablein, Executive Vice President; Geri S. Hosterman, Senior Vice President; Ellen T. Wied, Senior Vice President; Errin H. Froggatt, Vice President; Donald O. Horn, Vice President; David M. Hays, Vice President; NolaAnn Waggoner, Vice President; Suzanne Tinsley, Vice President; Cheri R. Swanson, Vice President; and Sean Everest, Vice President and April Roberts, Vice President

2. As to each Commitment for Title Insurance issued by American Land Title, LLC shall disclose:

   (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   Shareholders: Amarillo National Bank
   Underway One Texas, LLC

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling (10%) or more of the entity that has, owns or controls (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   (c) If the Agent is a corporation: (I) the name of each director of the Title Insurance Agent, and (II) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

   Directors/Officers: Edward Dowdy, Manager, President and Designated On-Site Manager; Breanne King, Executive Vice President and Secretary; Dee Miller, Executive Vice President, Othniel Miller, Executive Vice President; Ross Kerns, Manager; and James Wester, Manager

   (d) The name of any person who is not a full-time employee of the Title insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of the title insurance form; and, the amount of premium that any such person shall receive.

   (e) For purpose of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

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

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

   Owner's Policy: $4,753.00
Continuation of Schedule D

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$4,753.00</strong></td>
</tr>
</tbody>
</table>

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

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

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
Title insurance insures you against loss resulting from certain risks to your title.

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

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

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

Your Commitment of 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 Commitments 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 972-588-1280 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, 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 an 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 premium unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternate 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 right 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 ___________________________
<table>
<thead>
<tr>
<th>Premium Amount</th>
<th>Rate Rules</th>
<th>Property Type</th>
<th>County Code</th>
<th>Liability at Reissue Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,753.00</td>
<td>1000</td>
<td>8</td>
<td>375</td>
<td></td>
</tr>
</tbody>
</table>
We, First National Title Insurance Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

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

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.

AMERICAN LAND TITLE, LLC

[Signature]
Authorized Countersignature

FIRST NATIONAL TITLE INSURANCE COMPANY

[Signature]
Raymond Pierce, Chief Financial Officer

TEXAS TITLE INSURANCE INFORMATION

<table>
<thead>
<tr>
<th>English</th>
<th>Spanish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title insurance insures you against loss resulting from certain risks to your title.</td>
<td>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</td>
</tr>
<tr>
<td>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.</td>
<td>El Compromiso para Seguro de Titulo es la promesa de la compañía aseguradora de titulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</td>
</tr>
</tbody>
</table>

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.
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.

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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.

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- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-944-3684 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.
**IMPORTANT NOTICE**

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

1-888-944-3684

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.
5. A list of consumer publications and services available through the Department.

**AVISO IMPORTANTE**

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

1-888-944-3684

TAMBIEN
PUDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS DE TEXAS AL

1-800-252-3439

Para obtener información sobre:
1. Como someter una queja en contra de una compañía de seguros o agente de seguros.
2. Si una compañía de seguros o agente de seguros tiene licencia.
3. Quejas recibidas en contra de una compañía de seguros o agente de seguros.
4. Los derechos del asegurado.
5. Una lista de publicaciones y servicios para consumidores disponibles a través del Departamento.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007
### FACTS

**WHY?**

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

**WHAT?**

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and account balances
- Payment history and credit card or other debt
- Checking account information and wire transfer instructions

When you are no longer our customer, we continue to share your information as described in this notice.

**HOW?**

All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons AMERICAN LAND TITLE, LLC chooses to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information</th>
<th>Does AMERICAN LAND TITLE, LLC share?</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus</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>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes-information about your transactions and experiences</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</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For non-affiliates to market to you</td>
<td>No</td>
<td>We don’t share</td>
</tr>
</tbody>
</table>

Questions? **Downtown Branch** – 620 S. Taylor, Suite 104, Amarillo Texas 79101, Call (806) 349-9784  
**Summit Branch** – 7304 SW 34th, Suite 3, Amarillo Texas 79121, Call (806)356-1454  
**45th Ave. Branch** – 7513 SW 45th Ave., Amarillo, Texas 79119, Call (806-331-8001  
**Soncy Branch** – 3955 S. Soncy Rd., Amarillo, Texas 79116, Call (806)331-8001
<table>
<thead>
<tr>
<th>Who we are</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Who is providing this notice?</strong></td>
</tr>
<tr>
<td><strong>What we do</strong></td>
</tr>
<tr>
<td><strong>How does AMERICAN LAND TITLE, LLC protect my personal information?</strong></td>
</tr>
</tbody>
</table>
| **How does AMERICAN LAND TITLE, LLC collect my personal information?** | We collect your personal information, for example, when you  
- Apply for insurance or pay insurance premiums  
- Provide your mortgage information or show your driver’s license  
- Give us your contact information  
We also collect your personal information from others, such as credit bureaus, affiliates, or other companies. |
| **Why can’t I limit all sharing?** | Federal law gives you the right to limit only  
- Sharing for affiliates’ everyday business purposes –information about your creditworthiness  
- Affiliates from using your information to market to you  
- Sharing for non-affiliates to market to you  
State laws and individual companies may give you additional rights to limit sharing. |
| **Definitions** |
| **Affiliates** | Companies related by common ownership or control. They can be financial and nonfinancial companies.  
- Our affiliates include companies that are owned in whole or in part by Amarillo National Bank and Underway One Texas, LLC |
| **Non-affiliates** | Companies not related by common ownership or control. They can be financial and nonfinancial companies.  
- AMERICAN LAND TITLE, LLC does not share with non-affiliates so they can market to you. |
| **Joint Marketing** | A formal agreement between nonaffiliated financial companies that together market financial products or service to you.  
- AMERICAN LAND TITLE, LLC does not share with non-affiliated financial companies for joint marketing purposes. |
AFFILIATED BUSINESS ARRANGEMENT
DISCLOSURE

This is to give notice that AMERICAN LAND TITLE, LLC has a business relationship with AMARILLO NATIONAL BANK, UNDERWAY ONE TEXAS, LLC and MILLER & MILLER. AMARILLO NATIONAL BANK owns 50% interest and UNDERWAY ONE TEXAS, LLC owns 50% interest in AMERICAN LAND TITLE, LLC. Oth and Dee Miller serve as directors of AMERICAN LAND TITLE, LLC. Because of these relationships, referrals may provide these entities financial or other benefit.

ACKNOWLEDGEMENT

I/We have read this disclosure form.

_________________________________________ Date: __________________________

_________________________________________ Date: __________________________

_________________________________________ Date: __________________________

_________________________________________ Date: __________________________
Increase in Eligible Basis
Census Tract Map
The Commons at St. Anthony's

Source: https://www.huduser.gov/portal/sadda/sadda_qct.html
Multiple Site Information

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

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

*No Pre-Application was submitted.*

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th><strong>US Representative</strong></th>
<th>District</th>
</tr>
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<tbody>
<tr>
<td></td>
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</table>

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

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

2/28/2019
Neighborhood Organizations
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>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td>Fax or Email</td>
</tr>
</tbody>
</table>

1.  

2.  

3.  

4.  

5.  

2/28/2019
2019 HTC
Full Application

Part 2 Tab 16

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

2/14/2019
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification

Signature of Applicant/Development Owner

[Signature]

By:

Date

2/15/19

Printed Name

Louie A. Lange, III

Notary Public, State of

Wisconsin

My Commission expires

10/9/20

County of

Fond du Lac

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 15th day of February, 2019

[Notary Public Signature]

2/14/2019
2019 HTC Full Application

Part 3 Tab 17

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

- New Construction
- Adaptive Reuse

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

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

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

- Elderly

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.
- [x] 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").
- [ ] 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.

This is an adaptive reuse development converting a vacant hospital into residential housing. The construction will involve the new construction of units in a historic building. The development will serve seniors and all residential units and amenity space will be in the historic structure.

If a revised form is submitted, date of submission:  

2/28/2019
5. **Funding Request:**

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

<table>
<thead>
<tr>
<th>Department Funds applying for with this Application</th>
<th>Requested Amount</th>
<th>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm (Repayable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$ 1,500,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Identify any and all set-asides the application will be applying under with an “x”. Set-Asides cannot be added or dropped from pre-application to full Application for Competitive HTC Applications.

<table>
<thead>
<tr>
<th>Competitive HTC Only</th>
<th>Multifamily Direct Loan Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>At-Risk</td>
<td>Nonprofit</td>
</tr>
<tr>
<td>USDA</td>
<td>CHDO</td>
</tr>
<tr>
<td>SH/SR</td>
<td>Preservation</td>
</tr>
</tbody>
</table>

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

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

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

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

If "Yes" Enter Project Number: **NA** and TDHCA funding source: **NA**

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

If yes, source: **NA**

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? **No**

8. **Qualified Low Income Housing Development Election (HTC Applications only)**

Pursuant to §42(g)(1)(A) - (C), the term “qualified low income housing development” means any project for residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer. Once an election is made, it is irrevocable. Select only one:

- At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- **X** At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.

Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission: **2/28/2019**
2019 HTC Full Application

Part 3 Tab 18

Development Activities Part I
### 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>110</td>
<td>14</td>
</tr>
</tbody>
</table>

Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

#### 2. Unit Requirements (ALL Multifamily Applications) [10 TAC §11.101(b)(6)(A) and (B)]

##### A. Unit Sizes

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

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>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>

**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).

- All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).

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

**Regardless of building type, ALL Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).**
### Development Activities II

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

- **Development is Rehabilitation (excluding Reconstruction), Supportive Housing, or USDA financed; OR meets the minimum size requirements below:**
  - **Points claimed:** 6
  - **Bedroom Size:**
    - 0
    - 1
    - 2
    - 3
    - 4
  - **Square Footage:**
    - 550
    - 650
    - 850
    - 1,050
    - 1,250
  - **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:** 33
  - **Number of 30% Units used to score points under §11.9(c)(2)*:** 11
  - **Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost):** 0
  - **Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1):** 22
  - **Percentage used for calculation of eligible points under §11.9(c)(1):** 20.00%
  - **Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or Development proposed in all other areas.**
  - **Points claimed:** 16

*Applicants electing the 30% boost for additional 30% units are advised to ensure the units used to support the boost are not included in the units needed to achieve the Application’s scoring elections.

**OR**

- **Application proposes to use the Average Income election under §42(g)(1)(C) of the Code, and**
  - **Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA**
    - **The Average Income for the proposed Development will be 54% or lower (16 points).**
    - **The Average Income for the proposed Development will be 55% or lower (14 points).**
    - **The Average Income for the proposed Development will be 56% or lower (12 points).**
    - **Points claimed:** 0
  - **Development proposed in all other areas.**
    - **The Average Income for the proposed Development will be 55% or lower (16 points).**
    - **The Average Income for the proposed Development will be 56% or lower (14 points).**
    - **The Average Income for the proposed Development will be 57% or lower (12 points).**
    - **Points claimed:** 0

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

**Points Claimed:** 16

---

2/28/2019
4. **Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]**

Mark **only one** box below:

<table>
<thead>
<tr>
<th>Option</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>0</td>
</tr>
<tr>
<td>Development is urban and at least 10% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or</td>
<td>11</td>
</tr>
<tr>
<td>At least 5% of all low-income Units at 30% or less of AMGI</td>
<td>0</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Option</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supportive Housing Development proposed by a Qualified Nonprofit</td>
<td>0</td>
</tr>
<tr>
<td>All other Developments.</td>
<td>9</td>
</tr>
<tr>
<td>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.</td>
<td>1</td>
</tr>
</tbody>
</table>

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)

   - Existing Development Name: _____________________________
   - TDHCA #: _____________________________
   - Attached behind this tab is the executed Certification for Section 811 PRA Program Participation. OR
   - 0

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

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

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

   **D** If cannot score under A or B above, Applicant elects to set-aside at least 5 percent of the total Units for Persons with Special Needs. The Department will require an initial minimum twelve-month period during which Units must either be occupied by Persons with Special Needs or held vacant, unless the units receive HOME funds from any source.

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

2/28/2019
Mark **any** of the following factors that disqualify the development applying for funding from participating in the Section 811 PRA Program and provide documentation supporting the selection:

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

### Application is seeking points for Tenant Populations.

<table>
<thead>
<tr>
<th>Points Claimed:</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7</strong> Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]</td>
<td></td>
</tr>
</tbody>
</table>
- Development is requesting Pre-Application Points. | 6 |
| **8** Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)] |  
- Development will maintain a 35 year Affordability Period. | 2 |
| **9** Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)] |  
- Application requests points for Historic Preservation. |  
- Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits. |  
- Application includes documentation from the Texas Historical Commission that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure. |  
- Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued. |  
- At least 75% of the residential units will be within the Certified Historic Structure. |  
- Attached behind this tab are the THC letter and other documentation described above. | 5 |
| **10.** Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)] |  
- Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period. | 1 |
| **11.** Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)] |  
- Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/3/2018. | 0 |
2019 HTC
Full Application

Part 3 Tab 19

Tenant Populations with Special Needs
Section 811 Information
Tenant Populations with Special Housing Needs
Section 811 Explanation

This Application is unable to score points and meet the requirements of subparagraph (B) because the Applicant does not have an Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs.

Additionally, this Application is not located within a participating MSA for the Section 811 Program to meet the requirements of subparagraph (C).

This Application has selected points under subparagraph (D).
Historic Preservation

This Application includes a building that the Texas Historical Commission has preliminarily determined to be a certified historic structure and therefore eligible for historic tax credits. At least 75% of the residential units are located within the certified historic structure and the Development is reasonably expected to qualify to receive and document receipt of historic tax credits before or by the issuance of Forms 8609.
February 20, 2019

Beth Jacob
MacRostie Historic Associates
1139 Oretha Castle Haley Blvd.
New Orleans, LA  70113

RE: St. Antony’s Hospital, 200 NW 7th Avenue, Amarillo, Potter County, Texas

Dear Ms. Jacob:

In response to your recent inquiry regarding St. Anthony’s Hospital at 200 NW 7th Street in Amarillo, the building appears to be eligible for listing in the National Register under Criterion A in the area of Health/Medicine at the local level of significance. The original portion of the building dates to 1928, with a significant addition in 1949, followed by further additions in the 1960s and later, many of which may be significant as well, although we would welcome the removal of nonhistorical additions in the course of rehabilitation. The building should be considered as a “Certified Historic Structure” for the purpose of qualifying for HUD funding or credits through the Texas Department of Housing and Community Affairs.

If you have any questions, you may contact me at (512) 463-6013 or greg.smith@thc.texas.gov. Thank you for your interest in the National Register and in preserving Texas’ cultural heritage.

Sincerely,

[Signature]

Gregory Smith, National Register Coordinator
for Mark Wolfe
State Historic Preservation Officer
2019 HTC
Full Application

Part 3 Tab 20

Existing Development Information
This Tab is Not Applicable
This Tab is Not Applicable
2019 HTC
Full Application

Part 3 Tab 22

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

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

- Residential Building floor plans should include the following, building by building:
  - separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, balconies, porches and patios, and any other square footage not included in NRA; and
  - location of accessible units (unless included on Site Plan).

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

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

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

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

- Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.
19232 The Commons at St Anthony’s
Full Application Deficiency Response 6/19/19

1. Please see the attached contract amendment showing 3.9 acres. The initial closing date is December 31, 2019, as indicated on page 7 of the contract, with the right to extend closing three times for 60 days each as indicated on page 8 of the contract. The Site Information Form Part III has been revised to show 6/28/2020 as the contract expiration and closing date.

2. Please see the attached site plan with the accessible route.

3. Please see the attached elevations with the statement about roof pitch, floor height, and exterior composition.

4. Please see the attached letter with this statement.

5. Please see the attached letter with this statement.

6. The PCA excel file has been uploaded to the FTP as a separate file.
AMARILLO BLVD
(BUSINESS IH40)

PROPOSED CONDO LINE

DRAWING NOT A SURVEY PROPERTY LINES OBSERVED FROM CITY PLAT MAP ACTUAL PROPERTY BEARINGS UNKNOWN

PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"
NORTH

5 STALLS
32 STALLS
7 STALLS
30 STALLS
11 STALLS
14 STALLS
21 STALLS

SETBACK

O-2: OFFICE (CUMULATIVE ZONING ALLOWS MF USE)
AREA = 169,884 S.F. (3.90 +/- ACRES)
PROPERTY AREA:

EXISTING ZONING:
SETBACKS:
BUILDING:
NORTH = 10'
EAST = 10'
SOUTH = 10'
WEST = 0'

PARKING REQUIRED:
PARKING PROVIDED:
PROPOSED ZONING:
MULTI-FAMILY RESIDENTIAL

PROPOSED USE:

SITE INFORMATION:

NUMBER OF UNITS:
DENSITY:
28.21 UNITS PER ACRE
BUILDING AREA:
58,157 S.F. FIRST FLOOR

2012 TEXAS ACCESSIBILITY STANDARDS & HUD SECTION 504

UNIT ACCESSIBILITY AND HEARING IMPAIRED:
UNIT TYPES / QUANTITIES PROVIDED BY THIS PROJECT
110 x 0.05 = 6 UNITS
110 - 6 = 104 UNITS

PER SECTION 504 OF REHABILITATION ACT OF 1973, 5% OF DWELLING UNITS MUST MEET UFAS OR A STANDARD THAT IS EQUIVALENT OR STRICTER. AN ADDITIONAL 2% OF DWELLING UNITS, OR AT LEAST ONE UNIT, WHICHEVER IS GREATER, MUST BE ACCESSIBLE FOR PERSONS WITH HEARING OR VISUAL DISABILITIES.

6 UNITS (UNIT #5, #6, #7)
3 UNITS

UNIT ACCESSIBILITY AND HEARING IMPAIRED:

UNIT BREAKDOWN

TOTAL NUMBER OF UNITS

TOTAL BUILDING NON-RESIDENTIAL SF BREAKDOWN

TOTAL UNIT TYPE BREAKDOWN

1 BEDROOM UNITS
2 BEDROOM UNITS
TOTAL UNITS

GROUND FLOOR GROSS SF
FIRST FLOOR GROSS SF
SECOND FLOOR GROSS SF
THIRD FLOOR GROSS SF
FOURTH FLOOR GROSS SF
FIFTH FLOOR GROSS SF
PENTHOUSE GROSS SF

613
10,352
16,831
86,944
20,627
20,078
5,132

SURFACE PARKING AREA BREAKDOWN

TOTAL BUILDING GROSS SF

- COMMON AREA
- CORRIDORS
- MECHANICAL
- SECOND FLOOR TOTAL GROSS SF
- FIRST FLOOR TOTAL GROSS SF
- GROUND FLOOR TOTAL GROSS SF

120 TOTAL PARKING SPACES PROVIDED

TOTAL BUILDING NON-RESIDENTIAL SF

- TOTAL NON-RESIDENTIAL SF

- BUILDING
- TOTAL NON-RESIDENTIAL SF
- 137,408
- 2,969
- 1,755
- TOTAL
- GROSS SF
- 139,332
- 2,969
- 1,755
- 10,152
- 16,831
- 86,944
- 20,627
- 20,078
- 5,132

- THIRD FLOOR GROSS SF
- FOURTH FLOOR GROSS SF
- FIFTH FLOOR GROSS SF
- PENTHOUSE GROSS SF

- COMMON AREA
- CORRIDORS
- MECHANICAL
- SECOND FLOOR TOTAL GROSS SF
- FIRST FLOOR TOTAL GROSS SF
- GROUND FLOOR TOTAL GROSS SF

- TOTAL BUILDING GROSS SF
- - COMMON AREA
- - CORRIDORS
- - MECHANICAL
- - SECOND FLOOR TOTAL GROSS SF
- - FIRST FLOOR TOTAL GROSS SF
- - GROUND FLOOR TOTAL GROSS SF

- TOTAL UNIT TYPE BREAKDOWN

- BUILDING
- TOTALS
- 110
- 110
- TOTAL
- 110
- UNIT #7
- 2 BED
- TYPE A
- 51
- 51
- 1 1
- 3 3
- 5 5
- 8 8
- UNIT #5
- EFFICIENCY
- TYPE A
- UNIT #6
- 1 BED
- TYPE A
- UNIT #4
- 2 BED
- TYPE B
- UNIT #3
- 2 BED
- TYPE B
- UNIT #2
- 1 BED
- TYPE B
- UNIT #1
- EFFICIENCY
- TYPE B

- TOTAL UNIT BREAKDOWN

- TOTAL GROSS SF
- 58,157
- 231,900
- 57,277
- 35,535
- 35,094
- 10,352
- 16,831
- 86,944
- 20,627
- 20,078
- 5,132

- FIRSTFLOOR
- SECONDFLOOR
- THIRDFLOOR
- FOURTHFLOOR
- FIFTHFLOOR
- PENTHOUSE

* THE SITE IS NOT WITHIN A FLOOD PLAIN
* THE SITE DOES NOT REQUIRE DETENTION PONDS
UNIT #2 DEVELOPMENTS WITH 100 TO 149 UNITS MUST QUALIFY FOR FOURTEEN (14) POINTS

HEALTH / FITNESS / PLAY CONDITIONS

MANDATORY DEVELOPMENT AMENITIES

(A) ALL BEDROOMS, THE DINING ROOM AND LIVING ROOM IN UNITS MUST BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA AND PHONE.

(C) EXHAUST / VENT FANS (VENTED TO THE OUTSIDE) IN THE BATHROOMS

(F) ENERGY-STAR RATED REFRIGERATOR

(M) ENERGY-STAR RATED WINDOWS (FOR REHABILITATION DEVELOPMENTS, ONLY IF WINDOWS ARE PLANNED TO BE REPLACED AS PART OF THE

STAIR-CLIMBER, DUMBBELL SET, OR OTHER SIMILAR EQUIPMENT. EQUIPMENT SHALL BE COMMERCIAL USE GRADE OR QUALITY. FITNESS CENTER MUST BE LOCATED INDOORS OR BE A DESIGNATED ROOM WITH CLIMATE CONTROL AND ALLOW FOR AFTER-HOURS ACCESS. (1 POINT)

(I) GAZEBO OR COVERED PAVILION w/ SITTING AREA (SEATING MUST BE PROVIDED) (1 POINT)

(v) PORTE-COCHERE (1 POINT)

(V) LIBRARY WITH AN ACCESSIBLE SITTING AREA (SEPARATE FROM THE COMMUNITY ROOM) (1 POINT)

(X) HIGH-SPEED Wi-Fi OF 10Mbps DOWNLOAD SPEED OR MORE WITH COVERAGE THROUGHOUT THE CLUBHOUSE AND/OR COMMUNITY BUILDING (1 POINT)

(XIV) ENERGY-STAR RATED CEILING FANS IN ALL BEDROOMS (0.5 POINT)

(XV) BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT (0.5 POINT)

(XVII) KITCHEN PANTRY WITH SHELVING (MAY INCLUDE THE WASHER/DRYER UNIT FOR REHABILITATION DEVELOPMENTS ONLY) (0.5 POINT)

(XVIII) EPA WATERSENSE OR EQUIVALENT QUALIFIED TOILETS IN ALL BATHROOMS (0.5 POINT)

(XIX) EPA WATERSENSE OR EQUIVALENT QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS (0.5 POINT)
EXTERIOR BUILDING MATERIALS = 90% BRICK VENEER  
10% PRECAST CONC. ACCENTS/CANOPIES  

ROOF CONSTRUCTION = NEW TPO MEMBRANE OVER TAPERED INSULATION @ 1/4" ; 12" PITCH 
EXISTING CLAY TILES @ 10 : 12 PITCH  

FLOOR HEIGHTS =  
5-STORY WING = 1st FLOOR = 11' CEILING 
2nd - 4th FLOOR = 9' CEILING 
5th FLOOR = 10' CEILING  
3-STORY WING = 1st - 3rd FLOOR = 9' CEILING
UNIT #1 FLOOR PLAN
EFFICIENCY, 1 BATH - TYPE 'B' & STANDARD
SCALE: 1/4" = 1'-0"
BLOCKING AT TYPE 'B' UNITS ONLY
UNIT NET AREA:
680 SF

UNIT #2 FLOOR PLAN
1 BED, 1 BATH - TYPE 'B' & STANDARD
SCALE: 1/4" = 1'-0"
BLOCKING AT TYPE 'B' UNITS ONLY
UNIT NET AREA:
550 SF

UNIT #3 FLOOR PLAN
2 BED, 1 BATH - TYPE 'B' & STANDARD
SCALE: 1/4" = 1'-0"
BLOCKING AT TYPE 'B' UNITS ONLY
UNIT NET AREA:
850 SF

UNIT #4 FLOOR PLAN
2 BED, 1 BATH - TYPE 'B' & STANDARD
SCALE: 1/4" = 1'-0"
BLOCKING AT TYPE 'B' UNITS ONLY
UNIT NET AREA:
990 SF
2019 HTC
Full Application

Part 3 Tab 23

Specifications and
Building/Unit Type Configuration
and
Tab 23a, 23b, 23c Forms
### Specifications and Building/Unit Type Configuration

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

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

- Single Family Construction
- SRO
- Transitional (per §42(i)(3)(B))
- Duplex
- Scattered Site
- Fourplex
- X > 4 Units Per Building
- Townhome

#### Development will have:

- X Fire Sprinklers
- X Elevators
- 2 # of Elevators
- 3500 Wt. Capacity

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

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

#### Floor Composition/Wall Height:

<table>
<thead>
<tr>
<th>% Carpet/Vinyl/Resilient Flooring</th>
<th>Ceiling Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>95</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>% Ceramic Tile</td>
</tr>
</tbody>
</table>

#### % Other:

Describe:

**Building Exhibit**

<table>
<thead>
<tr>
<th>Building Label</th>
<th>A</th>
<th>Number of Stories</th>
<th>3 &amp; 5</th>
<th>Number of Buildings</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Units Per Building</td>
<td></td>
<td>Total # of Units</td>
<td>Total Sq Ft for Unit Type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>550</td>
<td>5</td>
<td>2,750</td>
</tr>
<tr>
<td>2</td>
<td>1</td>
<td>1</td>
<td>680</td>
<td>40</td>
<td>27,200</td>
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<tr>
<td>3</td>
<td>2</td>
<td>1</td>
<td>850</td>
<td>51</td>
<td>43,350</td>
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<tr>
<td>4</td>
<td>2</td>
<td>1</td>
<td>990</td>
<td>8</td>
<td>7,920</td>
</tr>
<tr>
<td>5</td>
<td>-</td>
<td>1</td>
<td>550</td>
<td>1</td>
<td>550</td>
</tr>
<tr>
<td>6</td>
<td>1</td>
<td>1</td>
<td>740</td>
<td>2</td>
<td>1,480</td>
</tr>
<tr>
<td>7</td>
<td>2</td>
<td>1</td>
<td>900</td>
<td>3</td>
<td>2,700</td>
</tr>
<tr>
<td>Totals</td>
<td>110</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>85,950</td>
</tr>
</tbody>
</table>

#### Supportive Housing Applicants Only

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

Ensure that this number matches your architectural drawings.

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

The lesser of these two numbers added to NRA:

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

If a revised form is submitted, date of submission: 3/1/2019

---

Net Rentable Square Footage from Rent Schedule

UNIT SIZES AND/OR UNIT TYPES BETWEEN THIS EXHIBIT AND THE RENT SCHEDULE DO NOT MATCH.
Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 C.F.R. Parts 35 and 36, and the Department's Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov't Code, and the Texas Public Information Act.

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

I (We) have attached a statement describing how the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, the number of Units of each Type, (3) Number of Units of each Type that will meet the accessibility requirements, and (4) a description of how the accessibility requirements relating to Unit distribution will be met.

I (We) certify that I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

(I (We) certify that all persons who have a property interest in the Development plan hereby acknowledge that the Department may publish the full Development plan on the Department’s website, release the Development plan in response to a request for public information, and make other use of the Development plan as authorized by law.
I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov't Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator ("affected units") meet the requirements at 10 TAC §11.101(b)(8)(B).

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all affected Units meeting the requirements under 10 TAC 11.101(b)(8)(B) will be dispersed throughout the Development.

If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By:  
Signature

3-1-19

Date

STAN RAMAKER

Printed Name

24998 TEXAS

License Number and State

Firm Name (If applicable)
Additional Architect Statement

As referenced in the 2019 Architect Certification, this Additional Architect Statement includes the following:

1. The requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as shown in the following calculation forms and in the Architectural Plans contained in this Application. A minimum of 5% of all dwelling units will be designed and built to be accessible for persons with mobility impairments and a minimum of 2% of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments. The calculation forms include the total number of units, number and description of unit types, and number of units of each type that will meet accessibility requirements. This statement confirms that accessible units are distributed across unit types and also the development site as shown in the architectural plans.

2. Regardless of building type, all units accessed by the ground floor or by elevator ("affected units") meet the requirements of 10 TAC §11.101(b)(8)(B). The statement confirms that the proposed development complies with visitability requirements per Fair Housing Act Design Manual standards and includes the following:

   (i) All common use facilities are in compliance with the Fair Housing Design Act Manual;

   (ii) As required by the Fair Housing Design Act Manual, there is an accessible or exempt route from common use facilities to the "affected units" as shown on the architectural site plan; and

   (iii) Each "affected unit" includes the following features:

       (I) at least one zero-step, accessible entrance;

       (II) at least one bathroom or half-bath with toilet and sink on the entry level. The layout of this bathroom or half-bath complies with one of the specifications set forth in the Fair Housing Act Design Manual;

       (III) the bathroom or half-bath will have the appropriate blocking relative to the toilet for the later installation of a grab bar, if ever requested by the tenant of that Unit;

       (IV) there is an accessible route from the entrance to the bathroom or half-bath, and the entrance and bathroom will provide usable width; and

       (V) light switches, electrical outlets, and thermostats on the entry level will be at accessible heights.

By: ________________________  
Signature

3-1-19  
Date

STAN RAMAKER  
Printed Name
# 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>Unit Description</td>
<td>110</td>
<td>5%</td>
<td>5.5</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>5%</td>
<td>0.3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>5%</td>
<td>2.1</td>
<td>2.1</td>
<td>2</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>5%</td>
<td>3.1</td>
<td>3.1</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>110</strong></td>
<td><strong>5.5</strong></td>
<td><strong>6.2</strong></td>
<td><strong>6</strong></td>
<td><strong>6</strong></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>Unit Description</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 800)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 1000)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 1000)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>68</strong></td>
<td><strong>3.4</strong></td>
<td><strong>4.2</strong></td>
<td><strong>4</strong></td>
<td><strong>4</strong></td>
</tr>
</tbody>
</table>

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

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B.

At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: __________________________
Signature

______________________________
Printed Name

______/____/____
Date

Firm Name (If applicable)

2/28/2019
# Accessible Hearing/Visual Units Calculation

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

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

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

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

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>110</td>
<td>2%</td>
<td>2.2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>2%</td>
<td>0.12</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
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<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>2%</td>
<td>1.24</td>
<td>1.24</td>
<td>1</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>110</td>
<td></td>
<td>2.2</td>
<td>3.24</td>
<td>3</td>
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</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.

By: [Signature]

Printed Name: [STAN RAMAKER]

Date: 3/6/19

Firm Name (If applicable)

2/28/2019
Accessible Parking for Residential Units

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

Enter the information indicated below.

Total dwelling Units in the Development: 110
Total surface parking spaces: 120
Total carports: 0
Total garages: 0

Total parking spaces of all types: 120
Total APSs that serve non-residential purposes (i.e. office, amenities, etc.): 0
Total of all types of parking spaces that serve dwelling units: 120
APSs for mobility accessible units (5% of unit count, if spaces are sufficient): 6
Parking spaces that serve dwelling units in excess of one per unit (if applicable): 10
APSs required in excess of one per mobility accessible unit: 1

Total APSs required (including dwelling units and facilities/amenities): 7

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

Distribution of APSs Among the Various Types of Parking

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

Minimum number of carports that must be APSs:

Number of garages that must be APSs:

APSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces: 2
Minimum number of surface parking spaces that must be van APSs:
Minimum number of carports that must be van APSs:
Minimum number of garages that must be van APSs:

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

Signature: STAN RAMAKER
Printed Name: STAN RAMAKER
Date: 3-1-19
Firm Name (if applicable):
# Accessible Hearing/Visual Units Calculation

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

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

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

Multifamily Housing Developments covered by 10 TAC 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>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>2%</td>
<td>0.12</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>2%</td>
<td>1.24</td>
<td>1.24</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>110</td>
<td>2%</td>
<td>2.2</td>
<td>3.24</td>
<td>3</td>
</tr>
</tbody>
</table>

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

---

## EXAMPLE

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td></td>
<td>3</td>
</tr>
</tbody>
</table>

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

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

By: [Signature]

Printed Name: [Name]

Firm Name (If applicable): [Firm]

Date: 3-1-19

2/28/2019
Accessible Mobility Units Calculation

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

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:
(1) Distributed throughout the Unit types AND the Development; and
(2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

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

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>110</td>
<td>5%</td>
<td>5.5</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>5%</td>
<td>0.3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>5%</td>
<td>2.1</td>
<td>2.1</td>
<td>2</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>5%</td>
<td>3.1</td>
<td>3.1</td>
<td>3</td>
</tr>
<tr>
<td>5%</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>5%</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>110</td>
<td>5.5</td>
<td>6.2</td>
<td>6</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>Unit Description</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 80d)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 10d)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 1)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>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

3-1-19
Date

Printed Name

M&A DESIGN, INC.
Firm Name (If applicable)

2/28/2019
# Accessible Parking for Residential Units

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

**Enter the information indicated below.**

| Total dwelling Units in the Development: | 110 |
| Total surface parking spaces: | 120 |
| Total garages: | 0 |
| Total parking spaces of all types: | 0 |
| Total APSs that serve non-residential purposes (i.e. office, amenities, etc.): | 120 |
| Total of all types of parking spaces that serve dwelling units: | 0 |
| APSs for mobility accessible units (5% of unit count, if spaces are sufficient): | 120 |
| Parking spaces that serve dwelling units in excess of one per unit (if applicable): | 0 |
| APSs required in excess of one per mobility accessible unit: | 0 |
| Total APSs required (including dwelling units and facilities/amenities): | 0 |

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, garages, etc., including both amenity spaces and dwelling unit spaces.

## Distribution of APSs Among the Various Types of Parking

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

Minimum number of garages that must be APSs:

APs that Must Be Van Spaces

| Total Van APSs required, including all types of spaces: | 2 |
| Minimum number of surface parking spaces that must be van APSs: | 0 |
| Minimum number of garages that must be van APSs: | 0 |
| Minimum number of garages that must be van APSs: | 0 |

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

**Signature**

**Date:** 3-1-19

**Printed Name**

**Firm Name (if applicable)**

---

*MF RCVD 9/25/19-LC*
2019 HTC
Full Application

Part 4 Tab 24

Rent Schedule
### Rent Schedule

**Self Score Total:** 117

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

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

<table>
<thead>
<tr>
<th>HTC Units</th>
<th>MF Direct Loan Units (HOME Rent/Ins)</th>
<th>Nat’l HTF Units</th>
<th>TDCA MRB Units</th>
<th>Other/ Subsidy</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Rent Collected/Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>0</td>
<td>1.0</td>
<td>550</td>
<td>550</td>
<td>349</td>
<td>46</td>
<td>303</td>
<td>303</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>0</td>
<td>1.0</td>
<td>550</td>
<td>1,100</td>
<td>582</td>
<td>46</td>
<td>536</td>
<td>1,072</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>0</td>
<td>1.0</td>
<td>550</td>
<td>1,650</td>
<td>699</td>
<td>46</td>
<td>653</td>
<td>1,959</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>1</td>
<td>1.0</td>
<td>680</td>
<td>3,400</td>
<td>374</td>
<td>53</td>
<td>321</td>
<td>1,605</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
<td>1</td>
<td>1.0</td>
<td>680</td>
<td>5,440</td>
<td>623</td>
<td>53</td>
<td>570</td>
<td>4,560</td>
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<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>27</td>
<td>1</td>
<td>1.0</td>
<td>680</td>
<td>18,360</td>
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<td>53</td>
<td>695</td>
<td>18,765</td>
</tr>
<tr>
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<td>1</td>
<td>1.0</td>
<td>740</td>
<td>740</td>
<td>748</td>
<td>53</td>
<td>695</td>
<td>695</td>
</tr>
<tr>
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<td></td>
<td></td>
<td>3</td>
<td>2</td>
<td>1.0</td>
<td>850</td>
<td>2,550</td>
<td>449</td>
<td>68</td>
<td>381</td>
<td>1,143</td>
</tr>
<tr>
<td>TC 50%</td>
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<td></td>
<td></td>
<td></td>
<td>8</td>
<td>2</td>
<td>1.0</td>
<td>850</td>
<td>6,800</td>
<td>748</td>
<td>68</td>
<td>680</td>
<td>5,440</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
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<td></td>
<td>40</td>
<td>2</td>
<td>1.0</td>
<td>850</td>
<td>34,000</td>
<td>898</td>
<td>68</td>
<td>830</td>
<td>33,200</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>900</td>
<td>449</td>
<td>68</td>
<td>381</td>
<td>381</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>900</td>
<td>990</td>
<td>68</td>
<td>830</td>
<td>830</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>900</td>
<td>990</td>
<td>68</td>
<td>830</td>
<td>830</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>1,980</td>
<td>748</td>
<td>68</td>
<td>680</td>
<td>1,360</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>4,950</td>
<td>898</td>
<td>68</td>
<td>830</td>
<td>4,150</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>900</td>
<td>449</td>
<td>68</td>
<td>381</td>
<td>381</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>900</td>
<td>990</td>
<td>68</td>
<td>830</td>
<td>830</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>900</td>
<td>900</td>
<td>990</td>
<td>68</td>
<td>830</td>
<td>830</td>
</tr>
</tbody>
</table>

### Rent and Income Limits

*As of 10/17/2018*

- **TOTAL NONRENTAL INCOME:** $0.00 per unit/month
- **POTENTIAL GROSS MONTHLY INCOME:** 78,194
- **Provided for Vacancy & Collection Loss**
- **Rental Concessions (if any, enter as a negative value):** Enter as a negative value
- **EFFECTIVE GROSS MONTHLY INCOME:** 72,329
- **12 = EFFECTIVE GROSS ANNUAL INCOME:** 867,953

---

**Late fees, app fees, retained deposits:** 1,100

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

---

**Notes:**

- 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".

---

**Late fees, app fees, retained deposits:** 1,100

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

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost Per Sq Ft</td>
<td>$193.00</td>
<td>$193.00</td>
<td>$166.19</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### HOUSING

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>10%</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>20%</td>
</tr>
<tr>
<td>TC60%</td>
<td>70%</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
</tr>
<tr>
<td>TC80%</td>
<td>0</td>
</tr>
<tr>
<td>MRB20%</td>
<td>0</td>
</tr>
<tr>
<td>MRB30%</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
</tr>
<tr>
<td>MRB70%</td>
<td>0</td>
</tr>
<tr>
<td>MRB80%</td>
<td>0</td>
</tr>
</tbody>
</table>

### TAX CREDITS

| HTC Li Total | 110 |
| EO           | 0   |
| MR Total     | 0   |
| Total HTC Units | 110 |

### NATIONAL HOUSING TRUST FUND

| HTF30% | 0 |
| HTF Li Total | 0 |
| MR | 0 |
| MR Total | 0 |
| HTF Total | 0 |

### MORTGAGE REVENUE

| MrB Li Total | 0 |
| MrBMR | 0 |
| MrBMR Total | 0 |
| MrB Total | 0 |

### BOND

| 30% | 0 |
| 40% | 0 |
| LH/50% | 0 |
| HH/60% | 0 |
| HH/80% | 0 |
| Direct Loan Li Total | 0 |
| EO | 0 |
| MR | 0 |
| MR Total | 0 |
| Direct Loan Total | 0 |

### DIRECT LOAN

| 0 |
| 0 |
| 0 |
| 0 |

### OTHER

| Total OT Units | 0 |

### LEASES

- TC: Tenancy Category
- MRB: Mortgage Revenue Bond
- LI: Low Income
- EO: Equity Ownership
- MR: Mortgage
- Direct Loan
- HTF: Housing Trust Fund
- Cost Per Sq Ft: $193.00
- Cost Per Sq Ft: $166.19

**Note:**

- DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Utility Allowances
### 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></td>
<td>$ 19.34</td>
<td>$ 21</td>
<td>$ 25</td>
<td></td>
<td></td>
<td>HUD Utility Model</td>
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<tr>
<td>Cooking</td>
<td>Tenant</td>
<td></td>
<td>$ 3.05</td>
<td>$ 4</td>
<td>$ 5</td>
<td></td>
<td></td>
<td>2/15/2019</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td></td>
<td>$ 11.53</td>
<td>$ 14</td>
<td>$ 19</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td></td>
<td>$ 4.49</td>
<td>$ 5</td>
<td>$ 7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td></td>
<td>$ 7.51</td>
<td>$ 9</td>
<td>$ 11</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>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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<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><strong>Total Paid by Tenant</strong></td>
<td></td>
<td></td>
<td>$ 46.0</td>
<td>$ 53.0</td>
<td>$ 68.0</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

**Other (Describe)**

If a revised form is submitted, date of submission: 2/28/2019
February 15, 2019

Kit Sarai
Sarah Anderson Consulting
Austin, Texas
kit@sarahandersonconsulting.com

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

Dear Mr. Sarai:

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

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

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

Please see attached schedule dated February 15, 2019. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, to utilize the HUD Utility Schedule Model to establish the initial utility allowance for the Development, the Owner must submit utility allowance documentation for Department approval, at minimum, 90 days prior to the commencement of leasing activities.

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

Sincerely,

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

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

<table>
<thead>
<tr>
<th>Locality</th>
<th>Green Discount</th>
<th>Unit Type</th>
<th>Date (mm/dd/yyyy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Commons at St. Anthony's</td>
<td>None</td>
<td>Larger Apartment Bldgs. (5+ units)</td>
<td>2/15/2019</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Space Heating</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bottled Gas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric Resistance</td>
<td>$19.34</td>
<td>$20.99</td>
<td>$24.52</td>
<td>$28.05</td>
<td>$31.58</td>
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<td>Electric Heat Pump</td>
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<td>Fuel Oil</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Cooking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Bottled Gas</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td>$3.05</td>
<td>$3.59</td>
<td>$5.20</td>
<td>$6.81</td>
<td>$8.41</td>
<td>$10.02</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Electric</td>
<td>$11.53</td>
<td>$13.57</td>
<td>$18.88</td>
<td>$24.19</td>
<td>$29.50</td>
<td>$34.80</td>
</tr>
<tr>
<td><strong>Air Conditioning</strong></td>
<td>$4.49</td>
<td>$5.29</td>
<td>$7.33</td>
<td>$9.37</td>
<td>$11.41</td>
<td>$13.45</td>
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<tr>
<td><strong>Water Heating</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Natural Gas</td>
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<tr>
<td>Bottled Gas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td>$7.51</td>
<td>$8.84</td>
<td>$11.28</td>
<td>$13.72</td>
<td>$16.16</td>
<td>$18.60</td>
</tr>
<tr>
<td>Fuel Oil</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Water</strong></td>
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<td></td>
</tr>
<tr>
<td>Sewer</td>
<td></td>
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</tr>
<tr>
<td>Trash Collection</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Range/Microwave</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refrigerator</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other - specify</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$45.93</td>
<td>$52.27</td>
<td>$67.20</td>
<td>$82.13</td>
<td>$97.07</td>
<td>$112.00</td>
</tr>
</tbody>
</table>

**Total Allowance (Rounded Up)**  
$46.00 | $53.00 | $68.00 | $83.00 | $98.00 | $112.00
Annual Operating Expenses
### ANNUAL OPERATING EXPENSES

#### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$11,150</td>
</tr>
<tr>
<td>Advertising</td>
<td>$2,725</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$5,145</td>
</tr>
<tr>
<td>Leased equipment</td>
<td></td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$2,865</td>
</tr>
<tr>
<td>Telephone</td>
<td>$6,175</td>
</tr>
<tr>
<td>Other    <strong>bank charges, computer/software</strong></td>
<td>$5,330</td>
</tr>
<tr>
<td>Other    <strong>travel, meals/entertainment, training</strong></td>
<td>$2,210</td>
</tr>
<tr>
<td><strong>Total General &amp; Administrative Expenses:</strong></td>
<td>$35,600</td>
</tr>
</tbody>
</table>

#### Management Fee:
- Percent of Effective Gross Income: 6.00%
- **Expense:** $52,077

#### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Description</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$45,830</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$51,828</td>
</tr>
<tr>
<td>Other  <strong>taxes and benefits</strong></td>
<td>$30,698</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Payroll, Payroll Tax &amp; Employee Benefits:</strong></td>
<td>$128,357</td>
</tr>
</tbody>
</table>

#### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Description</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>$9,000</td>
</tr>
<tr>
<td>Exterminating</td>
<td>$9,270</td>
</tr>
<tr>
<td>Grounds</td>
<td>$29,660</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$15,760</td>
</tr>
<tr>
<td>Pool</td>
<td>$</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Repairs &amp; Maintenance:</strong></td>
<td>$75,000</td>
</tr>
</tbody>
</table>

#### Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Description</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$27,130</td>
</tr>
<tr>
<td>Natural gas</td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>$14,990</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$43,030</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Utilities:</strong></td>
<td>$84,750</td>
</tr>
</tbody>
</table>

#### Annual Property Insurance:
- Rate per net rentable square foot: 0.45%
- **Expense:** $38,500

#### Property Taxes:
- Published Capitalization Rate: 9.50%
- **Source:** Potter
- **Annual Property Taxes:** $86,968
- **Payments in Lieu of Taxes:** $0
- **Total Property Taxes:** $86,968

#### Reserve for Replacements:
- **Annual reserves per unit:** $300
- **Expense per unit:** $33,000

#### Other Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td></td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td></td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$4,400</td>
</tr>
<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
<td></td>
</tr>
<tr>
<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
<td></td>
</tr>
<tr>
<td>Bond Trustee Fees</td>
<td></td>
</tr>
<tr>
<td>Security</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Other Expenses:</strong></td>
<td>$4,400</td>
</tr>
</tbody>
</table>

#### TOTAL ANNUAL EXPENSES
- **Expense per unit:** $4897
- **Expense to Income Ratio:** 62.06%

#### NET OPERATING INCOME (before debt service)
- **Expense:** $329,301

#### Annual Debt Service

<table>
<thead>
<tr>
<th>Description</th>
<th>Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dougherty Mortgage</td>
<td>$286,308</td>
</tr>
<tr>
<td><strong>Total Annual Debt Service:</strong></td>
<td>$286,308</td>
</tr>
</tbody>
</table>

#### NET CASH FLOW
- **Expense:** $42,993

---

If a revised form is submitted, date of submission: 2/28/2019
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>$925,128</td>
<td>$943,631</td>
<td>$962,503</td>
<td>$981,753</td>
<td>$1,001,388</td>
<td>$1,010,614</td>
<td>$1,220,687</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$13,200</td>
<td>$13,464</td>
<td>$13,733</td>
<td>$14,008</td>
<td>$14,288</td>
<td>$15,725</td>
<td>$17,417</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$938,328</td>
<td>$957,095</td>
<td>$975,236</td>
<td>$995,761</td>
<td>$1,015,676</td>
<td>$1,012,139</td>
<td>$1,238,104</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($70,375)</td>
<td>($71,782)</td>
<td>($73,218)</td>
<td>($74,682)</td>
<td>($76,176)</td>
<td>($84,104)</td>
<td>($92,858)</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>$867,953</td>
<td>$885,312</td>
<td>$903,019</td>
<td>$921,079</td>
<td>$939,501</td>
<td>$1,037,285</td>
<td>$1,145,246</td>
</tr>
</tbody>
</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>$35,600</td>
<td>$36,668</td>
<td>$37,768</td>
<td>$38,901</td>
<td>$40,068</td>
<td>$46,450</td>
<td>$53,848</td>
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<tr>
<td>Management Fee</td>
<td>$52,077</td>
<td>$53,119</td>
<td>$54,181</td>
<td>$55,265</td>
<td>$56,370</td>
<td>$62,237</td>
<td>$68,715</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$128,357</td>
<td>$132,208</td>
<td>$136,174</td>
<td>$140,259</td>
<td>$144,467</td>
<td>$167,477</td>
<td>$194,151</td>
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<tr>
<td>Repairs &amp; Maintenance</td>
<td>$75,000</td>
<td>$77,250</td>
<td>$79,568</td>
<td>$81,955</td>
<td>$84,413</td>
<td>$97,858</td>
<td>$113,444</td>
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<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$27,130</td>
<td>$27,944</td>
<td>$28,782</td>
<td>$29,646</td>
<td>$30,535</td>
<td>$35,398</td>
<td>$41,037</td>
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<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$57,620</td>
<td>$59,349</td>
<td>$61,129</td>
<td>$62,963</td>
<td>$64,852</td>
<td>$75,181</td>
<td>$87,155</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$38,500</td>
<td>$39,655</td>
<td>$40,845</td>
<td>$42,070</td>
<td>$43,332</td>
<td>$50,234</td>
<td>$58,235</td>
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<tr>
<td>Property Tax</td>
<td>$86,968</td>
<td>$89,577</td>
<td>$92,624</td>
<td>$95,032</td>
<td>$97,863</td>
<td>$113,474</td>
<td>$131,547</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$33,000</td>
<td>$33,990</td>
<td>$35,010</td>
<td>$36,060</td>
<td>$37,142</td>
<td>$43,058</td>
<td>$49,915</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$4,400</td>
<td>$4,532</td>
<td>$4,668</td>
<td>$4,808</td>
<td>$4,952</td>
<td>$5,741</td>
<td>$6,655</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$538,652</td>
<td>$554,291</td>
<td>$570,389</td>
<td>$586,958</td>
<td>$604,014</td>
<td>$697,107</td>
<td>$804,703</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$329,301</td>
<td>$331,021</td>
<td>$332,630</td>
<td>$334,121</td>
<td>$335,486</td>
<td>$340,178</td>
<td>$340,543</td>
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</tbody>
</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>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
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<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>ANNUAL NET CASH FLOW</td>
<td>$42,993</td>
<td>$44,713</td>
<td>$46,322</td>
<td>$47,813</td>
<td>$49,178</td>
<td>$53,848</td>
<td>$54,235</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$42,993</td>
<td>$87,707</td>
<td>$134,029</td>
<td>$181,842</td>
<td>$231,020</td>
<td>$488,639</td>
<td>$758,900</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.15</td>
<td>1.16</td>
<td>1.16</td>
<td>1.17</td>
<td>1.17</td>
<td>1.19</td>
<td>1.19</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 proforma for points under §11.9(e)(1) relating to Financial Feasibility)
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>TOTAL POTENTIAL GROSS ANNUAL INCOME</th>
<th>PROVISION FOR VACANCY &amp; COLLECTION LOSS</th>
<th>EFFECTIVE GROSS ANNUAL INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$925,128</td>
<td>$13,200</td>
<td>$938,328</td>
<td>($70,375)</td>
<td>$867,953</td>
</tr>
<tr>
<td>2</td>
<td>$943,631</td>
<td>$13,464</td>
<td>$957,095</td>
<td>($71,782)</td>
<td>$885,312</td>
</tr>
<tr>
<td>3</td>
<td>$962,503</td>
<td>$13,733</td>
<td>$976,236</td>
<td>($73,218)</td>
<td>$903,019</td>
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<tr>
<td>4</td>
<td>$981,753</td>
<td>$14,008</td>
<td>$995,761</td>
<td>($74,682)</td>
<td>$921,079</td>
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<tr>
<td>5</td>
<td>$1,001,388</td>
<td>$14,288</td>
<td>$1,015,614</td>
<td>($76,176)</td>
<td>$939,501</td>
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<tr>
<td>10</td>
<td>$1,105,614</td>
<td>$15,775</td>
<td>$1,121,389</td>
<td>($84,104)</td>
<td>$1,037,285</td>
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<tr>
<td>15</td>
<td>$1,220,687</td>
<td>$17,417</td>
<td>$1,238,104</td>
<td>($92,858)</td>
<td>$1,145,246</td>
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### EXPENSES

<table>
<thead>
<tr>
<th></th>
<th>GENERAL &amp; ADMINISTRATIVE EXPENSES</th>
<th>MANAGEMENT FEE</th>
<th>PAYROLL, PAYROLL TAX &amp; EMPLOYEE BENEFITS</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>YEAR 1</td>
<td>$35,600</td>
<td>$52,077</td>
<td>$128,357</td>
<td>$75,000</td>
<td>$57,620</td>
<td>$38,500</td>
<td>$86,968</td>
<td>$33,000</td>
<td>$4,400</td>
<td>$538,652</td>
<td>$329,301</td>
</tr>
<tr>
<td>YEAR 2</td>
<td>$36,668</td>
<td>$53,119</td>
<td>$132,208</td>
<td>$77,250</td>
<td>$59,349</td>
<td>$39,655</td>
<td>$89,577</td>
<td>$33,990</td>
<td>$4,532</td>
<td>$554,291</td>
<td>$331,021</td>
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<tr>
<td>YEAR 3</td>
<td>$37,768</td>
<td>$54,181</td>
<td>$136,174</td>
<td>$79,568</td>
<td>$61,129</td>
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<td>$92,264</td>
<td>$35,010</td>
<td>$4,668</td>
<td>$570,389</td>
<td>$332,630</td>
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<tr>
<td>YEAR 4</td>
<td>$38,901</td>
<td>$55,265</td>
<td>$140,259</td>
<td>$81,955</td>
<td>$62,963</td>
<td>$42,070</td>
<td>$95,032</td>
<td>$36,060</td>
<td>$4,808</td>
<td>$586,958</td>
<td>$334,121</td>
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<tr>
<td>YEAR 5</td>
<td>$40,068</td>
<td>$56,370</td>
<td>$144,467</td>
<td>$84,413</td>
<td>$64,852</td>
<td>$43,332</td>
<td>$97,883</td>
<td>$37,142</td>
<td>$4,952</td>
<td>$604,014</td>
<td>$335,486</td>
</tr>
<tr>
<td>YEAR 10</td>
<td>$46,450</td>
<td>$62,237</td>
<td>$167,477</td>
<td>$97,858</td>
<td>$75,181</td>
<td>$50,234</td>
<td>$113,474</td>
<td>$43,058</td>
<td>$5,741</td>
<td>$860,104</td>
<td>$488,639</td>
</tr>
<tr>
<td>YEAR 15</td>
<td>$53,848</td>
<td>$68,715</td>
<td>$194,151</td>
<td>$113,444</td>
<td>$87,155</td>
<td>$58,235</td>
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<td>$49,915</td>
<td>$6,655</td>
<td>$904,703</td>
<td>$758,900</td>
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</table>

### DEBT SERVICE

<table>
<thead>
<tr>
<th></th>
<th>FIRST DEED OF TRUST ANNUAL LOAN PAYMENT</th>
<th>SECOND DEED OF TRUST ANNUAL LOAN PAYMENT</th>
<th>THIRD DEED OF TRUST ANNUAL LOAN PAYMENT</th>
<th>OTHER ANNUAL REQUIRED PAYMENT</th>
<th>ANNUAL NET CASH FLOW</th>
<th>CUMULATIVE NET CASH FLOW</th>
<th>DEBT SERVICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEAR 1</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$42,993</td>
<td>$42,993</td>
<td>Debt Coverage Ratio 1.15</td>
</tr>
<tr>
<td>YEAR 2</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$44,713</td>
<td>$87,707</td>
<td>Debt Coverage Ratio 1.17</td>
</tr>
<tr>
<td>YEAR 3</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$46,322</td>
<td>$134,029</td>
<td>Debt Coverage Ratio 1.16</td>
</tr>
<tr>
<td>YEAR 4</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$47,813</td>
<td>$181,842</td>
<td>Debt Coverage Ratio 1.17</td>
</tr>
<tr>
<td>YEAR 5</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$49,178</td>
<td>$231,020</td>
<td>Debt Coverage Ratio 1.19</td>
</tr>
<tr>
<td>YEAR 10</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$53,870</td>
<td>$488,639</td>
<td>Debt Coverage Ratio 1.19</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 proforma for points under §11.9(e)(1) relating to Financial Feasibility)
2019 HTC
Full Application

Part 4 Tab 28

Offsite Cost Breakdown
### Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

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

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition of Overhead Walkway</td>
<td>$100,000.00</td>
<td>2</td>
<td>$200,000.00</td>
<td>$</td>
<td>$10,000.00</td>
<td>$210,000.00</td>
</tr>
</tbody>
</table>

*Lines 35-37 Hidden*

Total $210,000

---

Signature of Registered Engineer responsible for Budget Justification

Dustin Davis, PE
Printed Name

Date 22-Feb-19

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

[State of Texas]
[Dustin Davis]
[Professional Engineer]
# 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>Remove Existing HMAC</td>
<td>$0.75</td>
<td>53,000</td>
<td>$39,750.00</td>
<td>-</td>
<td>$2,385.00</td>
<td>$42,135</td>
</tr>
<tr>
<td>Process 6&quot; FL BS Material</td>
<td>$1.25</td>
<td>53,000</td>
<td>$66,250.00</td>
<td>-</td>
<td>$3,975.00</td>
<td>$70,225</td>
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<tr>
<td>2&quot; HMAC</td>
<td>$2.00</td>
<td>53,000</td>
<td>$106,500.00</td>
<td>-</td>
<td>$6,360.00</td>
<td>$112,860</td>
</tr>
<tr>
<td>ADA Improvements</td>
<td>$50,000.00</td>
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<td>$50,000.00</td>
<td>-</td>
<td>$3,000.00</td>
<td>$53,000</td>
</tr>
<tr>
<td>4&quot; Striping</td>
<td>$0.35</td>
<td>2,400</td>
<td>$840.00</td>
<td>-</td>
<td>$50.40</td>
<td>$890.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$262,840.00</strong></td>
<td></td>
<td><strong>$15,770.40</strong></td>
<td></td>
<td></td>
<td><strong>$278,610</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: __________________________

Dustin Davis, PE
Printed Name: __________________________

Date: 22-Feb-19

If a revised form is submitted, date of submission: __________________________
2019 HTC
Full Application

Part 4 Tab 30

Development Cost Schedule
### Development Cost Schedule

**TOTAL DEVELOPMENT SUMMARY**

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

**ACQUISITION**

- Site acquisition cost: $800,000
- Existing building acquisition cost: $0
- Closing costs & acq. legal fees: $0
- Other (specify) - see footnote 1: $0

**Subtotal Acquisition Cost**

| $800,000 | $0 | $0 |

**OFF-SITES**

- Off-site concrete: $210,000
- Storm drains & devices: $0
- Water & fire hydrants: $0
- Off-site utilities: $0
- Sewer lateral(s): $0
- Off-site paving: $0
- Off-site electrical: $0
- Demo pedestrian bridges: $210,000
- Other (specify) - see footnote 1: $0

**Subtotal Off-Sites Cost**

| $210,000 | $0 | $0 |

**SITE WORK**

- Demolition: $890
- Asbestos Abatement (Demolition Only): $0
- Detention: $0
- Rough grading: $0
- Fine grading: $0
- On-site concrete: $0
- On-site electrical: $0
- On-site paving: $0
- On-site utilities: $0
- Decorative masonry: $0
- Bumper stops, striping & signs: $890
- HMAC, FL BS & ADA: $277,720

**Subtotal Site Work Cost**

| $278,610 | $0 | $278,610 |

**SITE AMENITIES**

- Landscaping: $100,000
- Pool and decking: $0
- Athletic court(s), playground(s): $0
- Fencing: $0
- dumpster and gates: $25,000

**Subtotal Site Amenities Cost**

| $125,000 | $0 | $125,000 |

---

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

- **Total Cost:** $1,205,610
- **Eligible Basis:** $0
- **Requested Credit:** $278,610

---

2/28/2019
<table>
<thead>
<tr>
<th>Item</th>
<th>Cost 1</th>
<th>Cost 2</th>
</tr>
</thead>
<tbody>
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<td>Concrete</td>
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</tr>
<tr>
<td>Masonry</td>
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<tr>
<td>Metals</td>
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<tr>
<td>Thermal and Moisture Protection</td>
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<td>Roof Covering</td>
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<td>987,550</td>
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<tr>
<td>Doors and Windows</td>
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</tr>
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<td>Mechanical (HVAC; Plumbing)</td>
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<td>1,332,229</td>
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<tr>
<td>Please Specify - see footnote 1</td>
<td>1,422,214</td>
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<td>Subtotal Building Costs Before 11.9(e)(2)</td>
<td>$14,283,999</td>
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<tr>
<td>Voluntary Eligible Building Costs (After 11.9(e)(2))</td>
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<td>$0.00</td>
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<tr>
<td>Total Building Costs &amp; Site Work (including site amenities)</td>
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<tr>
<td>Contingency</td>
<td>7.05%</td>
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<tr>
<td>Total Hard Costs</td>
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</tr>
<tr>
<td>General requirements (&lt;6%)</td>
<td>5.60%</td>
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</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>1.87%</td>
<td>297,952</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>5.60%</td>
<td>893,857</td>
</tr>
</tbody>
</table>
| Contractor profit (<6%)                             | 2/28/2019

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.

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 D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.
### SOFT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>445,623</td>
<td>445,623</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>148,541</td>
<td>148,541</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>240,000</td>
<td>240,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>150,000</td>
<td>110,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>22,500</td>
<td>22,500</td>
</tr>
<tr>
<td>Impact Fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market analysis</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>12,500</td>
<td>12,500</td>
</tr>
<tr>
<td>Soils report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Survey</td>
<td>40,000</td>
<td>40,000</td>
</tr>
<tr>
<td>Marketing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>84,916</td>
<td>84,916</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>85,290</td>
<td>85,290</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>FFE</td>
<td>110,000</td>
<td>110,000</td>
</tr>
<tr>
<td>and PCA</td>
<td>164,000</td>
<td>164,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Soft Cost**: $1,558,370

### FINANCING:

#### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>1,399,000</td>
<td>1,132,042</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>142,298</td>
<td>142,298</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>66,406</td>
<td>66,406</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>25,500</td>
<td>25,500</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-dev loan fee &amp; int</td>
<td>45,000</td>
<td>45,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>66,643</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>74,973</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>15,000</td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
</tr>
<tr>
<td>Fannie Forward Standy Fee</td>
<td>11,107</td>
</tr>
<tr>
<td>Loan Application Fee</td>
<td>15,000</td>
</tr>
</tbody>
</table>

#### BRIDGE LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</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>

$500 fee waiver will be applied to permitting fees.
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>65,150</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td>110,000</td>
</tr>
<tr>
<td>Performance bonds</td>
<td>110,000</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>30,000</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>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>$2,091,077</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$1,546,246</td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>207,500</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>2,180,777</td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>$2,388,277</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$1,867,359</td>
</tr>
</tbody>
</table>

### RESERVES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>100,000</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>412,437</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>$512,437</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>$2,091,077</td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>$2,388,277</td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>$512,437</td>
</tr>
<tr>
<td><strong>TOTAL HOUSING DEVELOPMENT COSTS</strong></td>
<td>$25,384,454</td>
</tr>
<tr>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>$14,315,975</td>
</tr>
</tbody>
</table>

The following calculations are for HTC Applications only.

**Deduct From Basis:**
- Federal grants used to finance costs in Eligible Basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units §42(d)(5)
- Historic Credits (residential portion only)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible Basis</td>
<td>$0</td>
</tr>
<tr>
<td><strong>High Cost Area Adjustment (100% or 130%)</strong></td>
<td>130%</td>
</tr>
<tr>
<td><strong>Total Adjusted Basis</strong></td>
<td>$0</td>
</tr>
<tr>
<td>Applicable Fraction</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total Qualified Basis</strong></td>
<td>$18,610,768</td>
</tr>
<tr>
<td>Applicable Percentage</td>
<td>9.00%</td>
</tr>
<tr>
<td><strong>Credits Supported by Eligible Basis</strong></td>
<td>$1,674,969</td>
</tr>
<tr>
<td><strong>Credit Request (from 17.Development Narrative)</strong></td>
<td>$1,500,000</td>
</tr>
</tbody>
</table>

**Requested Score for 11.9(e)(2)**: 12

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

**Name of contact for Cost Estimate:** Brent Schumacher

**Phone Number for Contact:** 920-238-3745

If a revised form is submitted, date of submission: 2/28/2019
Financing Narrative and Summary of Sources and Uses
## 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).*

### Financing Participants

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</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>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$ -</td>
</tr>
<tr>
<td>Merchants Capital</td>
<td></td>
<td>$18,973,000</td>
<td>6.00%</td>
<td>1st</td>
</tr>
<tr>
<td>Dougherty Mortgage</td>
<td></td>
<td>$4,442,882</td>
<td>5.50%</td>
<td>35</td>
</tr>
</tbody>
</table>

### Third Party Equity

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richman Group</td>
<td>HTC</td>
<td>$1,500,000</td>
<td>$3,474,458</td>
<td>$13,798,620</td>
<td>0.92</td>
</tr>
<tr>
<td>Federal Historic Credits</td>
<td></td>
<td></td>
<td>$3,573,671</td>
<td>0.85</td>
<td></td>
</tr>
<tr>
<td>State Historic Credits</td>
<td></td>
<td></td>
<td>$3,153,239</td>
<td>0.6</td>
<td></td>
</tr>
</tbody>
</table>

### Grant

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Amarillo</td>
<td>$11.9(d)(2) LPS Contribution</td>
<td>$500</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

### Deferred Developer Fee

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commonwealth</td>
<td>Direct Loan Match</td>
<td>$415,542</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Loan/Equity Amount</th>
<th>Interest Rate (%)</th>
</tr>
</thead>
</table>

| Total Sources of Funds  | $22,447,458 | $25,384,458 |
| Total Uses of Funds     | $25,384,458 | $25,384,458 |
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 of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). |
| Construction financing will be provided by Merchants Capital in the form of a construction loan. The construction loan will be in the amount of $18,973,000 at an interest rate of 6.00%. Dougherty Mortgage will provide the permanent financing in the form of a conventional loan. The perm loan will be in the amount of $4,442,882 at a rate of 5.50% and have a 15 year term and 35 year amortization. Richman Group will be providing the equity for the LIHTC and the historic tax credits. Richman Group will provide $20,525,530 in total equity with $3,474,458 coming in during construction. It is currently estimated that $415,542 in developer fee will be deferred. |
| 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. |
| Operating reserves in the amount of $412,437 will be required and $100,000 in rent up reserves is being required. |
| Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments. |

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
<th>Printed Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email address:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If a revised form is submitted, date of submission:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2019 HTC
Full Application

Part 4 Tab 32

Multifamily Direct Loan
Financial Capacity

NA
Financial Capacity, Owner Equity, and Appraisal Requirements
(Multifamily Direct Loan Applications Only, if applicable)

[§13.8(c)(6) and (7)]

Financial Capacity (10 TAC §13.8(c)(6))
Cost, except for Developments also financed through the USDA §515 program, the Application MUST include:

- A letter from a Third Party CPA verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; OR
- Evidence of a line of credit or equivalent tool equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities.

Owner Equity and Appraisal Requirements (10 TAC §13.8(c)(7))
If the Direct Loan is the only source of Department funding for the Development (no HTC being requested), the Development Owner MUST provide:

- equity in an amount not less than 20% of Total Housing Development Costs; and
- if proposing new construction, an "as completed" appraisal pursuant to 10 TAC §11.304 which results in total repayable loan to value of not greater than 80%; or
- if proposing rehabilitation, the "as is" appraisal required by 10 TAC §11.205(4) may meet this requirement without needing an "as completed" appraisal provided the loan to value is not greater than 80%.

As a result of providing owner equity in an amount greater than 5% of Total Housing Development Costs, the following must be provided in accordance with 10 TAC §11.204(7)(C):

- A letter - not older than 6 months from the date the of Application submission - from a Third Party CPA verifying the capacity of the Development Owner to provide the proposed financing with funds that are not otherwise committed or pledged; and
- A letter - not older than 6 months from the date the of Application submission - from the Development Owner’s bank or banks confirming that such funds are and will remain available at commitment and until the required investment is completed.
2019 HTC
Full Application

Part 4 Tab 33

Multifamily Direct Loan
Match Funds
This Tab is Not Applicable
2019 HTC
Full Application

Part 4 Tab 34

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

### Self Score Total: 117

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

Name of the Local Political Subdivision providing the funding:

**City of Amarillo**

- **X** A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.
- **X** The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.
- **X** The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.

**Total Points Claimed: 1**

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

- [ ] Eligible Pro-Forma and letter stating the Development is financially feasible.
- **X** Eligible Pro-Forma and letter stating Development and Principals are acceptable.

**Total Points Claimed: 18**

#### 3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

- Percent of Units restricted to serve households at or below 30% of AMGI: 10.00%
- HTC funding request as a percent of Total Housing Development Cost: 5.91%

**Eligibility for points:**

- [ ] Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding
- Housing Tax Credit Request: 3
- Housing Tax Credit Request: 2
- Housing Tax Credit Request: 1

*Be sure no more than 50% of Developer fees are deferred.*

**Total Points Claimed: 3**

---

2/28/2019
2019 HTC
Full Application

Part 4 Tab 35

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

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of all Permanent and Construction Financing (term sheets, loan agreements)

**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
2019 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Construction and Permanent Financing Letters
and
Gap Financing and/or Owner Contributions
February 25, 2019

Kristi Morgan  
Director/Vice President  
Commonwealth Development Corporation  
P.O. Box 5794  
Madison, WI 53707

Re: Commons at St. Anthony’s  
Amarillo, TX

Ms. Morgan:

Merchants Capital is pleased to offer this letter outlining our intention to provide construction financing for the affordable housing development known as Commons at St. Anthony’s located in Amarillo, TX. Merchants Capital recognizes Commonwealth Development Corporation to be a leading affordable housing developer with a tremendous track record of success.

Commons at St. Anthony’s consists of a total of 110 units, including studios, one-, and two-bedroom unit types. Affordability guidelines will include a mix of income-based set-asides and rental rate restrictions.

Merchants Capital will provide a construction-period Low Income Housing Tax Credit ("LIHTC") Equity Bridge loan through Merchants Bank of Indiana (parent company to Merchants Capital).

CONSTRUCTION FINANCING

Merchants Capital will provide a Construction Loan to be paid off with LIHTC Equity and State Historic installments with the following terms and conditions:

<table>
<thead>
<tr>
<th>Term</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BORROWER:</strong></td>
<td>To be formed, single asset LLC entity</td>
</tr>
<tr>
<td><strong>CONSTRUCTION LOAN AMOUNT:</strong></td>
<td>Estimated $18,973,000</td>
</tr>
<tr>
<td><strong>INTEREST RATE:</strong></td>
<td>6% fixed or Floating 300 Basis Points over 30-Day LIBOR</td>
</tr>
<tr>
<td><strong>TERM:</strong></td>
<td>30 months, until permanent conversion</td>
</tr>
<tr>
<td><strong>AMORTIZATION:</strong></td>
<td>Interest only</td>
</tr>
<tr>
<td><strong>FINANCING FEE:</strong></td>
<td>0.75%</td>
</tr>
<tr>
<td><strong>COLLATERAL</strong></td>
<td>An assignment of all general partnership’s interests in borrower; assignment of all proceeds from the sale of LIHTC and State Historic Credits.</td>
</tr>
<tr>
<td><strong>RE COURSE:</strong></td>
<td>Yes; terms to be determined</td>
</tr>
</tbody>
</table>

This proposal is subject to the borrower’s ability to obtain and syndicate IRS Section 42 Low-Income Housing Tax Credits for the development, in an amount and under terms satisfactory to Merchants Capital and full review and approval by Merchants Capital. Merchants Bank Loan subject to full underwriting and
Merchants Capital is pleased to have the opportunity to work on this exciting development. Please contact me at (347) 821-4775 or blevine@merchantscapital.com with any questions or comments regarding the Merchants Capital and the general terms outlined above.

Sincerely,

Ben Levine
Senior Vice President
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 Year 1

<table>
<thead>
<tr>
<th>Year</th>
<th>Provision for Vacancy &amp; Collection Loss</th>
<th>Annual Property Insurance Premiums</th>
<th>Property Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>($70,375)</td>
<td>$38,500</td>
<td>$86,968</td>
</tr>
<tr>
<td>Year 2</td>
<td>($71,782)</td>
<td>$39,655</td>
<td>$89,577</td>
</tr>
<tr>
<td>Year 3</td>
<td>($73,218)</td>
<td>$40,845</td>
<td>$92,264</td>
</tr>
<tr>
<td>Year 4</td>
<td>($74,682)</td>
<td>$42,070</td>
<td>$95,032</td>
</tr>
<tr>
<td>Year 5</td>
<td>($76,176)</td>
<td>$43,332</td>
<td>$97,883</td>
</tr>
</tbody>
</table>

### Effective Gross Annual Income

- **Year 1**: $867,953
- **Year 2**: $885,312
- **Year 3**: $903,019
- **Year 4**: $921,079
- **Year 5**: $939,501
- **Year 10**: $1,037,285
- **Year 15**: $1,145,246

### Expenses

- **General & Administrative Expenses**: $35,600
- **Payroll, Payroll Tax & Employee Benefits**: $128,357
- **Electric & Gas Utilities**: $27,130
- **Water, Sewer & Trash Utilities**: $57,620
- **Repairs & Maintenance**: $75,000
- **Reserve for Replacements**: $33,000
- **Other Expenses**: $4,400
- **Total Annual Expenses**: $538,652

### Net Operating Income

- **Year 1**: $329,301
- **Year 2**: $331,021
- **Year 3**: $332,630
- **Year 4**: $334,121
- **Year 5**: $335,486
- **Year 10**: $340,178
- **Year 15**: $340,543

### Debt Service

- **First Deed of Trust Annual Loan Payment**: $286,308
- **Second Deed of Trust Annual Loan Payment**: $286,308
- **Third Deed of Trust Annual Loan Payment**: $286,308
- **Other Annual Required Payment**: $286,308

### Annual Net Cash Flow

- **Year 1**: $42,993
- **Year 2**: $44,713
- **Year 3**: $46,322
- **Year 4**: $47,813
- **Year 5**: $49,178
- **Year 10**: $53,870
- **Year 15**: $54,235

### Cumulative Net Cash Flow

- **Year 1**: $42,993
- **Year 2**: $44,713
- **Year 3**: $46,322
- **Year 4**: $47,813
- **Year 5**: $49,178
- **Year 10**: $53,870
- **Year 15**: $54,235

### Debt Coverage Ratio

- **Year 1**: 1.15
- **Year 2**: 1.16
- **Year 3**: 1.16
- **Year 4**: 1.17
- **Year 5**: 1.17
- **Year 10**: 1.19
- **Year 15**: 1.19

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 proforma for points under §11.9(e)(1) relating to Financial Feasibility)

**Ben Levine**

**Printed Name**

**Phone:** 347-821-4775

**Email:** blevine@merchantscapital.com

**Signature, Authorized Representative, Permanent Lender**

**Date:** 2/28/2019

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 proforma for points under §11.9(e)(1) relating to Financial Feasibility)

**Signature, Authorized Representative, Syndicator**

**Printed Name**

**Date:** 2/28/2019

If a revised form is submitted, date of submission: 2/28/2019
### Schedule of Sources of Funds and Financing Narrative

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

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Permanent Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Merchants Capital</td>
<td>Mortgage Revenue Bond</td>
<td>$18,973,000</td>
<td>6.00%</td>
</tr>
<tr>
<td>Dougherty Mortgage</td>
<td></td>
<td>$4,442,882</td>
<td>5.50%</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>Richman Group</td>
<td>$1,500,000</td>
<td>$3,474,458</td>
</tr>
<tr>
<td>State Historic Credits</td>
<td></td>
<td>$3,573,671</td>
<td>0.85</td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td>$3,153,236</td>
<td>0.85</td>
</tr>
<tr>
<td>City of Amarillo</td>
<td>$1,500,000 (CA) Contribution</td>
<td></td>
<td>$500</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>Commonwealth</td>
<td>$415,542</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds** $22,447,458 $25,384,454

**Total Uses of Funds** $25,384,454

**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).

Construction financing will be provided by Merchants Capital in the form of a construction loan. The construction loan will be in the amount of $18,973,000 at an interest rate of 6.00%. Dougherty Mortgage will provide the permanent financing in the form of a conventional loan. The term loan will be in the amount of $4,442,882 at a rate of 5.50% and have a 15 year term and 35 year amortization. Richman Group will be providing the equity for the LIHTC and the historic tax credits. Richman Group will provide $20,525,530 in total equity with $3,474,458 coming in during construction. It is currently estimated that $415,542 in developer fee will be deferred.

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.

Operating reserves in the amount of $412,437 will be required and $100,000 in rent up reserves is being required.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.)
By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Ben Levine  2/28/2019

Telephone: 347-821-4775

Email address: blevine@merchantscapital.com

If a revised form is submitted, date of submission: 
February 27, 2019

Sharon Gamble  
TDHCA  
221 East 11th Street  
Austin, TX 78701-2410

RE: LOAN PROPOSAL Commons at St. Anthony’s, TDHCA #19232

Dear Ms. Gamble:

The attached 15-year pro forma was prepared by the Commonwealth Development Corporation for Commons at St. Anthony’s located in Amarillo, Texas. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on Dougherty Mortgage current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.

Additionally, we have performed a preliminary review of the credit worthiness of Commons at St. Anthony’s, LLC and its Principals. At this time, Dougherty Mortgage has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

Sincerely,

DOUGHERTY MORTGAGE LLC

By ________________________________________________________
Karen M. Dubrosky
Its Vice President
February 26, 2019

Mr. Craig B. Alter  
Vice President of Development  
The Commonwealth Companies  
11612 Bee Caves Road, Bldg. 2, Suite 152  
Austin, TX 78738

RE:  LOAN PROPOSAL  Fannie Mae Unfunded Forward Commitment  
The Commons at St. Anthony’s

Dear Mr. Alter:

Based on information you have provided, Dougherty Mortgage, LLC has completed a preliminary loan sizing for The Commons at St. Anthony’s in Amarillo, TX. The proposed loan will provide an unfunded permanent loan commitment to be used to refinance the construction loan.

Dougherty Mortgage proposes the following terms for the Fannie Mae Multifamily Affordable Housing Unfunded Forward:

**Property Data:**

- **Project:** The Commons at St. Anthony’s
- **Location:** Amarillo, TX
- **Number of Units:** 110
- **Borrower:** TBD, a single-asset entity
- **Key Principals:** TBD
- **Manager:** Commonwealth Management Corporation

**Proposed Loan Terms:**

- **Loan Amount:** $4,442,882 (+/- 5% delivery tolerance)
- **Loan Program:** Fannie Mae Unfunded Forward Commitment
- **Delivery:** Forward – 24 months plus an optional 6-month extension
- **Loan Term:** 15 Years Fixed (other options available)
- **Yield Maintenance:** 14.5 Years
- **Amortization:** 35 Years
- **Standby Fee:** 0.10% per year of forward commitment
- **Good Faith Deposit:** 1% of loan amount, refundable at conversion
Interest Rate*: 5.50% (as of 2/26/2019)
Minimum DSC: 1.15x
Maximum LTV: 90%
Required Reserves: Real estate taxes, insurance and reserve for replacements are required

*Interest rate is subject to change up until the time of rate lock.

Fees:

The following outlines the estimate of fees to be included in the proposed permanent loan transaction and paid for by the Borrower:

Loan Application Fee. A $15,000 Loan Application Fee shall be collected from the Borrower and shall be used to pay for credit reports, flood zone certificate, zoning certificates, third party reports (appraisal, property condition assessment and Phase I ESA), as well as defray Dougherty’s out-of-pocket application and travel expenses.

Financing Fee. Dougherty’s financing fee for the issuance of the commitment and funding of the loan shall be equal to one and one half percent (1.5%) of the final loan amount, which shall be fully earned upon the Borrower’s acceptance of the Loan Commitment and payable at the closing of the Loan.

Assumptions:

Loan and terms are subject to approval by Dougherty Mortgage loan committee and Fannie Mae, in their sole discretion.

I look forward to working with you on the financing of The Commons at St. Anthony’s. Please do not hesitate to contact me with any questions.

Sincerely,

DOUGHERTY MORTGAGE LLC

By ________________________________
Karen M. Dubrosky
Its Vice President
**15 Year Rental Housing Operating Pro Forma (All Programs)**

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

### 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>$925,128</td>
<td>$943,631</td>
<td>$962,503</td>
<td>$981,753</td>
<td>$1,001,388</td>
<td>$1,105,614</td>
<td>$1,120,687</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$13,200</td>
<td>$13,464</td>
<td>$13,733</td>
<td>$14,008</td>
<td>$14,288</td>
<td>$15,775</td>
<td>$17,417</td>
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<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$938,328</td>
<td>$957,095</td>
<td>$976,236</td>
<td>$995,761</td>
<td>$1,015,676</td>
<td>$1,121,389</td>
<td>$1,128,104</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(70,375)</td>
<td>$(71,782)</td>
<td>$(73,218)</td>
<td>$(74,682)</td>
<td>$(76,176)</td>
<td>$(84,104)</td>
<td>$(92,858)</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>$867,953</td>
<td>$885,312</td>
<td>$903,019</td>
<td>$921,079</td>
<td>$939,501</td>
<td>$1,037,285</td>
<td>$1,145,246</td>
</tr>
</tbody>
</table>

### EXPENSES

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$35,600</td>
<td>$36,686</td>
<td>$37,768</td>
<td>$38,901</td>
<td>$40,068</td>
<td>$46,450</td>
<td>$53,848</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$52,077</td>
<td>$53,119</td>
<td>$54,181</td>
<td>$55,265</td>
<td>$56,370</td>
<td>$62,237</td>
<td>$68,715</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$128,357</td>
<td>$132,208</td>
<td>$136,174</td>
<td>$140,259</td>
<td>$144,467</td>
<td>$167,474</td>
<td>$194,151</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$75,000</td>
<td>$77,250</td>
<td>$79,568</td>
<td>$81,955</td>
<td>$84,332</td>
<td>$97,858</td>
<td>$113,444</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$27,130</td>
<td>$27,944</td>
<td>$28,782</td>
<td>$29,646</td>
<td>$30,535</td>
<td>$35,398</td>
<td>$41,037</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$57,620</td>
<td>$59,349</td>
<td>$61,129</td>
<td>$62,963</td>
<td>$64,852</td>
<td>$75,181</td>
<td>$87,155</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$38,500</td>
<td>$39,655</td>
<td>$40,845</td>
<td>$42,070</td>
<td>$43,332</td>
<td>$50,234</td>
<td>$58,235</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$86,968</td>
<td>$89,577</td>
<td>$92,264</td>
<td>$95,032</td>
<td>$97,883</td>
<td>$113,474</td>
<td>$131,547</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$33,000</td>
<td>$33,990</td>
<td>$35,010</td>
<td>$36,060</td>
<td>$37,142</td>
<td>$43,058</td>
<td>$49,915</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$4,400</td>
<td>$4,532</td>
<td>$4,668</td>
<td>$4,808</td>
<td>$4,952</td>
<td>$5,741</td>
<td>$6,655</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$538,652</td>
<td>$554,291</td>
<td>$570,389</td>
<td>$586,958</td>
<td>$604,014</td>
<td>$697,107</td>
<td>$804,703</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$329,301</td>
<td>$331,021</td>
<td>$332,630</td>
<td>$334,121</td>
<td>$335,486</td>
<td>$340,178</td>
<td>$340,543</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</td>
<td>$286,308</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>ANNUAL NET CASH FLOW</td>
<td>$42,993</td>
<td>$44,713</td>
<td>$46,322</td>
<td>$47,813</td>
<td>$49,178</td>
<td>$53,870</td>
<td>$54,235</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$42,993</td>
<td>$87,707</td>
<td>$134,029</td>
<td>$181,842</td>
<td>$231,020</td>
<td>$488,639</td>
<td>$758,900</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.15</td>
<td>1.16</td>
<td>1.16</td>
<td>1.17</td>
<td>1.17</td>
<td>1.19</td>
<td>1.19</td>
</tr>
</tbody>
</table>

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

Printed Name: Karen Dubrosky, Vice President
Phone: 612-317-2118
Email: kdubrosky@doughertymarkets.com
Date: 2/27/19

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

If a revised form is submitted, date of submission: 2/28/2019
### Schedule of Sources of Funds and Financing Narrative

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

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<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Constr. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Constr. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
</tr>
<tr>
<td>Merchants Capital</td>
<td></td>
<td>$18,973,000</td>
<td>6.00%</td>
<td>1st</td>
</tr>
<tr>
<td>Dougherty Mortgage</td>
<td></td>
<td>$4,442,882</td>
<td>5.50%</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richman Group</td>
<td>HTC</td>
<td>$1,500,000</td>
<td>$3,474,458</td>
<td>$13,798,620</td>
</tr>
<tr>
<td>Federal Historic Credits</td>
<td></td>
<td>$</td>
<td>$3,573,671</td>
<td>0.85</td>
</tr>
<tr>
<td>State Historic Credits</td>
<td>$</td>
<td>$3,153,239</td>
<td>0.6</td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td>$11.9(d)(2) LPS Contribution</td>
<td>$500</td>
<td>-</td>
<td>15</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>Commonwealth</td>
<td>$415,542</td>
<td>-</td>
<td>15</td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$22,447,458</td>
<td>$25,384,454</td>
<td>$</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).

Construction financing will be provided by Merchants Capital in the form of a construction loan. The construction loan will be in the amount of $18,973,000 at an interest rate of 6.00%. Dougherty Mortgage will provide the permanent financing in the form of a conventional loan. The perm loan will be in the amount of $4,442,882 at a rate of 5.50% and have a 15 year term and 35 year amortization. Richman Group will be providing the equity for the LIHTC and the historic tax credits. Richman Group will provide $20,525,530 in total equity with $3,474,458 coming in during construction. It is currently estimated that $415,542 in developer fee will be deferred.

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.

**Operating reserves in the amount of $412,437 will be required and $100,000 in rent up reserves is being required.**

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.)
By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

<table>
<thead>
<tr>
<th>Signature, Authorized Representative, Construction or Permanent Lender</th>
<th>Karen Dubrosky, Vice President</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone: 612-317-2118</td>
<td></td>
<td>2/27/19</td>
</tr>
<tr>
<td>Email address: <a href="mailto:kdubrosky@doughertymarkets.com">kdubrosky@doughertymarkets.com</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission:
Supporting Documents:
Equity Letter
February 26, 2019

Kristi Morgan
Director/Vice President
Commonwealth Development Corporation
P.O. Box 5794
Madison, WI 53707

Re: Commons at St. Anthony’s, Amarillo, TX

Dear Ms. Morgan:

The Richman Group Affordable Housing Corporation ("TRG") is the sponsor of investment partnerships which provide equity capital for multi-family apartment complexes that are eligible for low-income housing tax credits ("Low-Income Housing Tax Credits") pursuant to Section 42 of the Internal Revenue Code of 1986 (the "Tax Code") by investing in limited liability companies that own such apartment complexes.

You have advised us that CASA MM, LLC (the "Managing Member") has formed Commons at St. Anthony’s, LLC, a Texas limited liability company (the "Company"), which intends to acquire and rehabilitate a building and convert it to a multi-family apartment complex in Amarillo, TX (the "Apartment Complex").

TRG is pleased to provide you with this letter of intent for the acquisition by an affiliated limited partnership, which will be sponsored by TRG ("Investor"), of a 99.99% membership interest in the Company, subject to the terms and conditions hereof. Upon the execution of this letter, TRG will commence its due diligence review and will hold an initial investment committee meeting. Upon approval of the initial investment committee TRG will continue its due diligence and will seek an investor to acquire the membership interest. Receipt of initial investment committee approval is not, and should not be construed as, an indication that the transaction will receive final investment committee approval. Only upon (i) the receipt of final investment committee approval, (ii) negotiation and execution of documentation acceptable to both parties and (iii) receipt of opinions of counsel (including corporate, tax and real estate) acceptable to the Investor, will the parties execute an amended and restated operating agreement of the Company in the Investor’s standard form (the "Operating Agreement") which is expected to have terms similar to the operating agreement for Broadmore Bluffs, LLC, admitting the Investor to the Company. Commonwealth Development Corporation of America and Commonwealth Construction Corporation (collectively, the "Guarantor") will guarantee the Managing Member’s obligations to the Investor.

1. Financing: Financing of the Apartment Complex will be subject to Investor approval. You have informed us that the Apartment Complex is expected to receive the following financing: (i) a conventional first mortgage loan in the anticipated amount of $4,442,882 with an interest rate not to exceed 5.50% per annum, a term of 35 years and principal payments based on a 35-year amortization schedule. To the extent that a change in financing structure changes the amount of Low-Income Housing Tax Credits, then capital
contributions will be adjusted accordingly. The Managing Member must deliver any required approval of the admission of the Investor to the Company prior to such admission (the "Closing"). The preparation, filing and processing of such application and all costs and expenses thereof, shall be the sole responsibility of the Managing Member and/or the Company. All loan documents shall provide that notices of default and foreclosure shall be sent to the Managing Member, as well as to the Investor.

2. Capital Contributions of the Investor: The amounts and timing of the installments described in the "Capital Contribution" as set forth below reflect current market conditions. The Capital Contribution may be adjusted prior to Closing to reflect rising interest rates or other changing market conditions and the Investor’s then-current yield requirements. Subject to the terms and conditions set forth herein and in the Operating Agreement, the Investor will make capital contributions to the Company in the total amount of $20,525,530 (the "Capital Contribution") including amounts payable under Section 15 as set forth below.

<table>
<thead>
<tr>
<th>Installment No. 1:</th>
<th>(16.9%)</th>
<th>$3,474,458</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paid at Closing.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Installment No. 2:</th>
<th>(50.8%)</th>
<th>$10,423,375</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paid upon the latest of:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Completion of rehab/construction of the Apartment Complex, as certified by the contractor for the Apartment Complex (the “Contractor”) and the architect for the Apartment Complex (the &quot;Architect&quot;), and receipt of temporary or permanent certificates of occupancy for all units;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Receipt of a payoff letter from the Contractor which states that upon receipt of Installment No. 2 the contract will be paid in full by Installment No. 2, excluding amounts for remaining approved punch list items, or the Contractor will defer any amounts owed to it until receipt of Installment No. 3;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) Receipt of an estoppel letter from each lender to the Company; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iv) July 1, 2021.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Installment No. 3:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paid upon the latest of:</td>
</tr>
<tr>
<td>(i) Achievement of 100% qualified occupancy by tenants who qualify under Section 42 and who are paying rents (net of concessions) that are at least equal to the Monthly Gross Aggregate Rents as set forth on Attachment A;</td>
</tr>
<tr>
<td>(ii) Receipt of permanent certificates of occupancy for all units if not previously provided;</td>
</tr>
<tr>
<td>(iii) Receipt of an estoppel letter from each lender to the Company; and</td>
</tr>
<tr>
<td>(iv) July 1, 2022.</td>
</tr>
</tbody>
</table>
Installment No. 4: (23.8%) $4,890,468

Paid upon the latest of:

(i) Receipt of Form 8609 for each building in the Apartment Complex;

(ii) Receipt of a Part 3 Federal Historic Tax Credit application executed by the Dept. of the Interior;

(iii) Receipt of final determination of State Historic Credit amount from the applicable State agency;

(iv) Achievement of “Breakeven Operations” (as defined below);

(v) Final closing of all permanent loans to the Company, which may occur simultaneously with and out of the payment of this Installment;

(vi) Funding of the "Operating Reserve" described below in Paragraph 7, which may be funded simultaneously with and out of this Installment;

(vii) Receipt of final Low-Income Housing Tax Credit certification by the Accountants which shall include (a) the final cost certification, (b) a certification from the accountant for the Company with the estimated amounts of Low-Income Housing Tax Credit, Federal Historic Tax Credits and State Historic Tax Credits for the Apartment Complex, and review and approval of (a) and (b) by Cohn Reznick on behalf of the Investor, with the cost of such Cohn Reznick review paid by the Investor;

(viii) Receipt of an estoppel letter from each lender to the Company; and

(ix) October 1, 2022.

Total Equity to Company (including amounts payable under Section 15 below): $20,525,530

Installment No. 4 will only be released upon the achievement of Breakeven Operations. "Breakeven Operations" is generally defined as the earlier of the following: (i) the date upon which income from the normal operation of the Apartment Complex, received on a cash basis, for each of three (3) consecutive calendar months ending not prior to the month before Final Closing occurs, less all mandatory debt service payments that would be due for each month if Final Closing had occurred, exceeds all accrued operational costs for each month or, if the above is not verifiable for such three (3) month period, (ii) the date upon which income from the normal operation of the Apartment Complex (as reported under GAAP) equals or exceeds all operational costs (as reported under GAAP), as evidenced by an audited financial statement for a 12 month period prepared by the accountants of the Company. In addition, Breakeven Operations shall not have occurred unless, at the end of such three (3) month period, the Company shall have (i) sufficiently funded segregated reserves to pay one (1) year's property insurance premiums (minus any prepaid premiums on the existing insurance policy) and, unless there is a PILOT, the next full installment of real estate taxes payable (minus any prepaid taxes with respect to such installment) and (ii) liquid assets not committed to the payment of any other expense or reserve fund in an amount sufficient to pay (a) one (1) month's mandatory debt service payment, if any, plus (b) any other accrued unpaid expenses. It is our understanding that there will be a funded marketing/rent-up reserve in the amount of $100,000 and funds remaining in this reserve at the time that Installment No. 4 is requested may be counted toward such liquid asset requirements.

3. Adjuster Clause: The Capital Contribution amount stated above is based upon your projection of an annual amount of Federal Low-Income Housing Tax Credits of $1,500,000 ("LIHTC") and Federal Historic Tax Credits in the total amount of $4,204,739 ("Federal HTC") and State Historic Tax Credits in the total
amount of $5,255,924 ("State HTC") which in turn is based upon certain of the assumptions and projections stated in Schedule A herein. The actual amount of Low-Income Housing Tax Credits and Federal Historic Tax Credits and State Historic Tax Credits may in fact change after the determination of eligible and qualified basis. Accordingly, the Capital Contribution may be adjusted when (i) final projections of the amount of Low-Income Housing Tax Credits and Federal Historic Tax Credits and State Historic Tax Credits are completed and/or (ii) upon or after actual completion of the Apartment Complex. To the extent such final projected amount of Low-Income Housing Tax Credits varies from amount of the LIHTC, and/or the final projected amount of the Federal Historic Tax Credits varies from amount of the Federal HTC, and/or the final projected amount of the State Historic Tax Credits varies from amount of the State HTC, then the Capital Contribution will be adjusted as set forth in the following paragraph and as will be more particularly set forth in the Operating Agreement.

If the final amount of Low-Income Housing Tax Credits ("Final LIHTC") is greater or less than the LIHTC then the Capital Contribution shall be adjusted so that the ratio of the Capital Contribution attributable to the Low-Income Housing Tax Credits divided by the Final LIHTC allocable to Investor is equal to 92.00% ("LIHTC Ratio"). Likewise, if the final amount of Federal Historic Tax Credits ("Final Federal HTC") is greater or less than the Federal HTC then the Capital Contributions attributable to the Federal Historic Tax Credits shall be adjusted so that the ratio of the Capital Contribution attributable to the Federal Historic Tax Credits divided by the Final Federal HTC allocable to Investor is equal to 85.00% (the "Federal HTC Ratio"). Likewise, if the final amount of State Historic Tax Credits ("Final State HTC") is greater or less than the State HTC then the Capital Contributions attributable to the State Historic Tax Credits shall be adjusted so that the ratio of the Capital Contribution attributable to the State Historic Tax Credits divided by the Final State HTC allocable to Investor is equal to 60.00% (the "State HTC Ratio"). However, in the case of an increase in the Capital Contribution, such increase in Capital Contribution will take place only if the Investor has funds available which are not committed otherwise. If the Investor does not have funds available to pay for the higher amount of Low-Income Housing Tax Credits and/or Federal Historic Tax Credits and/or State Historic Tax Credits, then the Investor's interest in the Company will be adjusted downward accordingly, but in no event below a 90% interest. TRG may in its discretion endeavor to cause an affiliated investment partnership to purchase an interest in the Company, but shall have no liability if it is unable to do so.

4. **Timing Differences:** In the event that the actual Final Reported Credit for 2021 is more than 0.00% of the LIHTC for 2021, and/or the actual Final Reported Credit for 2022 is more or less than 90.53% of the LIHTC for 2022 and/or the actual Final Reported Credit for 2023 is less than 100% of the LIHTC for 2023, and/or the Final Reported Federal Historic Credit for 2021 through 2025 is more or less than $840,948 per annum, and/or the Final Reported State Historic Credit for 2021 is more or less than $5,255,924 (or the LIHTC and Federal HTC and State HTC as adjusted pursuant to paragraph 3 above) then the Capital Contribution of the Investor to the Company shall be increased or decreased, as appropriate (a "Timing Change"), by an amount sufficient to maintain an Internal Rate of Return to the Investor equal to an amount agreed upon at Closing; such adjustment to be based upon the methodology assuming for this purpose that ((i) the amount and timing of projected losses and deductions and (ii) the timing of the Capital Contributions will be fixed at the amounts shown in the projections attached to the Operating Agreement). With respect to the calculation of the losses in the parenthetical above, the Investor shall, for the years in which it has sufficient tax information, make the calculation for those years using the lesser of the actual losses or the projected losses. In the years in which there is not sufficient tax information to calculate actual losses, the projected losses shall be used. In the event that the Timing Change exceeds the then unpaid Capital Contribution of the Investor, the Managing Member shall pay to the Investor, immediately upon demand, the amount by which the Timing Change exceeds such then unpaid Capital Contributions. In the event that an upward Timing Change and/or the LIHTC Ratio adjuster and/or the Federal HTC adjuster and/or the State HTC adjuster described in Paragraph 3 results in an increase in the Capital Contribution, such increases combined will be capped at 5% of the original Capital Contribution. The projections assume that any gain or income tax to the Company associated with sale of the State HTC will be allocated to the Managing Member.

5. **Cash Flow Distributions:** Cash flow of the Company after expenses and debt service will be distributed, to the extent available, according to the following priority:
First: to pay any credit adjuster due;
Second: a priority distribution to the Investor in the amount of $3,000 annually;
Third: to pay any deferred development fee to the developer plus interest accrued at 7% per annum;
Fourth: to repay any operating deficit loans made by the Managing Member;
Fifth: remaining amounts split 10% to the Investor and 90% to the Managing Member.

6. Sale or Refinance: Upon the sale of the Apartment Complex or a refinancing of the permanent mortgage loan, proceeds will generally be allocated in accordance with the following priority:

First: Expenses of the sale and refinancing and satisfaction of underlying financing plus any other third-party obligations and debts;

Second: Return of the outstanding balance of any operating deficit loans previously made by the Managing Member (See Guarantees); and

Third: Balance of proceeds split 10% to the Investor, 90% to the Managing Member.

7. Guarantees: The Managing Member and the Guarantor shall jointly and severally guarantee the following:

A) Against: (a) recapture of the Low-Income Housing Tax Credits for 15 years except for recapture caused by (i) subsequent changes in the Tax Code or (ii) transfers of the Investor’s interest in the Company. (b) recapture of the Federal Historic Tax Credit for 5 years, and (c) recapture of the State Historic Tax Credit for the recapture period mandated by the applicable governmental agency.

B) The payment in full of all costs and expenses of the acquisition and construction of the Apartment Complex in excess of the proceeds of all the construction period sources of funds and any operating deficits prior to the achievement of Breakeven Operations.

C) To fund operating deficits for a five (5) year period (the “Operating Deficit Period”) from the later of Breakeven Operations or funding of the permanent mortgage loan up to a maximum of 6 months of operating expenses, replacement reserve deposits and mandatory debt service, estimated to be $412,437 (the “Operating Deficit Guaranty”). The Operating Deficit Period shall be deemed extended until (x) the Managing Member has provided the Investor with evidence that the Company has sufficient cash reserves to pay any accrued expenses as of the expiration of the Operating Deficit Period and (y) the Apartment Complex has achieved the “DSC Requirement” as hereinafter defined. The “DSC Requirement” means that the Apartment Complex has demonstrated a debt service coverage ratio of 1.15:1 for year five of the Operating Deficit Period. If the Apartment Complex has not demonstrated a 1.15:1 debt service coverage for such year the Operating Deficit Period will be extended until the Apartment Complex demonstrated a 1.15:1 debt service coverage over a 12-month period. For purposes of the Operating Deficit Guaranty, the term “Operating Deficits” shall include amounts withdrawn from the reserve for replacements for non-capital costs during such five (5) year period. A further assurance will be an agreement by the managing agent for the Apartment Complex, typically the Managing Member or an affiliate, (the “Managing Agent”) to (i) defer and accrue its management fee, if necessary, to prevent a default under the permanent mortgage loan and (ii) to defer its fee to the extent necessary to avoid an Operating Deficit. If the Managing Agent elects not to defer its fee pursuant to subparagraph (ii) above, it must send a notice to the Managing Member and the Investor offering to resign. If no such notice is sent, the Managing Agent will be deemed to have ratified its agreement to defer its fee. If a notice is sent refusing to defer its fee, such refusal shall be grounds for removal of the Managing Agent.
The Company shall fund an operating reserve in the amount of the Operating Deficit Guaranty, estimated at $412,437 (the “Operating Reserve”) prior to or out of payment of Installment No. 4. Withdrawals made from the Operating Reserve after the achievement of Breakeven Operations will count toward fulfillment of the Operating Deficit Guaranty described in the preceding paragraph. However, withdrawals from the Operating Reserve during the Operating Deficit Period may not drop the balance of the Operating Reserve below 50% of the amount originally funded. The Operating Deficit Guaranty Period shall be extended until such time that the Operating Reserve has been replenished to a balance of no less than the amount originally funded. At the end of the year following termination of the Operating Deficit Period, if the remaining balance in the Operating Reserve exceeds an amount equal to one third of the actual operating expenses and mandatory debt service during the final year of the Operating Deficit Period, then any remaining funds in excess of such amount shall be released as Net Cash Flow provided that: (i) the Apartment Complex did not have any operating deficits during such year following end of the Operating Deficit Period, and (ii) no default conditions under the terms of the Operating Agreement exist at such time. Thereafter, to the extent any of the Operating Reserve is withdrawn it shall be replenished from available cash flow back up to such 3-month level.

(D) Repurchase of the Investor’s interest in the Company by payment to the Investor of the full amount of the gross Capital Contribution paid to such date, if the Managing Member fails to (i) place the Apartment Complex in service by December 31, 2022, (ii) complete Final Closing by December 31, 2023, (iii) achieve at least 70% of the aggregate projected LIHTC and Federal HTC and State HTC as set forth herein or (iv) achieve Breakeven Operations within 24 months of Substantial Completion (to be defined in the Operating Agreement) of the Apartment Complex.

8. **Representations and Warranties:** The Managing Member shall provide the representations and warranties to the Investor more particularly set forth in the Operating Agreement and currently has no basis to believe that such representations and warranties cannot be given at Closing. The Managing Member shall be obligated to recertify to the continued truth and accuracy of such representations and warranties at the time of each installment of capital contributions.

9. **Duties and Obligations:** The Managing Member shall be obligated to assume the duties and obligations as are set forth in the Operating Agreement.

10. **Legal Opinions:** The Managing Member shall cause the attorneys for the Company to provide the legal opinions more particularly set forth in the Operating Agreement.

11. **Sale or Conversion:** Beginning 15 years from the date of the closing of the permanent mortgage loan, if the Investor requests the Managing Member to sell the Apartment Complex, the Managing Member will consent, provided such sale meets the approval of the lender and applicable tax credit agency. In the event the Managing Member does not consent to a sale at that time, the Managing Member will be granted an option to purchase the Apartment Complex at fair market value (as restricted by the uses mandated by the lender and the Tax Credit Agency). In the event that the Managing Member chooses not to exercise this purchase option, the Investor shall reserve the right to: (i) sell its interest in the Company to the Managing Member for $1 or (ii) transfer its membership in the Company to an affiliated entity.

12. **Accountants and Financial Reporting:** The “Accountants” for the Company shall be SVA Certified Public Accountants, S.C., or Baker Tilly Virchow Krause, LLP, or Rubin Brown, or such other firm acceptable to the Investor. Financial information will be required to be submitted to the Investor by the 25th day after the end of each quarter, for the first three calendar quarters of each year. Such financial information may be unaudited and may be prepared by the Managing Agent. Annual audited financial statements and tax information will be required to be submitted to the Investor by the Managing Member in draft form by February 15 of each year and in final form by February 28 of each year.

13. **Removal Rights:** The Investor shall have the right to remove the Managing Member for cause as will be set forth in the Operating Agreement. No removal right without cause shall exist.
14. **Indemnity:** In the Operating Agreement the Managing Member shall indemnify Investor and its officers, directors and affiliates for any untrue statement of a material fact or omission to state a material fact necessary to make any such statements, in light of the circumstances under which they were made, not misleading, by the Managing Member or their agents set forth in any document delivered by the Managing Member or their agents in connection with the acquisition of the Apartment Complex, the investment by the Investor in the Company and the execution of the Operating Agreement.

15. **Reserve Requirements:** The Company will be required to make an annual minimum deposit to a reserve for replacements in an amount equal to the greater of (i) $300 per unit, increasing by 3% per annum, or (ii) the amount utilized in the underwriting of the mortgage loans by the lenders. The Investor may require that additional reserves be funded to cover potential cash deficiencies. The Operating Deficit Guaranty shall be increased by amounts withdrawn from the reserve for replacements for non-capital cost items during the Operating Deficit Period.

16. **Due Diligence:** TRG and the Investor will have the opportunity to perform, and you and your professionals will assist us in, the customary due diligence necessary in the acquisition of the Apartment Complex and of the investment by Investor in the Company. As a condition of closing, the Company shall provide the Investor information reasonably requested by the Investor, including without limitation, (i) market rental information, proving that the projected rents will be achieved and the rent up will occur within a reasonable absorption period, (ii) engineering report by an engineer acceptable to the Investor and (iii) a Phase 1 environmental report. The Company shall bear the costs of Investor's, market study, engineering review and Investors legal counsel, subject to a maximum of $0. A sample (but not exhaustive) list of due diligence documents shall be forward upon receipt of a fully executed copy of this letter of intent. Additionally, approval of this transaction is subject to satisfaction and completion of due diligence (including site visit, review, and final investment committee approval) by both the Investor and TRG, and receipt by the Company of a Low-Income Housing Tax Credits reservation or allocation approval from the appropriate state or local agency.

17. **Title Insurance:** The Managing Member shall provide, at Company expense, title insurance in favor of the Company in an amount not less than the sum of (i) all mortgage loans, and (ii) the amount of the Capital Contribution with only those exceptions as may be approved by Investor.

18. **Execution of Operating Agreement:** As a condition to the Closing, the Managing Member will execute the Operating Agreement and any related documentation necessary to complete the transaction and the Guarantor must execute the Guaranty.

19. **Hazard and Liability Insurance:** As a condition to receipt of Installment No. 1 of Capital Contributions, the Company shall deliver evidence of hazard insurance from carriers acceptable to the Investor, in an amount equal to the replacement cost of the apartment improvements. The hazard insurance must include endorsements for inflation adjustment and code upgrade coverage. Liability insurance shall be in the amount of not less than $5,000,000.

20. **Escrows:** To the extent not required by any mortgage lender, the Company shall maintain funds in a segregated escrow account, in an amount sufficient to pay all real estate taxes and insurance premiums when due.

21. **Payment and Performance Bond or Letter of Credit:** The Contractor shall provide one of the following (i) payment and performance bonds in form and substance satisfactory to Investor, in the full amount of the general contract naming the Company as obligee issued by a bonding company acceptable to Investor, or (ii) a letter of credit in the amount of not less than 15% of the general contract issued by a bank acceptable to Investor. TRG will endeavor to have the Investor waive the payment and performance bond or letter of credit requirement and in lieu of these items accept payment and performance bonds from subcontractors to be determined.
22. **Brokers.** Any and all fees due to any broker involved in this transaction will be the responsibility of the Managing Member. By executing this letter of intent, you represent and warrant that no broker has been involved in the negotiations among the Managing Member, its principals and TRG. You further acknowledge and agree that neither TRG nor the Investor shall be responsible for the payment of any brokerage fees in connection with the Investor's investment in the Project unless otherwise specifically agreed to in writing by TRG.

If the above is acceptable to the Managing Member, please execute a copy of this letter and return it to the Investor. In the event that Investor is not in receipt of an executed copy of this letter within thirty (30) days, this letter shall be considered withdrawn and shall be of no further force or effect.

Upon the Investor's receipt of a fully executed copy of this letter, the Investor will commence the necessary action to deliver to you a copy of the proposed Operating Agreement and you shall be bound by all of the terms and provisions hereof. If prior to the expiration of the due diligence period Investor agrees to proceed with the transaction, but notwithstanding such agreement, the Managing Member (i) fails to negotiate the Operating Agreement or other closing documents in good faith and/or (ii) offers the membership interest contemplated hereby to a third party, then the Managing Member shall be obligated to reimburse Investor and/or TRG for all fees, costs and expenses incurred by Investor and/or TRG in connection with this transaction, including without limitation, all legal fees and disbursements, engineering and other professional fees, site inspection fees, market study fees, appraisal fees, background investigation costs, and other due diligence costs and expenses.

The Closing of the acquisition of the membership interest is subject to the availability of funds and the ability of TRG to identify an Investor. This letter shall be governed by and construed in accordance with the internal laws of the State of Connecticut. This agreement shall not create any liability on the part of TRG or the Investor. All rights and obligation of the Investor shall be set forth in the Operating Agreement and shall not be binding on the Investor until the Investor delivers a fully executed copy of the Operating Agreement to the Managing Member.

Notwithstanding anything to the contrary contained herein, the provisions of this letter represent the entire understandings of TRG, the Investor, the Managing Member and/or the Company with respect to the matter hereof, and all prior understandings, agreements and representations with respect thereto whether written or oral are superseded hereby and merged herein. None of the provisions of this letter may be waived or modified unless such waiver or modification is in writing and signed by the parties hereto and approved by TRG's counsel. No oral agreements shall ever be binding on TRG and/or the Investor.

*Signatures on following page*
Sincerely,

The Richman Group Affordable Housing Corporation

By: [Signature]

Name: Richard McCauley
Title: Executive Vice President
## 15 Year Rental Housing Operating Pro Forma (All Programs)

A 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>TENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$925,128</td>
<td>$943,631</td>
<td>$962,503</td>
<td>$981,753</td>
<td>$1,001,388</td>
<td>$1,105,614</td>
<td>$1,220,687</td>
</tr>
<tr>
<td>Condominium Income</td>
<td>$13,200</td>
<td>$13,464</td>
<td>$13,733</td>
<td>$14,008</td>
<td>$14,288</td>
<td>$15,775</td>
<td>$17,417</td>
</tr>
<tr>
<td>TENTIAL GROSS ANNUAL INCOME</td>
<td>$938,328</td>
<td>$957,095</td>
<td>$976,236</td>
<td>$995,761</td>
<td>$1,015,676</td>
<td>$1,121,389</td>
<td>$1,238,104</td>
</tr>
<tr>
<td>Vision for Vacancy &amp; Collection Loss</td>
<td>($70,375)</td>
<td>($71,782)</td>
<td>($73,218)</td>
<td>($74,682)</td>
<td>($76,176)</td>
<td>($84,104)</td>
<td>($92,858)</td>
</tr>
<tr>
<td>Total 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>$867,953</td>
<td>$885,312</td>
<td>$903,019</td>
<td>$921,079</td>
<td>$939,501</td>
<td>$1,037,285</td>
<td>$1,145,246</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>EXPENSES</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General and Administrative Expenses</td>
<td>$35,600</td>
<td>$36,668</td>
<td>$37,768</td>
<td>$38,901</td>
<td>$40,068</td>
<td>$46,450</td>
<td>$53,848</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$52,077</td>
<td>$53,119</td>
<td>$54,181</td>
<td>$55,265</td>
<td>$56,370</td>
<td>$62,237</td>
<td>$68,715</td>
</tr>
<tr>
<td>Compensation</td>
<td>$128,357</td>
<td>$132,208</td>
<td>$136,174</td>
<td>$140,259</td>
<td>$144,467</td>
<td>$167,477</td>
<td>$194,151</td>
</tr>
<tr>
<td>Sales &amp; Marketing</td>
<td>$75,000</td>
<td>$77,250</td>
<td>$79,568</td>
<td>$81,955</td>
<td>$84,413</td>
<td>$88,785</td>
<td>$113,444</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$27,130</td>
<td>$27,944</td>
<td>$28,782</td>
<td>$29,646</td>
<td>$30,535</td>
<td>$35,398</td>
<td>$41,037</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$57,620</td>
<td>$59,349</td>
<td>$61,129</td>
<td>$62,963</td>
<td>$64,852</td>
<td>$75,181</td>
<td>$87,155</td>
</tr>
<tr>
<td>Rental Property Insurance Premiums</td>
<td>$38,500</td>
<td>$39,655</td>
<td>$40,845</td>
<td>$42,070</td>
<td>$43,332</td>
<td>$50,234</td>
<td>$58,235</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$86,968</td>
<td>$89,577</td>
<td>$92,264</td>
<td>$95,032</td>
<td>$97,883</td>
<td>$113,474</td>
<td>$131,547</td>
</tr>
<tr>
<td>Depreciation</td>
<td>$3,000</td>
<td>$3,390</td>
<td>$3,690</td>
<td>$3,960</td>
<td>$4,200</td>
<td>$4,408</td>
<td>$4,665</td>
</tr>
<tr>
<td>Total Expenses</td>
<td>$1,400</td>
<td>$1,532</td>
<td>$1,668</td>
<td>$1,808</td>
<td>$2,052</td>
<td>$3,451</td>
<td>$6,655</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

<table>
<thead>
<tr>
<th>DEBT SERVICE</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Annual Expenses</td>
<td>$538,652</td>
<td>$554,291</td>
<td>$570,389</td>
<td>$586,958</td>
<td>$604,014</td>
<td>$697,107</td>
<td>$804,703</td>
</tr>
<tr>
<td>Operating Income</td>
<td>$329,301</td>
<td>$331,021</td>
<td>$332,630</td>
<td>$334,121</td>
<td>$335,486</td>
<td>$340,178</td>
<td>$340,543</td>
</tr>
</tbody>
</table>

### INCOME NET CASH FLOW

<table>
<thead>
<tr>
<th>INCOME NET CASH FLOW</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>Operating Income</td>
<td>$429,993</td>
<td>$447,713</td>
<td>$464,322</td>
<td>$478,813</td>
<td>$493,178</td>
<td>$553,707</td>
<td>$542,235</td>
</tr>
</tbody>
</table>

### MULTIVARIATE NET CASH FLOW

<table>
<thead>
<tr>
<th>MULTIVARIATE NET CASH FLOW</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>Operating Income</td>
<td>$429,993</td>
<td>$447,713</td>
<td>$464,322</td>
<td>$478,813</td>
<td>$493,178</td>
<td>$553,707</td>
<td>$542,235</td>
</tr>
</tbody>
</table>

#### Coverage Ratio

<table>
<thead>
<tr>
<th>Coverage Ratio</th>
<th>1.15</th>
<th>1.16</th>
<th>1.16</th>
<th>1.17</th>
<th>1.17</th>
<th>1.17</th>
<th>1.19</th>
<th>1.19</th>
</tr>
</thead>
</table>

### SIGNATURES

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

---

If a revised form is submitted, date of submission: 

Printed Name

Phone:

Email:

Date: 2-28-19

Richman Group Affordable Housing Corp.
## Schedule of Sources of Funds and Financing Narrative

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

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>Merchants Capital</td>
<td>$18,973,000</td>
<td>6.00%</td>
<td>1st</td>
<td>$4,442,882</td>
<td>5.50%</td>
</tr>
<tr>
<td>Dougherty Mortgage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richman Group</td>
<td>HTC</td>
<td>$1,500,000</td>
<td>$3,474,458</td>
<td>$13,798,620</td>
<td>0.92</td>
</tr>
<tr>
<td>Federal Historic Credits</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Historic Credits</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td>$31,950(31)PS Contribution</td>
<td>$500</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>Commonwealth</td>
<td></td>
<td></td>
<td></td>
<td>$415,542</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Total Sources of Funds

**$22,447,458**

**$25,384,454**

### Total Uses of Funds

**$25,384,454**

**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).

Construction financing will be provided by Merchants Capital in the form of a construction loan. The construction loan will be in the amount of $18,973,000 at an interest rate of 6.00%. Dougherty Mortgage will provide the permanent financing in the form of a conventional loan. The permanent loan will be in the amount of $4,442,882 at a rate of 5.50% and have a 15 year term and 35 year amortization. Richman Group will provide the equity for the LIHTC and the historic tax credits. Richman Group will provide $20,525,530 in total equity with $3,474,458 coming in during construction. It is currently estimated that $415,542 in developer fee will be deferred.

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.

Operational reserves in the amount of $412,437 will be required and $100,000 in rent up reserves is being required.

Describe the operating items [rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.
By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Printed Name: RICHARD McCaulley
Date: 2-28-19

Signature, Authorized Representative, Construction or Permanent Lender: EXEC. VP., RICHMAN GROUP AFFORDABLE HOUSING CORP.
Telephone: 203-413-0336
Email address: McCaulley@Richmancapital.com
2019 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Funding from Local Government
RESOLUTION NO. 02-05-19-1

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL:
SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE
COMMONS AT ST. ANTHONY'S DEVELOPMENT; COMMITMENT
OF DEVELOPMENT INCENTIVE; AUTHORIZING STAFF;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds there is a continuing need for additional affordable and low
income housing in Amarillo; and,

WHEREAS, Commons at St. Anthony's, LLC has proposed a development for affordable rental
housing at the southwest corner of Amarillo Boulevard and North Polk Street named, The Commons at
St. Anthony's, in the City of Amarillo, Potter County, Texas; and

WHEREAS, Commons at St. Anthony's, LLC 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 The Commons at St. Anthony's project.

WHEREAS, the development is part of the revitalization area as outlined in the North Heights
Neighborhood Plan and the Amarillo Comprehensive Plan.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO
TEXAS, THAT:

SECTION 1. The City of Amarillo, acting by and through its governing body, hereby confirms
that it supports the proposed development, The Commons at St. Anthony's to be located near the
southwest corner of Amarillo Boulevard and North Polk Street, as evidenced by this Resolution.

SECTION 2. The City confirms that it will commit development fee waivers in an amount of
$500 to Commons at St. Anthony's, LLC conditioned upon receipt of Housing Tax Credits.

SECTION 3. This resolution affirms that the above named Development has been identified as
contributing most significantly to the concerted revitalization efforts of the city as outlined in the North
Heights Neighborhood Plan and the Amarillo Comprehensive Plan.

SECTION 4. The City Manager or designee is authorized to execute all reasonably necessary
documents to implement this Resolution. The City Secretary is hereby authorized and directed to certify
this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. This Resolution is effective on the date of its approval.

Approved this 5th day of February 2019.

Ginger Nelson, Mayor

APPROVED AS TO FORM:

Bryan S. McWilliams, City Attorney

ATTEST:

Frances Hibbs, City Secretary
2019 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Rental Assistance

NA
Sponsor Characteristics
Sponsor Characteristics (Competitive HTC Only)

Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below;

1. **Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:**

   - **Yes** If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - **Yes** If attempting to score as a certified HUB, evidence of the HUB's existence from the Texas Comptroller of Accounts is provided behind this Tab
   - **Yes** The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.

<table>
<thead>
<tr>
<th>Ownership Interest: 35.000%</th>
<th>(Not required for HUB of HUD 202 Rehabilitation projects.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash flow from operations: 10.000%</td>
<td></td>
</tr>
<tr>
<td>Developer Fee: 5.000%</td>
<td></td>
</tr>
<tr>
<td><strong>Total: 50.00%</strong></td>
<td>(Must equal at least 50% regardless of structure)</td>
</tr>
</tbody>
</table>

   - **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

   - **x** Property Management
   - **x** Construction
   - **x** Development
   - **x** Financing
   - **x** 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:**

   - **x** A certified HUB will participate in Development Services or provide onsite tenant services, and evidence of the HUB’s existence from the Texas Comptroller of Accounts is provided behind this Tab.
   - **x** A Nonprofit will participate in Development Services or provide onsite tenant services, and evidence from a state or federal source of the organization’s nonprofit status is provided behind this Tab.

   - **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:** 0

   **Total Points Claimed:** 2

2/28/2019
2019 HTC
Full Application

Part 5 Tab 36

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

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company's profile is listed in the State of Texas HUB Directory and may be viewed online at https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

You must notify the HUB Program in writing of any changes affecting your company's compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. Note: Any changes made to your company's information may require the HUB Program to re-evaluate your company's eligibility.

Please visit our website at http://comptroller.texas.gov/procurement/prog/hub/ and reference our publications (i.e. Grow Your Business pamphlet, HUB Brochure and Vendor Guide) providing additional information on state procurement resources that can increase your company's chances of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

---

Texas Historically Underutilized Business (HUB) Certificate

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

TRUE CASA CONSULTING LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 08-FEB-2019, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Laura Cagle-Hinojosa, Statewide HUB Program Manager
Statewide Support Services Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.
True Casa Consulting, LLC

The Commons at St. Anthony’s

HUB Participation

As 100% Owner and Manager of True Casa Consulting, LLC, Jennifer Hicks brings more than 20 years of affordable housing development, finance, management and service provision experience to The Commons at St. Anthony’s. Ms. Hicks has led the development of 15 innovative and high-impact communities that has provided 1,885 units of affordable and supportive housing. Ms. Hicks’ passion and expertise is centered around high-impact housing and enjoys the complexity and challenge these projects provide. She marries her development and finance skills with a deep understanding of the target population that helps inform both the physical and programmatic designs of the projects.

True Casa Consulting, LLC, the Historically Utilized Business (HUB) partner on The Commons at St. Anthony’s, will materially participate in the development and operation of the property as follows:

- Review, select and negotiate debt and equity proposals, final documents and closings;
- Participate in design review and input to ensure housing is designed with target population in mind;
- Review Lender/Equity Investor’s construction progress reports;
- Review draw submissions to Lender/Investor;
- Review Partnership and General Partner accounting records;
- Review and Assist in preparing Carryover, 10% Test, Cost Certification and interim report packages to TDHCA;
- Review and assist with preleasing marketing activities and lease-up activities;
- Review and direct annual operating budget, provide final approval to management agent;
- Review monthly detailed financials, cap-ex requests, etc. and provide approvals as necessary;
- Review and assist as necessary with all correspondence between Lender, Investor, TDHCA, Management Agent, etc.
- Guide and provide feedback on appropriate resident services for the property and engage with local community organizations in the provision of those services.
Jennifer Hicks

EDUCATION

Master of Public Affairs, May 2002
LBJ School of Public Affairs, Austin, Texas

B.A. in Journalism, May 1999
Texas Tech University, Lubbock, Texas
- Texas Valedictorian Scholarship
- Hutcheson Endowed Journalism Scholarship

PROFESSIONAL EXPERIENCE

Founder and Owner
True Casa Consulting, LLC, Austin, Texas
July 2017 - present
- Owner of boutique consulting firm focused on mission-driven and impactful affordable housing development and supportive service programming.

Director of Housing Finance
Foundation Communities, Inc., Austin, Texas
May 2002 – July 2017
- Identified subsidy and conventional financing options for projects – secured grants and loans from public and private sources ($218 million) for the acquisition and rehabilitation of 14 communities (1,559 units) and two learning centers.
- Led the development of Foundation Communities’ supportive housing model for extremely low income and homeless single adults and families. Since 2001, developed 783 units of supportive housing.
- Identified, secured and structured funding for each affordable housing community. Since 2001, secured over $218 million of grants and loans from public and private sources for pipeline development.
- Coordinated application and closing of funds from the following sources: conventional banks, tax credit equity investors, Low Income Housing Tax Credit program, City of Austin Rental Housing Development Assistance Program, HOME, Community Development Block Grant Program, Federal Home Loan Bank, NeighborWorks America, HUD 221(d)(4) and Capital Magnet Fund.
- Facilitated the refinancing of eligible properties in the FC portfolio. Since 2001, have facilitated six refinances.
- Led the Real Estate Development Committee of the Foundation Communities Board of Directors responsible for guiding the growth of the organization.
- Planned development criteria and assisted with evaluation and negotiation of potential development projects.
- Helped manage funder compliance and reporting.
- Maintained compliance with tax exemption requirements for 22 property portfolio.

Development Associate
Foundation Communities, Inc., Austin, Texas
Sep. 2001 – May 2002
- Assisted with a variety of funding applications for the development of affordable multi-family housing.
- Planned the financing, design, and management of first single room occupancy project in Austin.
- Identified and initiated negotiation on suitable properties for acquisition.

Linenberger Memorial Intern in City Management
Office of City Manager, San Mateo, California
June 2001 – Aug. 2001
- Wrote bi-weekly newsletter to employees, monthly newsletter to the community and City’s Annual Report.
- Monitored city operations and reported progress to city staff and community through newsletters and press releases.

State Affairs Assistant
American Insurance Association, Austin, Texas
Aug. 1999 – May 2001
- Researched, tracked, and monitored House and Senate insurance-related bills for an eight state region.
- Composed legislative and regulatory updates, reports, calendars and press releases for distribution to Association members.

Public Relations Director
Office of the Governor, Criminal Justice Division/Task Force Division, Austin, Texas
May 1999-Aug. 1999

Communication Fellow
Office of the Governor, Austin, Texas
May 1999-Aug. 1999

News Room Reporter
Lubbock Avalanche-Journal, Lubbock, Texas
Jan. 1999 - May 1999
2019 HTC
Full Application

Part 5 Tab 37

Owner, Developer, and Guarantor Org Charts
Owner and Developer Organization Charts

Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.

Pursuant to §11.204(13)(A) of the QAP, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

The organization charts must include:
- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:
(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");

(B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

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!

Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.
Commons at St. Anthony’s Apartments
OWNERSHIP ENTITY

Commons at St Anthony’s, LLC

Investor Member (99.99%): TBD

Managing Member (0.01%):
CASA MM, LLC
EIN: 83-3346543

Managing Member (35%):
True Casa Consulting, LLC
A Texas HUB
35% Owner

Managing Member (65%):
Commonwealth Holdings, LLC
DBA Commontex Holdings, LLC
Authorized Member
65% Owner

Jennifer Hicks
100% member

Commonwealth Companies, Inc.
Sole Member 100%

Kristi Morgan
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Christopher Jaye
Director/President, CEO
33.33% Shareholder
Ability to Exercise Control

Louie A. Lange, III
Director/VP, Treasurer
33.33% Shareholder
Ability to Exercise Control
Avenue Commons Apartments
DEVELOPER

Developer (100%):
Commonwealth Development Corporation of America dba Commontex Development, Inc.
(95% Developer and fee)

Louie A. Lange III
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Kristi Morgan
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Christopher Jaye
Director/President
33.33% Shareholder
Ability to Exercise Control

Developer (100%):
True Casa Consulting, LLC
A Texas HUB
(5% Developer and fee)

Jennifer Hicks
100% member
Commons at St. Anthony's Apartments
Guarantor

50%
Commonwealth Development Corporation of America dba Commontex Development, Inc.

Louie A. Lange III
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Kristi Morgan
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Christopher Jaye
Director/President
33.33% Shareholder
Ability to Exercise Control

50%
Commonwealth Construction Corporation dba Commontex Construction, Inc.

Louie A. Lange III
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Kristi Morgan
Director/Vice President
33.33% Shareholder
Ability to Exercise Control

Christopher Jaye
Director/President
33.33% Shareholder
Ability to Exercise Control
List of Organizations and Principals
Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
<th>General Partner</th>
<th>Managing Member of GP</th>
<th>Sole Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commons at St. Anthony’s, LLC</td>
<td>100% Development Owner</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CASA MM, LLC</td>
<td>General Partner</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commonwealth Holdings, LLC dba Commontex Holdings, LLC</td>
<td>Manging Member of GP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commonwealth Companies, Inc</td>
<td>Sole Member</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

List of Sub-Entities or Principals:

1. ommonwealth Holdings, LLC dba Commontex Holdings, LLC
   - TDHCA Experience: No
   - TDHCA Experience: NA
   - TDHCA Experience: No
   - TDHCA Experience: No
   - TDHCA Experience: No
   - TDHCA Experience: No

2. True Casa Consulting, LLC
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA
   - TDHCA Experience: NA

3. NA

4. NA

5. NA

6. NA

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>Organization Legal Name: True Casa Consulting, LLC</th>
<th>Role/Title: Member of GP and dev</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 3000 Skylark Drive</td>
<td>City: Austin</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: 35% of CASA MM, LLC and 5% Co-Developer</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? Yes</td>
<td>Date formed: 6/28/2017</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: (512) 2034417</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? No</td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
</tr>
<tr>
<td>1. Jennifer Hicks</td>
<td>2. NA</td>
</tr>
<tr>
<td>TDHCA Experience: No</td>
<td>TDHCA Experience: No</td>
</tr>
<tr>
<td>4. NA</td>
<td>5. NA</td>
</tr>
<tr>
<td>TDHCA Experience:</td>
<td>TDHCA Experience:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization Legal Name: Commonwealth Development Corporation of America DBA Commontex Development, Inc</th>
<th>Role/Title: Developer/50% Guarantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 11612 Bee Cave Rd, Bldg. 2, STE. 152</td>
<td>City: Austin</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: 95% Co-Developer and 50% Guarantor</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? Yes</td>
<td>Date formed: 12/19/2011</td>
</tr>
<tr>
<td>Previous TDHCA Experience? Yes</td>
<td>Phone: 5129565432</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
</tr>
<tr>
<td>TDHCA Experience: Yes</td>
<td>TDHCA Experience: No</td>
</tr>
<tr>
<td>4. NA</td>
<td>5. NA</td>
</tr>
<tr>
<td>TDHCA Experience:</td>
<td>TDHCA Experience:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization Legal Name: Commonwealth Construction Corporation dba Commontex Construction, Inc.</th>
<th>Role/Title: 50% Guarantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 11612 Bee Cave Rd, Bldg. 2, STE. 152</td>
<td>City: Austin</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls: 50% Guarantor</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed? Yes</td>
<td>Date formed: 12/19/2011</td>
</tr>
<tr>
<td>Previous TDHCA Experience? No</td>
<td>Phone: 5129565432</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart: Yes</td>
<td>Ability to exercise Control over the Development? Yes</td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
</tr>
<tr>
<td>TDHCA Experience: Yes</td>
<td>TDHCA Experience: No</td>
</tr>
<tr>
<td>4. NA</td>
<td>5. NA</td>
</tr>
<tr>
<td>TDHCA Experience:</td>
<td>TDHCA Experience:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Organization Legal Name: NA</th>
<th>Role/Title:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>City:</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td></td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Date formed:</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Phone:</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Ability to exercise Control over the Development?</td>
</tr>
<tr>
<td>List of Sub-Entities or Principals:</td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>2.</td>
</tr>
<tr>
<td>TDHCA Experience:</td>
<td>TDHCA Experience:</td>
</tr>
<tr>
<td>4.</td>
<td>5.</td>
</tr>
<tr>
<td>TDHCA Experience:</td>
<td>TDHCA Experience:</td>
</tr>
</tbody>
</table>
2019 HTC
Full Application

Part 5 Tab 39

Previous Participation
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role:
- Commons at St. Anthony’s, LLC
- CASA MM, LLC

Email Address:
- c.alter@commonwealthco.net

City & State of Home Addr:
- Austin, TX

Applicant Legal Name:
- Commons at St. Anthony’s, LLC

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>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
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</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
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<tr>
<td>ESG</td>
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<tr>
<td>HHSP</td>
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<tr>
<td>LIHEAP</td>
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<tr>
<td>WAP</td>
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<tr>
<td>HOME:</td>
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<td>CFDC</td>
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<td>HBA</td>
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<td>PWD</td>
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<td>HRA</td>
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<td>SFD</td>
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<td></td>
<td></td>
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<tr>
<td>HTF/OCI:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AYBR</td>
<td></td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role:

Email Address:

City & State of Home Addr:

Applicant Legal Name:

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>
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<tr>
<td>NA</td>
<td></td>
<td></td>
<td></td>
<td></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>LIHEAP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
<td>NSP</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Commonwealth Development Corporation of America dba Commontex Development, Inc.
Louie A. Lange III

Email Address: l.lange@commonwealthco.net

City & State of Home Addr: Fond Du Lac, WI

Applicant Legal Name: Commons at St. Anthony’s, LLC

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>
</thead>
<tbody>
<tr>
<td>13180</td>
<td>Mission Village of Pecos</td>
<td>Pecos</td>
<td>HTC</td>
<td>in 07/13</td>
<td>NA</td>
</tr>
<tr>
<td>14132</td>
<td>Mission Village of Monahans</td>
<td>Monahans</td>
<td>HTC</td>
<td>in 07/14</td>
<td>NA</td>
</tr>
<tr>
<td>14133</td>
<td>Mission Village of Jacksonville</td>
<td>Jacksonville</td>
<td>HTC</td>
<td>in 07/14</td>
<td>NA</td>
</tr>
<tr>
<td>18347</td>
<td>Avenue Commons</td>
<td>Andrews</td>
<td>HTC</td>
<td>in 07/18</td>
<td>NA</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
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</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td>ESG</td>
<td></td>
<td>LIHEAP</td>
</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td>HRA</td>
<td></td>
<td>SFD</td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
### Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:**

<table>
<thead>
<tr>
<th>True Casa Consulting, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Hicks</td>
</tr>
</tbody>
</table>

**Email Address:**

jennifer@truecasa.net

**City & State of Home Addr:**

Austin, TX

**Applicant Legal Name:**

Commons at St. Anthony’s, LLC

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, Direct Loan (HOME, TCAP, SHTF, RHD), and BOND) that you have controlled at any time.

   ![X]

   By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

<table>
<thead>
<tr>
<th>TDHCA ID#</th>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
<td></td>
<td></td>
<td></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.

   ![X]

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

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Affairs:</td>
<td>CSBG</td>
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</tr>
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</table>
2019 HTC
Full Application

Part 5 Tab 40

Nonprofit Participation

NA
# 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).*

<table>
<thead>
<tr>
<th>Development:</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Certified Texas HUB?</th>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
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</thead>
<tbody>
<tr>
<td>Commonwealth Development Corporation of America dba Commonwealth Development, Inc</td>
<td>Craig Alter</td>
<td>(920) 922-8170</td>
<td>No</td>
<td><a href="mailto:c.alter@commonwealthco.net">c.alter@commonwealthco.net</a></td>
<td>TBD</td>
<td>73-1642535</td>
</tr>
<tr>
<td>Housing General Contractor:</td>
<td>Brent Schumacher</td>
<td>(920) 238-3745</td>
<td>Yes</td>
<td><a href="mailto:b.schumacher@commonwealthco.net">b.schumacher@commonwealthco.net</a></td>
<td>TBD</td>
<td>73-1642540</td>
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<tr>
<td>Infrastructure General Contractor:</td>
<td>Brent Schumacher</td>
<td>(920) 238-3745</td>
<td>Yes</td>
<td><a href="mailto:b.schumacher@commonwealthco.net">b.schumacher@commonwealthco.net</a></td>
<td>TBD</td>
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<tr>
<td>Cost Estimator:</td>
<td>Brent Schumacher</td>
<td>(920) 238-3745</td>
<td>Yes</td>
<td><a href="mailto:b.schumacher@commonwealthco.net">b.schumacher@commonwealthco.net</a></td>
<td>TBD</td>
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<tr>
<td>Architect:</td>
<td>Stan Ramaker</td>
<td>(920) 922-8172</td>
<td>Yes</td>
<td><a href="mailto:s.ramaker@madesigninc.net">s.ramaker@madesigninc.net</a></td>
<td>TBD</td>
<td>81-2576993</td>
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# Contact Information

<table>
<thead>
<tr>
<th>Role</th>
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<tr>
<td><strong>Engineer:</strong></td>
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<tr>
<td>Civil Engineer:</td>
<td>S&amp;B Services</td>
<td>Blair Keaton</td>
<td>(573) 480-4589</td>
<td><a href="mailto:keaton@energyepcsolutions.com">keaton@energyepcsolutions.com</a></td>
<td>$22,500.00</td>
<td>81-2871045</td>
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<tr>
<td>Market Analyst:</td>
<td>Apartment Market Data, LLC</td>
<td>Darrell G Jack</td>
<td>(210) 530-0040</td>
<td><a href="mailto:djack@stic.net">djack@stic.net</a></td>
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<td>Appraiser:</td>
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<tr>
<td>Attorney:</td>
<td>Reinhart Boerner Van Deuren S.C.</td>
<td>William Cummings</td>
<td>(414) 298-8330</td>
<td><a href="mailto:w.cummings@reinhartlaw.com">w.cummings@reinhartlaw.com</a></td>
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<tr>
<td>Accountant:</td>
<td>Tidwell Group</td>
<td>Joshua D. Northcutt</td>
<td>(470) 273-6611</td>
<td><a href="mailto:Joshua.Northcutt@tidwellgroup.com">Joshua.Northcutt@tidwellgroup.com</a></td>
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<td>27-1490692</td>
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**This is a direct or indirect, financial, or other interest with Applicant or other team members**:  
- Civil Engineer: Yes  
- Market Analyst: No  
- Attorney: No  
- Accountant: No
### Property Manager:

<table>
<thead>
<tr>
<th>Commonwealth Management</th>
<th>Molly Smith</th>
<th>(920) 922-8170</th>
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<tr>
<td><a href="mailto:m.richmond@commonwealthco.net">m.richmond@commonwealthco.net</a></td>
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### Originator of Underwriter:

<table>
<thead>
<tr>
<th>Dougherty Mortgage, LLC</th>
<th>Karen Dubrosky</th>
<th>(612) 317-2118</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td><a href="mailto:kdubrosky@doughertymarkets.com">kdubrosky@doughertymarkets.com</a></td>
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### Bond Issuer:

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### Syndicator:

<table>
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<tr>
<th>The Richman Group Affordable Housing</th>
<th>Richard McCauley</th>
<th>(203) 869-0900</th>
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<tr>
<td><a href="mailto:rmccauley@richmacfunding.com">rmccauley@richmacfunding.com</a></td>
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### Supportive Services Provider:

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<tr>
<th>Better Texans Foundation</th>
<th>Aubrea Hance</th>
<th>(817) 585-1195</th>
</tr>
</thead>
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<tr>
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<tr>
<td></td>
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<tr>
<td><a href="mailto:aubrea@bettertexans.com">aubrea@bettertexans.com</a></td>
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### Supportive Services Provider:

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2/28/2019
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<tr>
<td>American Land Title, LLC</td>
<td>LaDonna Bonner-Gist</td>
<td>(806) 349-9784</td>
<td><a href="mailto:lbonner-gist@americanlandtexas.com">lbonner-gist@americanlandtexas.com</a></td>
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<td>Application Consultant:</td>
<td>S. Anderson Consulting LLC</td>
<td>(512) 789-1295</td>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td>TBD</td>
<td>46-2015199</td>
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<tr>
<td></td>
<td>Alyssa Carpenter</td>
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<tr>
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<td>Terracon</td>
<td>(503) 289-1778</td>
<td><a href="mailto:rachelle.christian@terracon.com">rachelle.christian@terracon.com</a></td>
<td>$4,900.00</td>
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<tr>
<td></td>
<td>Rachelle Christian</td>
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<td>PCA Provider:</td>
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<td>(503) 289-1778</td>
<td><a href="mailto:rachelle.christian@terracon.com">rachelle.christian@terracon.com</a></td>
<td>$11,500.00</td>
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<tr>
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<td>Rachelle Christian</td>
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<tr>
<td>Other:</td>
<td>Merchants Capital</td>
<td></td>
<td><a href="mailto:blevine@merchantscapital.com">blevine@merchantscapital.com</a></td>
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<tr>
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<td>Ben Levine</td>
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<tr>
<td>Other:</td>
<td>True Casa Consulting, LLC</td>
<td>(512) 203-4417</td>
<td><a href="mailto:jennifer@truecasa.net">jennifer@truecasa.net</a></td>
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<td></td>
<td>Jennifer Hicks</td>
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Certified Texas HUB?
- No
- Yes

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

2/28/2019
Development Team Member Relationships with Applicant

The Applicant, Developer, Contractor, Cost Estimator, Architect, and Property Manager are related entities through a principal.
2019 HTC
Full Application

Part 5 Tab 43

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

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible /hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.
Architect Certification

I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 C.F.R. Parts 35 and 36, and the Department's Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov't Code, and the Texas Public Information Act.

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

I (We) have attached a statement describing how the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, the number of Units of each Type, (3) Number of Units of each Type that will meet the accessibility requirements, and (4) a description of how the accessibility requirements relating to Unit distribution will be met.

I (We) certify that I (We) have reviewed and understand the Department's fair housing educational materials posted on the Department's website as of the beginning of the Application Acceptance Period.

(I (We) certify that all persons who have a property interest in the Development plan hereby acknowledge that the Department may publish the full Development plan on the Department’s website, release the Development plan in response to a request for public information, and make other use of the Development plan as authorized by law.
I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov't Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator ("affected units") meet the requirements at 10 TAC §11.101(b)(8)(B).

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all affected Units meeting the requirements under 10 TAC 11.101(b)(8)(B) will be dispersed throughout the Development.

If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

By: __________________________
    Signature

    3-1-19
    Date

    STAN RAMAKER
    Printed Name

    24998 TEXAS
    License Number and State

    __________________________
    Firm Name (If applicable)
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]

3-1-19

Date

STAN RAMAKER

Printed Name

24998 TEXAS

License Number and State

[License Number]

Firm Name (If applicable)
Additional Architect Statement

As referenced in the 2019 Architect Certification, this Additional Architect Statement includes the following:

1. The requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as shown in the following calculation forms and in the Architectural Plans contained in this Application. A minimum of 5% of all dwelling units will be designed and built to be accessible for persons with mobility impairments and a minimum of 2% of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments. The calculation forms include the total number of units, number and description of unit types, and number of units of each type that will meet accessibility requirements. This statement confirms that accessible units are distributed across unit types and also the development site as shown in the architectural plans.

2. Regardless of building type, all units accessed by the ground floor or by elevator ("affected units") meet the requirements of 10 TAC §11.101(b)(8)(B). The statement confirms that the proposed development complies with visitability requirements per Fair Housing Act Design Manual standards and includes the following:

(i) All common use facilities are in compliance with the Fair Housing Design Act Manual;

(ii) As required by the Fair Housing Design Act Manual, there is an accessible or exempt route from common use facilities to the "affected units" as shown on the architectural site plan; and

(iii) Each "affected unit" includes the following features:

(I) at least one zero-step, accessible entrance;

(II) at least one bathroom or half-bath with toilet and sink on the entry level. The layout of this bathroom or half-bath complies with one of the specifications set forth in the Fair Housing Act Design Manual;

(III) the bathroom or half-bath will have the appropriate blocking relative to the toilet for the later installation of a grab bar, if ever requested by the tenant of that Unit;

(IV) there is an accessible route from the entrance to the bathroom or half-bath, and the entrance and bathroom will provide usable width; and

(V) light switches, electrical outlets, and thermostats on the entry level will be at accessible heights.

By: ________________________________
Signature

__________________________
Date

STAN RAMAKER
Printed Name


### 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.

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<td>2.1</td>
<td>2.1</td>
<td>2</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>5%</td>
<td>3.1</td>
<td>3.1</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>110</td>
<td></td>
<td>5.5</td>
<td>6.2</td>
<td>6</td>
</tr>
</tbody>
</table>

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

### EXAMPLE:

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (874 sqft &amp; 800 sqft)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 1000 sqft)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 1200 sqft)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td></td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
</tr>
</tbody>
</table>

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

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

**By:**

Signature: [Signature]

Date: 3-1-19

**Firm Name (if applicable):**

Printed Name: [Printed Name]

2/28/2019
# Accessible Hearing/Visual Units Calculation

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

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

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

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

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>110</td>
<td>2%</td>
<td>2.2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>2%</td>
<td>0.12</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>2%</td>
<td>1.24</td>
<td>1.24</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>110</td>
<td>2.2</td>
<td>3.24</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

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

## EXAMPLE

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>68</td>
<td>1.36</td>
<td></td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

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

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

By:  
Signature: [Signature]  
Printed Name: [Printed Name]  
Date: [Date]  
Firm Name (If applicable): [Firm Name]  

2/28/2019
### Accessible Parking for Residential Units

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

**Enter the information indicated below.**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total dwelling Units in the Development:</td>
<td>110</td>
</tr>
<tr>
<td>Total surface parking spaces:</td>
<td>120</td>
</tr>
<tr>
<td>Total garages:</td>
<td>0</td>
</tr>
<tr>
<td>Total parking spaces of all types:</td>
<td>120</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):</td>
<td>0</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td>120</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td>6</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td>10</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total APSs required (including dwelling units and facilities/amenities):</strong></td>
<td>7</td>
</tr>
</tbody>
</table>

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

### Distribution of APSs Among the Various Types of Parking

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

Minimum number of carports that must be APSs:

Number of garages that must be APSs:

### APSs that Must Be Van Spaces

**Total Van APSs required, including all types of spaces:**

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

Minimum number of carports that must be van APSs:

Minimum number of garages that must be van APSs:

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

**Signature:**

**Printed Name:**

**Date:** 3-1-19

**Firm Name (if applicable):**
Evidence of Experience Must be Provided Behind this Tab

Pursuant to §11.204(6) of the QAP, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- [x] An Experience certificate issued by the Department under the 2014-2018 Uniform Multifamily Rules.
- [ ] 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.
2019 HTC
Full Application

Part 5 Tab 44

Experience Certificate
January 31, 2014

Mr. Louie A. Lange, III
c/o Alyssa Carpenter
1305 East 6th Street, Suite 12
Austin, Texas 78702

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Mr. Lange:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.
If you have any questions or concerns regarding this certificate or the experience requirements, please contact Jean Latsha at jean.latsha@tdheca.state.tx.us.

Sincerely,

Cameron P. Dorsey
Director of Multifamily Finance
Credit Limit Documentation
**Applicant Credit Limit Documentation and Certification (Competitive HTC Only)**

Pursuant to §111.4(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></th>
<th>Applicant, Developers, Affiliates, and Guaran tors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th></th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Commons at St. Anthony's, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>CASA MM, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Commonwealth Holdings, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Commonwealth Companies, Inc.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Kristi Morgan</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Christopher Jaye</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Louie A. Lange, III</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Commonwealth Development Corporation of America, dba Commontex Development, Inc.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Commonwealth Construction Corporation dba Commontex Construction, Inc.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td>True Casa Consulting, LLC</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Jennifer Hicks</td>
<td>No</td>
<td></td>
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<tr>
<td>12.</td>
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<tr>
<td>13.</td>
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<td>14.</td>
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<td>16.</td>
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<td>18.</td>
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<td>19.</td>
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<td>23.</td>
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<td>24.</td>
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<td>25.</td>
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<td>26.</td>
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<td>27.</td>
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<td>28.</td>
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<tr>
<td>29.</td>
<td></td>
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<tr>
<td>30.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: [Signature of Applicant]  
**2/28/19**  
**Authorized Agent**

2/27/2019
2019 HTC
Full Application

Part 6 Tab 46

Community Input Scoring Items
**TDHCA#: 19232**

### 1. Local Government Support - §11.9(d)(1)
- Resolution(s) of either "no objection" or "support" is included behind this tab.**

<table>
<thead>
<tr>
<th>Name of Local Government Body</th>
<th>Support</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Amarillo</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>A. Meals on Wheels of Amarillo</th>
<th>Support</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Susie Akers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. Amarillo Habitat for Humanity</td>
<td>Support</td>
<td>Opposition</td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alason Moorhead</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Amarilo YCCO</td>
<td>Support</td>
<td>Opposition</td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sherrie Ferguson</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name of Community Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note that QCP Packets are due March 1, 2019 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

**Application expects to receive QCP points.**

**Note that resolutions are due March 1, 2019**

**Letter of either "support" or "opposition" is included behind this tab.**

**Note that letters are due March 1, 2019**

**Application has included one or more letters of support or opposition behind this tab.**

**List information for each of the letters below:**

**2/28/2019**
RESOLUTION NO. 02-05-19-1

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL: SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE COMMONS AT ST. ANTHONY’S DEVELOPMENT; COMMITMENT OF DEVELOPMENT INCENTIVE; AUTHORIZING STAFF; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds there is a continuing need for additional affordable and low income housing in Amarillo; and,

WHEREAS, Commons at St. Anthony’s, LLC has proposed a development for affordable rental housing at the southwest corner of Amarillo Boulevard and North Polk Street named, The Commons at St. Anthony’s, in the City of Amarillo, Potter County, Texas; and

WHEREAS, Commons at St. Anthony’s, LLC 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 The Commons at St. Anthony’s project.

WHEREAS, the development is part of the revitalization area as outlined in the North Heights Neighborhood Plan and the Amarillo Comprehensive Plan.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO, TEXAS, THAT:

SECTION 1. The City of Amarillo, acting by and through its governing body, hereby confirms that it supports the proposed development, The Commons at St. Anthony’s to be located near the southwest corner of Amarillo Boulevard and North Polk Street, as evidenced by this Resolution.

SECTION 2. The City confirms that it will commit development fee waivers in an amount of $500 to Commons at St. Anthony’s, LLC conditioned upon receipt of Housing Tax Credits.

SECTION 3. This resolution affirms that the above named Development has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the North Heights Neighborhood Plan and the Amarillo Comprehensive Plan.

SECTION 4. The City Manager or designee is authorized to execute all reasonably necessary documents to implement this Resolution. The City Secretary is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. This Resolution is effective on the date of its approval.

Approved this 5th day of February 2019.

Ginger Nelson, Mayor

APPROVED AS TO FORM:

Bryan S. McWilliams, City Attorney

ATTERT:

Frances Hibbs, City Secretary
2019 HTC
Full Application

Part 6 Tab 46

Support from State Representative
February 28, 2019

Mr. David Cervantes, Acting Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: Region 1/Urban - Application Number 19232
The Commons at St. Anthony's, Amarillo Blvd/N Polk St, Amarillo, Potter County, Texas

Dear Mr. Cervantes:

Pursuant to the Texas Government Code and the rules of your agency, this letter is to serve as an expression of my strong support for the above-referenced proposed development of affordable rental housing in Texas House District 87, which district I have the privilege of representing in the Texas House of Representatives.

The proposed development, the Commons at St. Anthony's, will do much to help address the existing need for more affordable, quality and safe senior housing in the city of Amarillo. The Commons at St. Anthony's will significantly compliment the other projects planned for other portions of this property tract and nearby tracts. This particular tract's existing buildings were once occupied by a major hospital system which many years ago relocated to another part of Amarillo. The Commons at St. Anthony's will help significantly revitalize this portion of our greater Amarillo community.

In addition to my enthusiastic support, the Commons at St. Anthony's, has also garnered the support of many community leaders, including the neighborhood advisory association and the Amarillo City Commission (council). The city commission has passed a resolution in favor of the proposed development. Additionally, my staff has met with an executive of the developer of the Commons at St. Anthony's, and he has provided me with detailed information of their proposed plans and commitment to quality.

For all the foregoing reasons, I would appreciate your consideration of my letter in support.

Sincerely,

Four Price
State Representative
2019 HTC
Full Application

Part 6 Tab 46

Input from Community Organizations
February 4, 2019

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: St. Anthony’s Apartments | TDHCA #19232

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application #19232 St. Anthony’s Apartments to be located at 200 NW 7th Street, in Amarillo, TX.

Meals on Wheels of Amarillo, TX is a tax exempt non-profit organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

[Signature]

Susie Akers, CFRE
Executive Director
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 10, 2019

MEALS ON WHEELS OF AMARILLO, TEXAS, INC.
219 SW 7TH AVE
AMARILLO, TX 79101-2323

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 07-17-1972
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 30001587317

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State's website. Additionally, out-of-state corporations, limited liability companies, and limited liability partnerships doing business in Texas may need to file a Certificate of Authority with the Secretary of State. More information is available from the Foreign or Out-of-State Business page of the Secretary of State's website.

Our publications and other helpful information are available on our website or you can contact us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
OUR PROGRAMS

AGING IS NOT FOR THE FAINT OF HEART
THAT'S WHY WE NEED MEALS ON WHEELS.

What is Meals on Wheels?

Meals on Wheels of Amarillo is a private, nonprofit organization which delivers hot, nutritious meals to the homebound elderly and severely disabled who are unable to prepare adequate meals for themselves. Meals on Wheels of Amarillo helps the elderly remain in their own homes under the watchful eye of volunteers who care.

Who delivers the meals?

Our caring volunteers use their own vehicles and gasoline to deliver meals Monday thru Friday.

Who is eligible for Meals on Wheels?

To be eligible for Meals on Wheels a person must:

- Be at least 60 years old
- Be homebound
- Limited to no driving
- Be unable to prepare well-balanced meals
- Not have anyone in the household who is able to prepare meals

How can someone apply for Meals on Wheels?

Anyone may recommend a person to be considered for receiving Meals on Wheels. Most referrals come from family members, hospitals, home health agencies, or friends. Complete the Client Application found on our website and return to the Meals on Wheels office via email, fax or mail. You may also call the Meals on Wheels office at 374-1521. Meals on Wheels staff will review all client applications. A volunteer interviewer will set up an appointment with each applicant for a home visit. The Meals on Wheels office will contact the eligible applicant with a start date for service when there is an opening on a route in his/her neighborhood.
What kind of meals does Meals on Wheels serve?

Meals are prepared at BSA and Northwest Texas Hospitals. Hot nutritious meals consist of a protein, vegetable, starch, dessert, bread, and choice of whole or skim milk, if wanted. We can grind or puree the meals, if needed, but we do not prepare for special diets.

What is the cost of the meals?

Recipients pay the raw food cost of $2.50 per meal on a monthly basis. If financially unable to pay $2.50, the applicant is asked to provide financial information for Meals on Wheels to determine the fee.

How is Meals on Wheels funded?

The funding for Meals on Wheels of Amarillo is provided by private contributions, civic organizations, foundations, local churches, memorials, client participation, and fundraisers. Contributions are tax deductible and are applied toward operational expenses. Meals on Wheels of Amarillo is NOT a United Way Agency and has never received federal or state funding. We have depended solely on the generosity of our community since 1971.

If you would like to donate, please click HERE.

How did Meals on Wheels of Amarillo start?

Meals on Wheels of Amarillo was organized by twelve local churches in 1971 with 25 volunteers serving 14 elderly people. Today the program feeds over 200 elderly recipients through the support of over 350 volunteers.
CONTACT US

Our Office:

219 West 7th Avenue
Amarillo, TX 79101
(806) 374-1521

Fax: (806) 374-1746

Office Hours:

Monday-Thursday 8 AM - 5 PM
Friday 8 AM - 1 PM

Our Staff:

Susie Akers, CFRE
Executive Director
Contact Susie

Lola Taylor
Administrative Assistant
Contact Lola

Tami Lane
BSA Meal Coordinator

Jordan Jones
Administrative Assistant
Contact Jordan

Mike & Gladys Boettcher
NWT Meal Coordinator

For general inquiries please email us at info@amarilomealsonwheels.org.

Board of Trustees:

Daphne Adkins
Andrew Altman
Ann Clary
Brian Hudson
Cory Mathis
Doug Nelson
Jennifer Lang
Pam Wilson

Brenda Blakley
Mark Cameron
Teresa Hodge
Sheryl Lankford
Carl Nichols
Gayle Ray
Jessie Rodriguez
Michelle Parsons

http://www.amarilomealsonwheels.org/web/index.php?page=contact
February 11, 2019

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: St. Anthony’s Apartments | TDHCA #19232

Dear Ms. Gamble:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 19232 St. Anthony’s Apartments to be located at 200 NW 7th Street, in Amarillo, TX.

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

Sincerely,

Alason Moorhead
Executive Director
Amarillo Habitat for Humanity
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 15, 2019

AMARILLO HABITAT FOR HUMANITY, INC.
PO BOX 775
AMARILLO, TX 79105-0775

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 12-28-1981
- Sales and use tax, as of 12-28-1981
  (provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
- The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17518208875

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not make the entity exempt from all Texas taxes.

Exempt organizations must collect tax on Texas sales and purchases. Please refer to the Texas Comptroller of Public Accounts' website for more information.

For information concerning sales tax payments, please visit the Comptroller's website.

Corporations that are registered in Texas can transact business in Texas under their registered office address. Information is available on the Secretary of State's website. Additionally, out-of-state corporations that intend to transact business in Texas may need to register with the Secretary of State. More information is available on the Secretary of State's website.

Our publications and other helpful information are available on the Comptroller's website. For more information, contact us at exempt.orgs@cpa.texas.gov, or call 1-800-321-1722.

---

This Page is Not Sufficient for Filings with the Secretary of State Obtain a certification for filings with the Secretary of State.

<table>
<thead>
<tr>
<th>AMARILLO HABITAT FOR HUMANITY, INC.</th>
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<td><strong>Mailing Address</strong></td>
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<td><strong>Texas SOS File Number</strong></td>
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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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Our Vision
A world where everyone has a decent place to live.

Our Mission Statement
Seeking to put God’s love into action, Habitat for Humanity brings people together to build homes, communities and hope.

About Amarillo Habitat for Humanity
Amarillo Habitat for Humanity is a Christian-based nonprofit dedicated to eliminating substandard housing through its mission: Seeking to put God’s love into action, Habitat for Humanity brings people together to build homes, communities and hope. Since founded in 1981, Amarillo Habitat for Humanity has completed more than 100 homes in our community. Habitat builds three-to-five bedroom homes for low-to-median income families who qualify and complete our program requirements. A Habitat home is provided to a family with a 25-to-30 year, no interest mortgage loan. This allows for a lower monthly payment and brings more income stability to the household.

Non-proselytizing Policy
Habitat for Humanity and its affiliate organizations will not proselytize. Nor will Habitat work with entities or individuals who insist on proselytizing as part of their work with Habitat. This means that Habitat will not offer assistance on the expressed or implied condition that people must adhere to or convert to a particular faith or listen and respond to messaging designed to induce conversion to a particular faith.

Example of Potential Savings with Habitat Home
Does not include taxes and insurance

<table>
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<th>Monthly Payment</th>
<th>Total Paid (After 25 yrs)</th>
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</table>

All Are Welcome
Amarillo Habitat for Humanity has an open-door policy: All who believe that everyone needs a decent, affordable place to live are welcome to help with the work, regardless of race, religion, age, gender, political views or any of the other distinctions that too often divide people. In short, Habitat welcomes volunteers and supporters from all backgrounds and also serves people in need of decent housing regardless of race or religion. As a matter of policy, Habitat for Humanity International and its affiliated organizations do not proselytize. This means that Habitat will not offer assistance on the expressed or implied condition that people must either adhere to or convert to a particular faith, or listen and respond to messaging designed to induce conversion to a particular faith.

About Habitat for Humanity International
Founded in Americus, Georgia, USA, in 1976, Habitat for Humanity today operates around the globe and has helped build, renovate and repair more than 600,000 decent, affordable houses sheltering more than 3 million people worldwide.

Click here for Amarillo Habitat for Humanity’s most recent Form 990.
Contact Us

For more information about how to get involved with Amarillo Habitat, please call us at 806-383-3456 or email us and one of our staff members will get back with you.

Name *
Email *
Subject
Message

Amarillo Habitat Admin Office

2700 S. Wilson
Amarillo, TX 79103

Mailing: PO Box 775
Amarillo, TX 79105

Tel: 806-383-3456
Hours: Monday - Friday | 8:30 am - 4:30 pm

ReStore

2626 Paramount
Amarillo, TX 79109

Tel: 806-373-1185
Hours: Tuesday - Saturday | 9 am - 5 pm

Text to schedule your ReStore donation pickup: 806-679-9411

Join our mailing list and never miss what's happening here at Amarillo Habitat!

Name
Email Address
Subscribe Now
February 19, 2019

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: Commons at St. Anthony's TDHCA #19232

Dear Ms. Gamble,

I am writing this letter in complete support for TDHCA Tax Credit Application #19232, Commons at St. Anthony's, to be located at 200 NW 7th Avenue, in Amarillo, TX.

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

Sincerely,

Sherrie Ferguson
Executive Director
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 27, 2019

AMARILLO YCCO
3807 BEAVER DR
AMARILLO, TX 79107-7307

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 07-05-2016
Sales and use tax, as of 07-05-2016
(provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 32061031301

This exemption verification is not a substitute for the completed exemption certificates that are required when claiming exemption from Texas taxes. Vendors should be familiar with the requirements for accepting the certificates in good faith from their customers.

This exemption verification does not mean that the organization holds a permit for collecting or remitting any Texas taxes.

Exempt organizations must collect tax on most sales. For more information, please see our publication Exempt Organizations: Sales and Purchases (96-122). Online registration is available.

For information concerning sales taxpayer permit status, please use the vendor search we provide online.

Corporations that are registered in Texas with the Secretary of State must maintain a current registered agent and registered office address. Information is available from Business and Nonprofit Forms page of the Secretary of State’s website. Additionally, out-of-state corporations, limited liability companies, or limited partnerships transacting business in Texas may need to file a Certificate of Authority or Registration with the Texas Secretary of State. More information is available from the Foreign or Out-of-State Entities page on the Secretary of State’s website.

Our publications and other helpful information are available on our website. If you need more information, write to us at exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.
Yellow City Community Outreach

About

FIND US

617 N. Buchanan, Amarillo, Texas

Get Directions

Call (806) 626-5442

HOURS

Closed Now 10:00 AM - 4:00 PM

ADDITIONAL CONTACT INFO

amarilloycoco@gmail.com

http://yellowcitycommunityoutreach.com

MORE INFO

About
Solving homelessness through civic responsibility.

Nonprofit Organization · Community

https://www.facebook.com/pg/YellowCityCommunityOutreach/about/?ref=page_internal
Yellow City Community Outreach

@YellowCityCommunityOutreach

Home
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Events
Photos
Videos
Community
Groups
Reviews
Posts
Info and Ads

Upcoming Events

Yellow City Community Outreach does not have any upcoming events.

Past Events

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Location</th>
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<tr>
<td>FEB 23</td>
<td>No Sew Blanket Social</td>
<td>Historical Black Cultural Center Amarillo, TX</td>
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<tr>
<td>FEB 23</td>
<td>No Sew Blanket Social</td>
<td>Historical Black Cultural Center Amarillo, TX</td>
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<td>NOV 10</td>
<td>3rd ANNUAL NO SEW BLANKET SOCIAL in Amarillo</td>
<td>Historical Black Cultural Center Amarillo, TX</td>
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<td>OCT 28</td>
<td>2nd Annual No Sew Blanket Social/ Mini Mar…</td>
<td>Guyon Saunders Resource … Amarillo, TX</td>
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<td>OCT 21</td>
<td>Sidewalk sale!</td>
<td>Back &amp; Forth Amarillo, TX</td>
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<td>APR 29</td>
<td>April Member’s Meeting and Brown Bag Event</td>
<td>Buchanan Street United Met… Amarillo, TX</td>
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<td>MAR 26</td>
<td>General Meeting!</td>
<td>Urbana Coffee Works Amarillo, TX</td>
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<td>FEB 25</td>
<td>Monthly Meeting/Cookout</td>
<td>612 SW 2nd Ave, Amarillo, TX</td>
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<td>JAN 21</td>
<td>General Meeting!</td>
<td>612 SW 2nd Ave, Amarillo, TX</td>
</tr>
<tr>
<td>JAN 14</td>
<td>General Meeting!</td>
<td>Palo Duro Panels Amarillo, TX</td>
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<tr>
<td>JAN 7</td>
<td>YCCO Volunteer Meeting</td>
<td>Palo Duro Panels Amarillo, TX</td>
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<td></td>
<td>Packing Because We Care</td>
<td>Amarillo Performing Arts Cen… Amarillo, TX</td>
</tr>
</tbody>
</table>

https://www.facebook.com/pg/YellowCityCommunityOutreach/events/?ref=page_internal
2019 HTC
Full Application

Part 7 Tab 47

Third Party Reports
Required Third Party Reports

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

Complete the information below as applicable [$11.205].

1. **Environmental Site Assessment (ESA) (All Multifamily Applications)**
   - Prepared by: Terracon
   - Date of Report: 2/15/2019
   - Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
   - If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.
   - Development is funded by USDA and is not required to supply an ESA.

2. **Environmental Clearance (Section 811 PRA and Direct Loan applications only)**
   - All Applications selecting Points for Section 811 PRA Program participation under the Competitive HTC program or Direct Loans must review the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and provide adequate material to meet the tenets. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of the Section 811 PRA Program.
   - All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.
   - Application selected points for the Section 811 PRA Program and includes documentation for the project participating in the Section 811 PRA Program that the project meets the tenets of HUD environmental policy and the requirements of applicable statutes and authorities.
   - Applicant has submitted an environmental packet to TDHCA and determination is pending.
   - Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract.
   - MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.
   - Documentation of HUD Environmental Clearance is included behind this tab.
   - Applicant has submitted an environmental packet to TDHCA and clearance is pending.
   - Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan.
   - A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:
     - Name of Firm: 
     - Contact Person: 
     - Contact Telephone: 
     - Email: 

3. **Primary Market Area Map**
   - Primary Market Area (PMA) map with definition of PMA is included behind this tab.
   - Prepared by: Apartment Market Data, LLC
   - Date of Report: TBD
   - Development Site Location:
     - Longitude: -101.834853
     - Latitude: 35.221359

4. **Property Condition Assessment (PCA)**
   - Prepared by: Terracon
   - Date of Report: Feb-19

5. **Appraisal**
   - Prepared by: NA
   - Date of Report: 

6. **Site Design and Development Feasibility Report**
   - Prepared by: S&B Services
   - Date of Report: 2/26/2019
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: TDHCA #19232 – The Commons at St. Anthony’s

To whom it may concern:

Our firm prepared a Property Condition Assessment (Terracon Project No. FA 196017) for the St Anthony’s Hospital project. This letter is to clarify that all persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department website, release the report in response to a request for public information and make other use of the report as authorized by law.

The preparer of the report has read and understood §11.306 of the Uniform Multifamily Rules, Property Condition Assessment Guidelines. Additionally, the preparer of the report will not materially benefit from the Development other than by receiving a fee for services, and the fee is not contingent upon the report’s findings.

Sincerely,

Michael L. Lowenthal, Assoc. AIA
Project Manager
Facilities Services

Robert L. Reagan, AIA, NCARB
Senior Project Architect
Facilities Services
2019 HTC
Full Application

Part 7 Tab 47

ESA Statement
The Commons at St. Anthony's
Additional ESA Certification

Per the ESA prepared for The Commons at St. Anthony's, Commons at St. Anthony's, LLC certifies that it will comply with any and all recommendations made by the ESA provider.

Louie A. Lange, III

2/15/19
Date
2019 HTC
Full Application

Part 7 Tab 47

Market Study Map and Definition
### MARKET ANALYSIS SUMMARY

<table>
<thead>
<tr>
<th>Provider:</th>
<th>Apartment MarketData, LLC</th>
<th>Date:</th>
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<tr>
<td>Contact:</td>
<td>Darrell G Jack</td>
<td>Phone: (210) 530-0040</td>
</tr>
</tbody>
</table>

**Development**
The Commons at St. Anthony's

**Target Population:** Elderly

**Definition of Elderly Age:** 55+

**Site Location**
200 NW 7th Ave.

**City:** Amarillo  **County:** Potter

**Site Coordinates:**
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**Primary Market Area (PMA) page 32**

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2019 HTC
Full Application

Part 8 Tab 48

Tie-Breaker Information
## 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). If a tie still persists, 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”), as determined by the U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (“CHAS”) dataset and as reflected in the Department’s current Site Demographic Characteristics Report.

<table>
<thead>
<tr>
<th>Is Site in Region 11 or 13?</th>
<th>No</th>
<th>Poverty Rate = 39.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty Rate is less than 15.629.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 11?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Poverty Rate = NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is Site in Region 13?</th>
<th>No</th>
<th>Poverty Rate = NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Poverty Rate = NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Rent Burden Rank = 2531 | (lower number wins tie) |

### Tie-Breaker #2  (10 TAC §11.7(2))
Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report.

- Development Longitude: -101.834853
- Development Latitude: 35.221359
- Target Population: Elderly
- Closest Development serving same Population: Canyons Retirement Community
- Application Number: HTC 09951
- Address: 2200 W. 7th Ave., Amarillo TX
- Year of Award: 2009

2/28/2019
Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department’s ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed.

Application #19232 Development Name The Commons at St. Anthony’s
Development City Amarillo Development County Potter

☐ The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.

My Development Site is located in an area that is:

☐ Urban
☐ Rural (skip to page 4 of the packet)

☐ My Development Site is located in a distinct area known locally as (or named by the CRP as) North Heights Neighborhood Planning area that is larger than the assisted housing footprint.

☐ This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) NHNP pp. 4-29.

☐ This packet includes a description of how this area was once vital and how it has lapsed into a condition requiring concerted revitalization, which can be found at (document name, page number(s), etc) CP pp. 6.4-6.5 and NHNP pp.5,10,13,15,20-24.

☐ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

City of Amarillo 2010 Comprehensive Plan (CP)

North Heights Neighborhood Plan (NHNP) (an amendment to the 2010 Comprehensive Plan)

☐ The document(s) is included in its entirety.

☐ The document(s) can be found online at _____.

NOTE: Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan's specific area. No more than two (2) local plans may be submitted for each proposed Development. A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone (“TIRZ”) or Tax Increment Finance (“TIF) or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.
The URBAN CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(A)(iii)(I-IV):

1. The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located.
   - This packet includes the resolution(s) adopting the plan or local planning documents that compose the plan; or
   - This packet includes the resolution(s) of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan(s) and budget(s).

2. The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. A description of eligible problems for a CRP are found at 10 TAC §11.9(d)(7)(A)(iii)(II)(a) through (c).
   - A description of the process for public input on the problems in the plan can be found at (document name, page number(s), etc) City Ordinance #7641 and NHNP pp.3.
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) NHNP pp30-35.
   - A description of how the process determined how the problems should be addressed and prioritized can be found at (document name, page number(s), etc) NHNP pp30-35 and 38-46.

3. The goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.
   - A description of the goals of the plan can be found at (document name, page number(s), etc) NHNP pp. 30-35 and 38-46.
   - A description of the plan’s timetable can be found at (document name, page number(s), etc) NHNP pp.38-46.
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) Letter from Director of Planning, which documents at least $3.8M in funding for the plan.
   - Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) Letter from Director of Planning.

4. The plan must either be current at the time of Application and must officially continue for a minimum of three years thereafter OR the work to address the items in need of mitigation or rehabilitation has begun and, additionally, the Applicant must include confirmation from a public official who oversees the plan that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.
   - The plan is current at the time of Application, and the effective period for the plan is January 10, 2017 to present and can be found at (document name, page number(s), etc) City Ordinance and letter from Director of Planning; or
   - Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) Letter from Director of Planning; AND
   - Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) Letter from Director of Planning.

Provide any comments or additional information in the box below, if applicable.

The 2010 Amarillo Comprehensive Plan outlines the need for revitalization in older neighborhoods such as the North Heights Neighborhood Planning area as seen on pp.2.8-2.9 (need for neighborhood revitalization) and p.2.27 (call for more focused planning in particular neighborhoods). The specific area was then identified as needing reinvestment and revitalization (pp.6.4-6.5). The understanding that the once vital area had fallen into disrepair and needed revitalization was the reason the North Heights Neighborhood Plan (NHNP) was developed. The NHNP outlines existing conditions, identifies the needs/priorities of the area, outlines goals and strategies to address, and an implantation plan which identifies time frames.
**URBAN CRP Requested Scoring.** Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.

   

   A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).

   An adopted resolution from the city of **Amarillo** is included in this packet (a letter MAY NOT be submitted in place of a resolution).

   An adopted resolution from ____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

**NOTE:** A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application. If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.

3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).

   Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP.

   A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

   | Will Rogers Park | McLellan Learning Center |
   | Las Super Economica | Amarillo Public Library -- Downtown |
   | CVS | Globe-News Center for the Performing Arts |
   | NW Texas Physician Group Urgent Care | Martin Luther King Jr. Park |

**Provide any comments or additional information in the box below, if applicable.**

Additional amenities: Cornerstone Outreach Ministry and Meals on Wheels Amarillo
Proof that Site is within the boundaries of the North Heights Neighborhood Plan

Figure 3
February 15, 2019

Sharon Gamble
TDHCA
221 E. 11th
Austin, TX 78701

Dear Ms. Gamble:

I am writing this letter per the requirements of the 2019 QAP with respect to a concerted revitalization plan within the City of Amarillo. The Commons at St. Anthony’s development, located in the North Heights Neighborhood Planning area is within a revitalization area that was identified, studied, discussed, and addressed in the North Heights Neighborhood Plan. This plan was adopted by City Council via ordinance as an amendment to the City’s 2010 Comprehensive Plan.

The following progress report gives an overview of the measurable improvements achieved by the City in the revitalization area based on the targeted efforts outlined in the plan. The accomplishments of the objectives outlined in the plan, which is still in its infancy, are either complete or on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.

- Demolition of vacant structures – the City through its Community Development Department has demolished many unsafe and dilapidated structures. The most notable being an old hotel located along Amarillo Boulevard. This $800,000 investment by the City took care of a major concern of the residents and businesses in this area.
- Neighborhood cleanups – the City has coordinated with the nonprofit North Heights Advisory Board to hold neighborhood cleanups. Over 200 volunteers attended the most recent event. This helps build awareness and ownership in beautifying the neighborhood.
- Replacement of light bulbs in existing street lights – the City has partnered with the community members to identify lights that are either broken or burnt out to get them replaced, in order to help with visibility at night.
- Sidewalk project – the City is in the final stages of design and bidding of a sidewalk project that will add sidewalks where there are none on three different roadways within the neighborhood. Two of the roads will provide access to schools for pedestrians.
• Rehabilitation of existing apartment complex – the City was approached by a developer interested in saving a dilapidated 46 unit apartment complex. This complex was nearing the point where it would be required to be torn down. The City is in the final stages of approving a property tax rebate and other incentives to help this project move forward as planned.
• Art project fundraiser – the City recently participated in a fundraiser that encouraged artists to document the history of the neighborhood. The event had over 500 attend two art shows and raised $2,500 for the North Heights Association.
• Infrastructure participation – the City has participated via funding to help install sidewalks and extend utilities in areas that had none. These were done in collaboration with developers for areas that were unlikely to develop due to the increased costs associated with lack of infrastructure in place.

We believe these improvements and community projects have increased the livability of the area by 1) Improving neighborhood stability by creating a neighborhood comprised of high-quality, well maintained, mixed income housing that accommodates families and individuals; 2) Preserving the Neighborhood character and enhance livability; and 3) Improving the infrastructure. We believe that all of these projects have led to a safer, more attractive, amenity filled area appropriate for housing.

The Plan (which was adopted in January of 2017) and the efforts towards the Plan are still current and will continue at a minimum for the next three years. The neighborhood planning efforts have been supported by general fund dollars contributed by the City Council and Potter County, as well as City general obligation bond funding. There will be a total of $2.9 million designated by 2020 that will go toward all city neighborhood plan areas, including the North Heights. This does not include additional funds the city has invested in demolition of structures in the neighborhood through other funding sources.

We are excited at the prospect of affordable housing being available in this identified revitalization area and believe that it fits in well with the efforts the City and County have already undertaken.

Sincerely,

Andrew Freeman
Director of Planning & Development Services
806-378-5285
andrew.freeman@amarillo.gov
RESOLUTION NO. 02-05-19-1

A RESOLUTION OF THE CITY OF AMARILLO CITY COUNCIL: 
SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE 
COMMONS AT ST. ANTHONY’S DEVELOPMENT; COMMITMENT 
OF DEVELOPMENT INCENTIVE; AUTHORIZING STAFF; 
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds there is a continuing need for additional affordable and low income housing in Amarillo; and,

WHEREAS, Commons at St. Anthony’s, LLC has proposed a development for affordable rental housing at the southwest corner of Amarillo Boulevard and North Polk Street named, The Commons at St. Anthony’s, in the City of Amarillo, Potter County, Texas; and

WHEREAS, Commons at St. Anthony’s, LLC 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 The Commons at St. Anthony’s project.

WHEREAS, the development is part of the revitalization area as outlined in the North Heights Neighborhood Plan and the Amarillo Comprehensive Plan.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMARILLO TEXAS, THAT:

SECTION 1. The City of Amarillo, acting by and through its governing body, hereby confirms that it supports the proposed development, The Commons at St. Anthony’s to be located near the southwest corner of Amarillo Boulevard and North Polk Street, as evidenced by this Resolution.

SECTION 2. The City confirms that it will commit development fee waivers in an amount of $500 to Commons at St. Anthony’s, LLC conditioned upon receipt of Housing Tax Credits.

SECTION 3. This resolution affirms that the above named Development has been identified as contributing most significantly to the concerted revitalization efforts of the city as outlined in the North Heights Neighborhood Plan and the Amarillo Comprehensive Plan.

SECTION 4. The City Manager or designee is authorized to execute all reasonably necessary documents to implement this Resolution. The City Secretary is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. This Resolution is effective on the date of its approval.

Approved this 5th day of February 2019.

Ginger Nelson, Mayor

APPROVED AS TO FORM:

Bryan S. McWilliams, City Attorney

ATTEST:

Frances Hibbs, City Secretary
## The Commons at St. Anthony’s
### Opportunity Index Amenities

<table>
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<tr>
<th>#</th>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>Zip</th>
<th>Distance (mi)</th>
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<td>I</td>
<td>Will Rogers Park</td>
<td>Amarillo Blvd. &amp; Buchanan St.</td>
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<td>III</td>
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<td>VI</td>
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<td>401 S. Van Buren St.</td>
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<td>Amarillo Public Library- Downtown</td>
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<td>79101</td>
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<td>XI</td>
<td>Globe-News Center for the Performing Arts</td>
<td>500 S. Buchanan St.</td>
<td>Amarillo</td>
<td>79101</td>
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<td>XII</td>
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<td>XIII</td>
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<td>XIV</td>
<td>Meals on Wheels Amarillo</td>
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<td></td>
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<td>Svc Area</td>
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</tbody>
</table>
The Commons at St. Anthony’s
½ Mile Radius Map
The Commons at St. Anthony’s
1 Mile Radius Map
The Commons at St. Anthony’s
2 Mile Radius Map
Will Rogers Park

Address:
Amarillo Boulevard and Buchanan Street
Amarillo, TX 79107

Business Phone: (806) 378-3036
Fax: (806) 378-3021

Reservable Time: 10:00 AM - 11:00 PM

Non-Reservable Amenities
- Restrooms: Located Near Picnic Area 1
- Playground(s): Located Near Picnic Area 1
  - Athletic Court
  - Wading Pool

Reserve online [here](#)!
Will Rogers Park

The Development Site is located on a route, with sidewalks for pedestrians, that is ½ mile or less from the entrance to a public park with a playground or from a multiuse hike-bike trail. The entirety of the sidewalk route must consist of smooth hard surfaces, curb ramps, and marked pedestrian crossings when traversing a street. (1 point)

1608.35 ft = 0.30 miles

Sidewalks and curbs visible on map and street view.
Contact

Contact us
The Super Meat Market - Lubbock, Tx.
2131 Clovis Road
Tel: 806-747-6766
Open from 7:00 am to 10:00 pm

THE SUPER MEAT MARKET - LUBBOCK

View larger map

The Super Meat Market - Amarillo, Tx.
1011 N. Buchanan St.
Tel: 806-220-0378
Open from 7:00 am to 10:00 pm

THE SUPER MEAT MARKET - YELLOW

Visit us on Facebook
The Super Carnicería Meat Market
Departments

Departments and Services

At The Super Meat Market we pride ourselves in offering a personalized service. That's why we have different departments, in which the members of our team can help you find what you need. Butcher, Taqueria, Bakery, Groceries, Fruits and Vegetables, all to offer quality products at a good price and above all the experience of feeling at home, because you deserve it. Feel as a family with us and visit us at The Super Meat Market.

At The Super Meat Market we are proud to offer a personalized service. That's why we have different departments, in which the members of our team can help you find what you
need. Meat department, Taqueria, Bakery, Grocery, Produce, all to offer you quality products at a good price, because you deserve it. Feel like you were at home and visit us at The Super Meat Market.
CVS Pharmacy at 317 East Amarillo Boulevard Amarillo, TX 79107
☎ 806-374-0581  Store #7765

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

Store & Photo Hours
Monday through Friday  OPEN  8:00 AM to 10:00 PM
Saturday  9:00 AM to 9:00 PM
Sunday  10:00 AM to 7:00 PM

Pharmacy Hours
Monday through Friday  OPEN  9:00 AM to 9:00 PM
Saturday  10:00 AM to 8:00 PM
Sunday  12:00 PM to 6:00 PM

What services does this CVS offer?

- Drive-Thru Pharmacy
- Photo
- Accepts SNAP
- Pharmacy
- Immunizations

Set as myCVS
Weekly ad
Directions From

STORE OPEN UNTIL 10:00 PM
PHARMACY OPEN UNTIL 9:00 PM
Texas Pharmacy License # 24722

CVS/PHARMACY #7765

License Information

License Status: Active
License #: 24722
Expiration Date: 01/31/2020
Date License Issued: 01/24/2006

Address
317 E. AMARILLO BLVD.
AMARILLO, TX 79107
County: POTTER
Phone: (806) 374-0581

Pharmacy Details

Prior Disciplinary Orders*: No

* Information relating to disciplinary orders is current as of 30 days prior to this date. Please note that disciplinary orders entered more than 10 years ago are not available online. A written request for information regarding prior disciplinary orders may be submitted to the office of the Texas State Board of Pharmacy. Any disciplinary orders entered pursuant to Chapter 564 of the Texas Pharmacy Act are confidential and not subject to public disclosure.

Class of Pharmacy: Community Pharmacy
Type of Ownership: Corporation
Type of Pharmacy: Community Multi
# of Hospital beds: 0

Employment Information

Pharmacist in Charge
CLARKE, LEE ANNE

Accessible to disabled persons?: Yes
Participates in the Texas Medicaid program?: Yes
Translating services (Listed Below If Available): Yes

¥ Please note: The data regarding accessibility, translating services, and insurance participation is self-reported by the license holder and no warranty regarding the information is created. Therefore, neither the State of Texas nor the licensing agency accept any legal liability or responsibility or may be held liable or responsible for the accuracy, completeness, timeliness, or usefulness of this information. Should you have any concern as to the accuracy of the data in this system, please contact the license holder or facility for clarification.

Remedial Plans
Remedial plans (if any) are shown above and subject to removal at the end of the 5th fiscal year after the Board enters the plan.

Services Provided

No Nuclear
Yes Out-Patient Prescriptions
No Ship Prescription Out of State
No Class D (Expanded Formulary)
No Class D (Alternative Visit Schedule)
No Compounding Sterile-Risk Level Low
No Compounding Sterile-Risk Level Med
No Compounding Sterile-Risk Level High
Yes Compounding Non-Sterile
No 24 Hour Service
No Closed Door
No Compounding, Office Use
No Home Delivery
No Infusion
Yes Pharmacist Administered Immunizations
Yes Veterinary Prescriptions

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<th>License #</th>
<th>Registr. Date</th>
<th>Expir. Date</th>
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<th>License Status</th>
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Texas Pharmacist Employment Information
The Texas State Board of Pharmacy certifies that it maintains the information for the license verification function of this website, performs daily updates to the website, and considers the website to be a secure, primary source for license verification.

<table>
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<th>Texas Registered Technicians/Trainees Employment information</th>
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<td>MOORE, NATHANIEL</td>
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<td>REYES, SARAH MARIE</td>
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<td>CVS PHARMACY, INC.</td>
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<tr>
<td>MOFFATT, THOMAS S.</td>
<td>OFFICER</td>
</tr>
<tr>
<td>CIMBRON, LINDA M.</td>
<td>OFFICER</td>
</tr>
<tr>
<td>CLARK, JEFFREY E.</td>
<td>OFFICER</td>
</tr>
<tr>
<td>DENALE, CAROL A.</td>
<td>OFFICER</td>
</tr>
<tr>
<td>LUKER, MELANIE K.</td>
<td>OFFICER</td>
</tr>
</tbody>
</table>
Urgent Care

Urgent Care for Infection, Minor Injury

When you or someone in your family has a sore throat, ear infection or a minor injury, you shouldn’t have to wait to see a doctor. The Urgent Care facilities of Northwest Texas Healthcare System offer extended hours for those times when your regular physician may not be available. No appointment is needed. You may walk in and get the medical care you need. We also offer school and sports physicals.

In addition to shorter wait times, Urgent Care may be less costly than a trip to the emergency room. Medicare is accepted as well as other insurance plans. Because each plan differs, check with your carrier to determine your benefits for Urgent Care.

Urgent Care Locations of Northwest Texas Healthcare

The Northwest Texas Healthcare Urgent Care locations and hours of operation are:

- **1411 East Amarillo Boulevard**
  Amarillo, TX 79107
  806-351-7510
  Days/hours: Monday through Friday: 8 a.m. – 8 p.m.

- **SE 34th Avenue**
  Amarillo, TX 79118
  806-351-7530
  Days/hours: Monday through Friday: 8 a.m. – 8 p.m.
  Saturday: 8 a.m. – 8 p.m.

Related Pages

- [ER Reserve](/services/emergency/northwest-emergency-at-town-square/er-reserve)
- [Northwest Emergency at Town Square](/services/emergency/northwest-emergency-at-town-square)
### Operation Details

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

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<tr>
<th>Operation Number:</th>
<th>5909-667</th>
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<td>Operation Type:</td>
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<tr>
<td>Program Provided:</td>
<td>Child Care Program</td>
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<tr>
<td>Operation/Caregiver Name:</td>
<td>McLellan Learning Center</td>
</tr>
<tr>
<td>Location Address:</td>
<td>401 S VAN BUREN ST AMARILLO, TX 79101</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>2300 TEE ANCHOR BLVD AMARILLO, TX 79104</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>806-345-1335</td>
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<tr>
<td>County:</td>
<td>POTTER</td>
</tr>
<tr>
<td>Website Address:</td>
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<tr>
<td>Email Address:</td>
<td><a href="mailto:phudson@childrenslc.org">phudson@childrenslc.org</a></td>
</tr>
<tr>
<td>Administrator/Director Name:</td>
<td>Pamela Bagley</td>
</tr>
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<td>Type of Issuance:</td>
<td>Full Permit</td>
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<td>Temporarily Closed:</td>
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</table>

### Three Year Inspection Summary

- Inspectors routinely monitor compliance with Licensing standards, rules and law. At a minimum, licensed and certified operations are inspected at least once a year; Registered Child Care Homes are inspected at least once every two years, Listed Family Homes are inspected only if there is a report of abuse/neglect or if we receive a report that the home is caring for too many children.

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

- In the last three years, Licensing conducted the following:
  - 9 Inspections
  - 0 Assessments
  - 0 Self Reported Incidents
  - 5 Reports

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

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

### Three Year Compliance Summary

- During the last three years, 1720 standards were evaluated for compliance at this operation.

- Of the standards evaluated 2 deficiencies were cited.

  Click on the number of deficiencies to see additional details.

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

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

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

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
## Hours & Locations

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<thead>
<tr>
<th>Location</th>
<th>Address</th>
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<th>Hours</th>
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<tbody>
<tr>
<td>Downtown Library</td>
<td>413 SE 4th</td>
<td>(806) 378-3054</td>
<td>Mon-Thu: 9am–9pm&lt;br&gt;Fri-Sat: 9am–6pm&lt;br&gt;Sun: 2pm–6pm</td>
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<tr>
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<td>Amarillo, TX 79101</td>
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<tr>
<td>Southwest Branch Library</td>
<td>6801 W 45th</td>
<td>(806) 359-2094</td>
<td>Mon-Thu: 9am–9pm&lt;br&gt;Fri-Sat: 9am–6pm&lt;br&gt;Sun: 2pm–6pm</td>
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<tr>
<td>East Branch Library</td>
<td>2232 E 27th</td>
<td>(806) 342-1589</td>
<td>Mon-Tue: 12pm–9pm&lt;br&gt;Wed-Sat: 9am–6pm&lt;br&gt;Sun: 2pm–6pm</td>
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<tr>
<td>North Branch Library</td>
<td>1500 NE 24th</td>
<td>(806) 381-7931</td>
<td>Mon-Tue: 12pm–9pm&lt;br&gt;Wed-Sat: 9am–6pm&lt;br&gt;Sun: 2pm–6pm</td>
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<tr>
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<td>6100 W 9th</td>
<td>(806) 359-2035</td>
<td>Mon-Tue: 12pm–9pm&lt;br&gt;Wed-Sat: 9am–6pm&lt;br&gt;Sun: 2pm–6pm</td>
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</table>
Computer Lab

The Amarillo Public Library offers computers at all five of its branch. For computer access you can use a library card, or purchase a one day guest pass for $1. We also have year computer passes available for $5.

The Downtown Library contains the largest lab with 16 computers and provides a staff member dedicated to computer and job assistance.

We also offer Computer Tutorials and a Job Seeker's Lab.
Amarillo Public Library has meeting rooms at all locations to be used by non-profit community organizations. All meetings are open to the public.

**Fee Per Use**

- Standard Single Conference Room: $20.00
- Double Conference Room: $40.00
- Board Room: $15.00

For more details, please read our Meeting Room Policy. To check availability or for more information, please call one of the following numbers:

- Downtown Library (806) 378-3057
- Southwest Branch (806) 359-2094
- North Branch (806) 381-7931
- Northwest Branch (806) 359-2035
- East Branch (806) 342-1589
Comprised of the Amarillo Civic Center and the Globe-News Center for the Performing Arts, the Amarillo Civic Center Complex is the primary meeting place for over 300,000 residents living in the Texas panhandle. The Complex is conveniently located in downtown Amarillo, Texas with easy access to Interstates 27 and 40 (Historic Route 66). The over 2,000 committable hotel rooms within 10 minutes also make it an excellent choice for conventions, meetings, concerts, and special events.

The 340,000 square foot Amarillo Civic Center contains a variety of multipurpose areas including the 4,870 fixed seat Cal Farley Coliseum and 2,300 fixed seat Civic Center Auditorium. It also boasts two exhibit halls, two ballrooms, and meeting rooms designed to meet a wide variety of needs including business meetings, banquets, dances, conventions, and trade shows.

The Globe-News Center for the Performing Arts houses the 1,300 fixed seat Carol Bush Emey Performance Hall, the Education Room rehearsal or meeting space, a spacious multi-level lobby, and numerous dressing rooms. It is designed with acoustical excellence in mind and serves as a landmark in downtown Amarillo. It is equipped with a one-of-a-kind orchestra shell that retracts into an upstage garage area to reveal a fully equipped road house. Featuring a sprung dance floor, hydraulic orchestra pit, and complete fly system, the Globe-News Center is equipped to host the smallest meeting to the largest road show.

The Amarillo Civic Center Complex hosts numerous conventions, meetings, and other events each year that attract thousands of visitors to Amarillo and injects millions of dollars into the local economy. The Complex has several resident tenants including the Amarillo Bulls, Amarillo Opera, Amarillo Symphony, Amarillo Venom, Broadway Spotlight Series, Lone Star Ballet, and Window on a Wider World.
Martin Luther King Jr. Park

Address:
1510 W. Amarillo Boulevard
Amarillo, TX 79107

Business Phone: (806) 378-3036
Fax: (806) 378-3021

Reservable Time: 10:00 AM - 11:00 PM

Non-Reservable Amenities
- Restrooms

Reserve online [here](#)!
Cornerstone Outreach Center reaches out to the needy in the greater High Plains area of the panhandle of Texas. Year after year, and every week, we watch the Lord supernaturally fill our 30,000 square foot warehouse with food to give to the unfortunate of our community; single moms, families, children, those newly out of prison, grandmoms and granddads. Many of them are the working poor. They have jobs, but cannot make ends meet. They need a hand up. We are privileged to serve as His hand extended to them.

We started over 20 years ago with an initial offering of $50 and a dream… A dream to care for the most needy of our community. We located our facility and our church in the poorest zip code in Amarillo. As the ministry has grown and has been blessed of the Lord, we have come to be able to feed upwards of 27,000 people each year. And, always, accompanied by the proclamation of the gospel. Many are saved. Many are healed. Many are helped and find hope in the love of God.
Ministry Services Available

**Food Distribution:**
Our doors open for our weekly Grocery Distribution on Fridays. All clients are asked to be signed in by 12:00 noon and must present a valid picture ID. All first time visitors to Cornerstone are welcome to come in Tuesday through Thursday, 9 – 4 pm to receive emergency food assistance, and thereafter, for on-going assistance, on Fridays only, where they can participate in our Friday service.

**Cornerstone Thrift Store:**
Our Mission Possible Thrift Store is on site at 1111 N. Buchanan in Amarillo. We are open Tuesday through Friday from 9:30 – 3:30. First time visitors to Cornerstone may be eligible for emergency clothing assistance. You may inquire at the front desk in the main building for this aid.
Counseling services:
Individuals who need to be emotionally and spiritually restored can find help at Cornerstone Outreach Center. All counseling is Biblically based, and performed by licensed or ordained ministers.

Job Referrals:
Tuesday through Thursday, Walk-ins are welcome. We have access to jobs lists for employment in our community, and can help you find a job or find a better job. We can help you prepare for your interview and even help with clothing for your interview.

Relief Efforts:
Cornerstone works to provide humanitarian relief whenever possible. In 2005, Cornerstone, with the help of its partners, Cornerstone Outreach provided ten semi tractor trailer loads of food and relief supplies to the hurricane victims of Katrina and Rita.
MEALS ON WHEELS OF AMARILLO, TX, INC.

County: Potter

HQ City/Town: Amarillo

HQ Physical Address:
219 W 7th

HQ Zip Code:
79101

Alternative Mailing Address (If Available):
None

Counties Served:
Potter

Primary Contact Title:
Executive Director

Primary Contact:
Susie Akers

Primary Contact Phone Number:
(806) 374-1521

Primary Contact Email:
Susie@AmarilloMealsOnWheels.org

Primary Volunteer Contact:
Susie Akers
Email: susie@amarillomealsonwheels.org
Vol Application:

Primary Client Intake/ Client Services Contact:
Online Application:

Website:
www.amarillomealsonwheels.org
We are excited to welcome Oliver Packaging & Equipment Company as a Bronze sponsor at the 2019 Meals on Wheels Texas Annual Conference & Expo. Be sure to stop by their booth.
OUR PROGRAMS

AGING IS NOT FOR THE FAINT OF HEART
THAT’S WHY WE NEED MEALS ON WHEELS.

What is Meals on Wheels?

Meals on Wheels of Amarillo is a private, nonprofit organization which delivers hot, nutritious meals to the homebound elderly and severely disabled who are unable to prepare adequate meals for themselves. Meals on Wheels of Amarillo helps the elderly remain in their own homes under the watchful eye of volunteers who care.

Who delivers the meals?

Our caring volunteers use their own vehicles and gasoline to deliver meals Monday thru Friday.

Who is eligible for Meals on Wheels?

To be eligible for Meals on Wheels a person must:

- Be at least 60 years old
- Be homebound
- Limited to no driving
- Be unable to prepare well-balanced meals
- Not have anyone in the household who is able to prepare meals

How can someone apply for Meals on Wheels?

Anyone may recommend a person to be considered for receiving Meals on Wheels. Most referrals come from family members, hospitals, home health agencies, or friends. Complete the Client Application found on our website and return to the Meals on Wheels office via email, fax or mail. You may also call the Meals on Wheels office at 374-1521. Meals on Wheels staff will review all client applications. A volunteer interviewer will set up an appointment with each applicant for a home visit. The Meals on Wheels office will contact the eligible applicant with a start date for service when there is an opening on a route in his/her neighborhood.

“Meals on Wheels has given my family peace of mind, while providing a wonderful service to our community. We are grateful for this organization and all of their volunteers!”
– Smith Family, Amarillo, TX
What kind of meals does Meals on Wheels serve?

Meals are prepared at BSA and Northwest Texas Hospitals. Hot nutritious meals consist of a protein, vegetable, starch, dessert, bread, and choice of whole or skim milk, if wanted. We can grind or puree the meals, if needed, but we do not prepare for special diets.

What is the cost of the meals?

Recipients pay the raw food cost of $2.50 per meal on a monthly basis. If financially unable to pay $2.50, the applicant is asked to provide financial information for Meals on Wheels to determine the fee.

How is Meals on Wheels funded?

The funding for Meals on Wheels of Amarillo is provided by private contributions, civic organizations, foundations, local churches, memorials, client participation, and fundraisers. Contributions are tax deductible and are applied toward operational expenses. Meals on Wheels of Amarillo is NOT a United Way Agency and has never received federal or state funding. We have depended solely on the generosity of our community since 1971.

If you would like to donate, please click HERE.

How did Meals on Wheels of Amarillo start?

Meals on Wheels of Amarillo was organized by twelve local churches in 1971 with 25 volunteers serving 14 elderly people. Today the program feeds over 200 elderly recipients through the support of over 350 volunteers.
ORDINANCE NO. 7641

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS:
PROVIDING FOR SPECIFIED CHANGES IN THE
ADOPTED COMPREHENSIVE PLAN OF THE CITY OF
AMARILLO, TEXAS BY ADDING THE NORTH HEIGHTS
NEIGHBORHOOD PLAN AS A COMPONENT; AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, Local Government Code Title 7, Subtitle A, Chapter 213 permits the
governing body of a municipality to adopt a comprehensive plan for the long-range
development of a municipality; and,

WHEREAS, the City Council adopted the "Amarillo Comprehensive Plan" on
October 12, 2010; and,

WHEREAS, the North Heights Neighborhood Plan is appropriate for adoption as
an amendment to the Amarillo Comprehensive Plan; and,

WHEREAS, under the provisions of Chapter 213 of the Texas Local Government
Code, the city may amend a comprehensive plan by ordinance following a hearing at
which the public is given the opportunity to give testimony and present written evidence
and after review by the municipality's planning commission; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on
December 19, 2016 to discuss the proposed aforementioned amendment, and voted
unanimously to recommend approval of this amendment to the City Council; and,

WHEREAS, the City Council has considered the final recommendation of the
Planning and Zoning Commission and report of the Planning Department, and has held
public hearings on such amendment, all as required by law; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. FINDINGS OF FACT All of the above premises are hereby found
to be true and correct legislative and factual findings of the City Council, and are hereby
approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2. FUTURE APPLICATION The City Council directs the City
Manager to process rezoning applications in a matter consistent with the adopted plan.
Furthermore, the City Manager shall include identified implementation projects in
consideration of the annual capital improvement plan funding schedule, and work to
identify other possible funding strategies.

SECTION 3. CONFLICTS The specific provisions of the North Heights
Neighborhood Plan shall take precedence over any conflicting general provisions in the
Amarillo Comprehensive Plan.

SECTION 4. INVALIDITY In the event this ordinance or any part hereof is
found to be invalid, such invalidity shall not affect the remaining portions of the
ordinance, and such remaining portions shall continue to be in full force and effect. The
Director of Planning is authorized to make corrections and minor changes to the site
plan or development documents to the extent that such does not materially alter the
nature, scope, or intent of the approval granted by this ordinance.
SECTION 5. EFFECTIVE DATE. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 3rd day of January, 2017 and PASSED on Second and Final Reading on this the 10th day of January, 2017.

ATTEST:

Frances Hibbs, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney
The North Heights Neighborhood Plan

An Amendment to the Amarillo Comprehensive Plan
CITY COUNCIL MEMBERS

Mayor Paul Harpole
Lisa Blake
Randy Burkett
Elisha Demerson
Mark Nair

PLANNING & ZONING COMMISSION MEMBERS

Chairman Rob Parker
Dean Bedwell
Dick Ford
Mike Good
Terry Harman
Bowden Jones
Rick Thomason

POTTER COUNTY COMMISSIONERS COURT

Judge Nancy Tanner
H.R. Kelly
Mercy Murguia
Leon Church
Alphonso Vaughn

CITY DEPARTMENTS

City Manager’s Office
City Manager, Terry Childers
Deputy City Manager, Bob Cowell
Planning Department
Director, Kelley Shaw (past)
Comprehensive Planner, Becky Beckham (past)
Director, AJ Fawver
Planner I, David Soto
Planner I, Cody Balzen
Planner I, Jeffrey English
Planning Technician, Wes Luginbyhl

Capital Improvements & Development
Engineering Department
Building Safety Department
Community Development Department
Parks & Recreation Department
Police Department
Public Health Department
Public Works Division
Traffic Field Operations
ACKNOWLEDGEMENTS

Through adoption of this plan, the City Council demonstrates the City’s commitment to the implementation of the plan. The implementation of recommendations for which the City of Amarillo is responsible and the support of this neighborhood plan will be met and demonstrated through:

- City Council, boards, and staff
- City annual budget
- Capital Improvement Projects
- Other agencies and organizations
- Direct neighborhood actions

This neighborhood plan would not have been made possible without the commitment, advice, and insights of the North Heights advisory committee, who selflessly devoted many hours to the development of this plan. The City thanks them for their dedication to this important project.

Anita Burell
Anita Ryan
Ann Anderson Casteel
Betty Briggs
Betty Winston
BF Roberts
Bowden Jones
Byron Miles
C. W. Nickerson
Charlene Watson
Chester Williams
Clara Westmoreland
Delvin & Sheree Wilson
Dorothy Ragster
Eddie heath
Elizabeth Randle
Emory Hogan
Florence Thomas
Francetta Crow
Freda Powell
Glenna Gilbreath
Glenda Martin
Johnny Hughes
Juaquin Rocha
Laird Kinnier
LaVaun Green
Lorraine Jackson
Ludell Hill
Madeleine Frum
Mariah Strong-Woods
Mary London
Melinda Perkins
MH Burrell
Mildred Darton
Nei Winston
Pearlene Martin
Perry Hughes
Phillip Randle
Raymond Cloudy
Rosie Taylor
Ruth Ellen Lynch
Tim Ingalls
Verlinda Pride-Watson
Vicky Tharpe
Wiley Smith

The City would also like to thank the Amarillo United Citizens Forum for the use of their Cultural Center facility throughout the North Heights neighborhood planning process. Their generosity is highly appreciated. This facility is truly embodies the community spirit of this neighborhood.
The goal of this project is to assist the North Heights neighborhood with their future planning and development needs by addressing the neighborhood’s goals and desires through the creation of a neighborhood plan.

THE NEIGHBORHOOD: EXISTING CONDITIONS

The North Heights neighborhood, located in northeast Amarillo, is defined for the purposes of this study as having a northern boundary of NE 24th Ave, an eastern boundary of US Hwy 287/Fillmore St, a southern boundary of BNSF railroad line, and a western boundary following the west line of Section 189, Block 2, AB&M Survey.

This neighborhood encompasses 1,673 acres and is developed primarily with single-family residences, an established neighborhood created by the subdivisions shown in Figure 1 below. The primary subdivisions which together form this neighborhood include: University Heights, North Heights, Hampton Park, Whittington, Park Hills, North Hills, Amarillo Heights, Miller Heights,
Wild Horse, and Glidden and Sanborn, all of which are shown in Figure 2 on page 5. While some of these subdivisions were created in the 1950s and 1960s (in the northeast quadrant), others date back to the early 1900s and even the late 1800s (in the central and northwestern areas). Most of the housing units which exist today were built in the early to mid part of the twentieth century. Notable features within this neighborhood include four schools, seven churches, and three parks, as shown in Figure 3 on page 6. The neighborhood is entirely within the Amarillo Independent School District.
Parks and Civic Areas

Legend
- North Heights Neighborhood Plan Boundary
- Schools
- Church
- Parks

Development Site

Figure 3
THE BIG PICTURE

Community Counts

In late 2015, the Amarillo City Council authorized the creation of BluePrint for Amarillo, a document setting the strategic direction for the city in identifying priorities, allocating resources, and sharpening focus. Community Counts is the term given to one of the City Council’s top five priorities, the assisting of neighborhoods with future planning and development needs by addressing the goals and desires of their residents through collaboration – the ultimate result of which is a plan which summarizes what the neighborhood residents desire, and outlining how to get there. Six areas were identified as target areas for closer examination. North Heights is the first area for which a plan has been formulated.

Relationship to Adopted Plans

The North Heights Neighborhood Plan will be considered as an amendment to the Amarillo Comprehensive Plan, adopted on October 12, 2010. The Comprehensive Plan contains general policies, suggestions and guidelines proposed for use by the City of Amarillo to guide the orderly growth, development and redevelopment through land use and development ordinances, guide decisions regarding provisions of services and improvements, and as a tool for policymaking. It guides the long range development of the community. This amendment to the plan is intended to supplement and provide a greater level of detail to help guide decisions within this area of the community and to provide a more complete analysis of the characteristics of this neighborhood.

This plan will be used moving forward as a guide for decision making, a tool for evaluating potential policies and land use decisions being considered, information to serve as a basis for prospective public-private partnerships, and a starting point for infrastructure and mobility projects.
THE NEIGHBORHOOD PROFILE

The next series of maps (Figure 4 - 11) show the demographic breakdown of the neighborhood, utilizing data located in the U.S. Census Bureau’s 2014 American Community Survey 5-Year Estimates.

Age

The “median” age – that is, the age which divides the population into two numerically equal groups, half younger and half older – varies greatly throughout this neighborhood boundary. Figure 3 below illustrates that the youngest median age (0-25 years) exists in the western central part of the neighborhood; in contrast, the northeast corner of the community has a median age of 39–45 years and in the northwest, 32–38 years.

Figure 4
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Population by Race

Figure 5 below shows the distribution of race throughout this neighborhood. This data collected for the American Community Survey, or ACS, collects data for four different race categories: African American, Asian, Latino, and White. The North Heights neighborhood – and four of the five tracts outlined below within it – is predominantly African American; however, the southernmost tract within this neighborhood is largely comprised of Latino residents (53%) and White residents (43%).

Figure 5
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Poverty Level

The distribution of poverty level throughout this neighborhood is illustrated in Figure 6. The U.S. Census Bureau measures poverty level by utilizing a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

[Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates]

The data summarized in Figure 6 shows a clear line of demarcation aligning with 15th Avenue. North of this dividing line, the statistics show that 30% - 45% of the population is below poverty status, while that number increases to 45% - 60% south of this line.

Figure 6
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Population

Included in Figure 7 below, and Figure 8 on page 12, are two different population measures provided by the ACS, the first being average population per household, and the second being population per census block. A census block is an area roughly equivalent to a neighborhood established by the Census Bureau for analyzing populations.

The distribution – again, by the average population per household – is demonstrated by Figure 7 below, showing this as slightly higher in the eastern portion of the neighborhood.

Figure 7
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Figure 8 takes a different approach at estimating population of the North Heights neighborhood by looking at the census tracts (complete and partial) which make up this particular area. The eastern and southern portions of the neighborhood have higher average populations per neighborhood as well as highest populations per census block in this neighborhood boundary. Overall, the estimate for population within this neighborhood is 4,654 total persons.

Figure 8
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Owner vs. Renter Occupied

In Figures 9 and 10, the percentages of homes which are owner occupied (by census block) and renter occupied (by census block) are shown throughout the North Heights neighborhood. The northeastern and northwestern parts of the neighborhood have the highest concentrations of owner occupied housing, approximately 45% to over 55% of the homes in those areas. Conversely, in the central western portion of the neighborhood, less than 37% of the homes are owner occupied.

Figure 9
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Figure 10 demonstrates that the highest concentrations of renter occupied property are located in the northwestern and eastern central parts of the neighborhood; and, the western central part of the study area has the lowest concentration of renter occupied properties, at less than 22%.

Figure 10
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Vacant Housing

Within the North Heights neighborhood, the level of vacancy (an average of unoccupied housing units, or units occupied by people who will be there for two months or less) fluctuates. In Figure 11 below, the area of highest vacancy is the western central census block, where on the average, more than 35% of the residences are vacant. Conversely, in the northern portion of the neighborhood, stretching from the western boundary to the eastern, the average is less than 10% of the residences are vacant.

Figure 11
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
Land Use

Figures 12 and 13 (pages 17 & 18) show the current land use of the parcels within the neighborhood and the future planned land use for the parcels within the neighborhood. The future land use planned for the area is excerpted from the Future Land Use and Character map, adopted as part of the 2010 Comprehensive Plan. The Local Government Code, outlining regulations for Texas cities, requires that zoning regulations be approved in accordance with the adopted comprehensive plan for each city, part of which is this map. Since zoning requests are considered and analyzed in conjunction with this map, it plays a significant role in establishing the growth of the area.

The predominant land uses in this area are agricultural/vacant land (gray) and single-family residential (yellow). Distributed throughout the central part of the neighborhood boundary are public/park/school sites (green), and commercial uses (blue) are concentrated along the corridors of US Hwy 287/Fillmore St and Amarillo Blvd. Remnants of industrial usage occur along the rail line and in the southeast corner of the neighborhood.

In looking to the future of growth within the neighborhood boundary, the land use pattern is projected to stabilize and better organize many of the very same uses which currently exist today. The aforementioned single-family residential traditional neighborhood pattern north of Amarillo Blvd is projected to continue, and currently vacant areas in the northwest and northeast quadrants are also expected to develop as residential. Another core residential area – some of which exists presently – is anticipated to emerge between NW 1st and 7th Avenues, from N Hughes to Van Buren Street. The current commercial corridors of US Hwy 287/Fillmore St and Amarillo Blvd are anticipated as seeing additional commercial activity emerge, with some additional areas identified for commercial land use along N Hughes St, and NE 7th and NE 6th Avenue. While some industrial land uses are likely to continue, they are limiting to the same general areas where they exist today.

Zoning

The current zoning determines the land use and siting restrictions for development and redevelopment within the neighborhood. Figure 14 (page 19) shows a variety of residential zoning districts throughout this neighborhood, including both single and multi-family residential (R-1, R-2, R-3, MF-1, and MH) throughout the central core of the neighborhood, a small section just south of Amarillo Blvd, and throughout the northeastern most portion of the area. The corridors of Amarillo Blvd and US Hwy 287/Fillmore Street have large concentrations of Light Commercial (LC) zoning, along with some isolated General Retail areas (GR). Industrial zoning (I-1) is widely present in the northwestern, southwestern, and southeastern corners of the neighborhood.
Figure 14
Sites of Historic Interest

Within the North Heights neighborhood boundary, there are a number of sites of historic interest, denoted with red and yellow dots in Figure 15. A 1997 Historic Preservation Survey prepared by Hardy-Heck-Moore & Associates identified a total of 109 historically significant buildings, 98 of which were deemed as medium priority and 11 of which were deemed as high priority. Some of these notable high priority sites include 107 N Polk St, a commercial warehouse dating back to 1913 that once operated as the Cora Hotel (Image 1) and 1501 N Adams St, a two story brick church and Sunday School building built in 1948 (Image 2). Table 1 on page 22 summarizes the sites identified.
Image 1
Source: Google maps, © 2014, maps.google.com

Image 2
Source: Google maps, © 2013, maps.google.com
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Traffic Counts

In understanding how the neighborhood and its street network functions, areas of high traffic count are important in identifying corridors for focus. In Figure 16 below, the total daily traffic average of key corridors is shown. The area of highest traffic volume is the segment of W Amarillo Blvd from N Hughes St to the western edge boundary, at over 20,000 vehicles per day. Along E Amarillo Blvd from N Hughes to N Taylor St, daily traffic on the average is between 15,000 and 20,000 vehicles per day. Another key area of high traffic volume is N Hughes St from Amarillo Blvd to NE 15th Ave.

Figure 16
Utilities and Drainage

The existing storm, sewer, and water mains are illustrated in Figure 17 as well as topographical maps showing areas where drainage is typically collected. Correlating with the largest vacant areas in the neighborhood are key drainage areas at the northwest and northeast corners of the map, and Amarillo Lake just south of Amarillo Blvd in the southwest corner. The area is largely served with utilities, a key fact in ascertaining future development and land use possibilities.

Figure 17
Accessibility to Transit

Figure 18 lays out the various bus stops and bus routes. There are a number of areas within the North Heights neighborhood that are currently on, or close to, a bus route, and there are a total of 39 bus stops within the neighborhood, and streets served at this time include 2nd, Taylor, Hughes, Polk, 12th, 13th, 14th, Bonham, and 18th.

Figure 18
Streets & Sidewalks

Figure 19 illustrates street segments which are currently completely or largely unimproved in yellow, while the red denotes lots which do not have an adjacent sidewalk. Clearly, this area is largely underserved for adequate pedestrian access through the neighborhood, though some limited sidewalks exist around civic facilities and the southeastern corner of the neighborhood boundary.
Property Valuation

An important factor in considering future development and redevelopment of an area is the property valuations throughout the defined boundary. Figure 20 below shows the distribution of property appraisals across the study area. The most concentrated areas of highest valuation in the North Heights neighborhood are located on or near the corridors of Amarillo Blvd, US Hwy 287/Fillmore St, and NW 24th Ave. Throughout the residential portions of the neighborhood, the appraised values fluctuate greatly, with pockets of parcels appraised under $10,000 which may be key sites for potential redevelopment. While some of these pockets correlate with areas of topographic difficulty, others are widely dispersed.

From a trending perspective, the appraised valuations from 2007 to 2016 show a total increase in value of $7,523,104 (from $79,903,351 in 2007 to $87,426,455 in 2016), and an increase in median valuation from $5,995 to $8,400.

Figure 20 Potter-Randall Appraisal District, 2016
THE ASSESSMENT: PRIORITY AREAS, GOALS, STRATEGIES, & ACTIONS

Neighborhood planning takes the process of comprehensive city planning and creates a sharper focus by identifying boundaries of a specific neighborhood and tailoring the process to the unique character, history, and needs of that neighborhood. This document attempts to break down the overall challenges and opportunities of the North Heights neighborhood into three priority areas with goals, strategies, and actions associated with each area. This organization of ideas allows the implementation and progress of the plan to be measured and evaluated at appropriate intervals.

Each goal is designed to help address a challenge and/or opportunity within the neighborhood. Objectives are used to further define the goals and strategy statements help define the action that must be taken to make the goals and objectives a reality.

As alluded to above, the input received throughout the neighborhood engagement process focused around three common priority areas. As a result, goals and objectives for each were identified to guide formulation of strategy statements.

Top Priority Areas

- Maintaining a Strong, Vibrant Neighborhood
- Economic Development /Redevelopment
- Improve Transportation and Mobility Systems

The following goals, strategies, and actions are the primary areas that were determined to be most important to the future of the neighborhood by its residents and other interested citizens.

- Maintaining a Strong, Vibrant Neighborhood

Because strong healthy neighborhoods are critical to the long-term vitality and strength of Amarillo and the quality of life of its residents, it is imperative to preserve and enhance its neighborhoods. A city's character is reflected in its neighborhoods. They provide a place to relax and recharge from daily schedules. Neighborhoods are where citizens live, they are their home.

  - Goal: Create a neighborhood comprised of high-quality, well maintained, mixed income housing that accommodates families and individuals.
    - Strategy - Development and maintenance of quality, affordable housing
      - Create economic incentive programs to attract potential property owners/builders, such as property tax abatement for new residential construction within residentially-zoned areas for the first five years after receiving a Certificate of Occupancy.
      - Actively market neighborhood to potential developers/builders.
      - Help facilitate loan programs from local financial institutions.
      - Encourage a mix of housing alternatives through zoning.
- **Strategy - Home Ownership and Occupancy**
  - Promote steps to maintain significant levels of home ownership and owner occupancy.
  - Inventory absentee homeowners and notify them of neighborhood plan and efforts to increase homeownership, leading to a higher inventory of properties for sale and/or redevelopment.
  - Discourage rental housing with possible residential zoning regulations tailored to rental housing in priority/targeted areas.
  - Research and encourage rent-to-own programs.

- **Strategy - Home Maintenance/Rehabilitation**
  - Facilitate the maintenance and rehabilitation of existing housing units and yards for all homeowners.
  - Coordinate creation of a neighborhood association to organize the neighborhood and consider items such as deed restrictions.
  - Enforce applicable ordinances throughout neighborhood (dilapidated structures, weeds, junk and debris).
  - Establish programs to promote and educate residents on responsibilities of maintaining property, information on where and how to dispose of junk and/or debris, and being a “good neighbor”.
  - Establish a network of professionals with services to assist property owners.
  - Identify and promote rehabilitation programs/assistance and educate property owners on their use.
  - Establish neighborhood support groups/organizations to help property owners who need assistance maintaining properties.
  - Create incentive programs to defer taxes on any additions or remodeling to encourage investment.
  - Establish a “recognition” program for older homes which have been successfully renovated/repaired.

- **Strategy - Redevelopment of Vacant and Unused Properties**
  - Create catalyst areas (such as NW 13th – NW 17th Ave, east of N Jefferson, and west/south of Carver AISD site) for housing development, and offer new construction tax incentives for new residential construction.
  - Establish land-banking policies in cooperation with local government entities for possible future private development.
- Analyze current residential and commercial land use patterns and address incompatible zoning issues.
- Encourage re-use of vacant major commercial/institutional buildings with support from local government entities through tax incentives for pre-defined improvements and timelines.
- Create incentive programs to defer taxes on development of vacant lots.

- **Strategy – Planning/Policies**
  - Develop planning policies that encourage and support a diverse mix of quality housing by way of zoning tools (Rezoning, Overlays, Mixed Use).
  - Provide flexible development-related regulations where appropriate.
  - Amend inconsistent and incompatible zoning districts.
  - Encourage replatting and development of older areas by waiving development-related fees.
  - Encourage zoning patterns that diversify/maximize opportunities for residential and commercial development.

- **Goal: Address Neighborhood Character/Quality of Life**
  - **Strategy - Preserve Neighborhood Historic Heritage**
    - Create overlay districts to promote and protect historic areas of the neighborhood.
    - Identify significant local landmarks historic buildings and develop strategies for their preservation and restoration
  
  - **Strategy – Enhance the Livability of the Neighborhood**
    - Encourage programs, services, and activities that engage residents of all ages.
    - Create a neighborhood newsletter with neighborhood announcements of activities/events.
    - Connect neighborhood representatives and AISD representatives to ensure a strong neighborhood school system by developing a long-range plan for neighborhood schools within this area.
    - Create “adopt a neighborhood” program to facilitate maintenance and upkeep of certain high visibility areas.
    - Research and encourage more programs/opportunities to implement federal, state, and/or local programs that could improve the neighborhood (community garden, weed & seed, plant-a-tree, etc).
Consider placing at appropriate locations city satellite facilities within the neighborhood (fire, library, medical, senior citizens).

- **Strategy – Neighborhood Organization**
  - Encourage the development and strengthening of existing organizations.
  - Establish a neighborhood or property owner association.
  - Recognize neighborhood organizations as official representatives of the neighborhood and continue to involve them in ongoing implementation of the neighborhood plan.
  - Designate certain staff across government services to work with neighborhood representatives.

- **Strategy – Create a Sense of Community**
  - Install new, iconic street name signs throughout neighborhood, starting at major intersections (Hughes and Amarillo Blvd, Hughes and NW 24th, and Hughes and NW 1st).
  - Create neighborhood gateway enhancements at appropriate locations (Amarillo Blvd just east of railroad line, Amarillo Blvd and Polk St, Hughes and NW 1st, and Hughes and NW 24th).

- **Strategy – Create and Enhance Open Space and Recreation**
  - Improve park/open spaces character by installing new and additional covered areas, benches, tables, grills, permanent board games (especially Hazelrigg and Heinz parks).
  - Provide more facilities for youth sports activities and small child playscapes.
  - Assess hike/bike trail opportunities that can link neighborhood to Thompson park and schools.
  - Plant more trees in open spaces and parks.
  - Promote adult leagues programs to be played in local recreation areas.
  - Collaborate with churches to create “bingo” type nights or other adult leisure activities.
  - Provide or designate areas for community gardens.
  - Provide specialty lighting in priority/high profile open spaces.

- **Goal: Create a Safe Neighborhood Environment**
  - **Strategy - Create an atmosphere where residents feel safe in their homes and in their neighborhood**
    - Promote neighborhood safety by working closely with local police and instituting community policing initiatives.
    - Consider locating policing substation within neighborhood.
Hold periodic meetings between law enforcement agencies and neighborhood residents to identify and prioritize resident’s concerns.

Encourage and support formation of neighborhood and business watch programs.

Encourage community and business sponsorship of regular youth oriented activities to be held in community or school facilities.

- **Strategy – Promote Neighborhood Safety by Improving Traffic (NW 24th and Hughes, Travis and Amarillo Blvd, NW 15th and Hughes)**
  - Enforce sight visibility violations at various intersections.
  - Maintain and improve lighting at intersections (high volume intersections being top priority).
  - Consider alternative street designs for improved traffic calming where appropriate and in new developments.
  - Identify and address “drag-strip” thoroughfares.

- **Economic Development/Redevelopment**

  Neighborhood commercial development not only provides a tax base for the City but also provides jobs for local residents and indicates the vitality of the local area as well. There are various mechanisms to achieve appropriate neighborhood commercial development. Since revitalization initiatives are multi-faceted, efforts must address improvements to the built environment as well as the social and economic conditions of the neighborhood and its surroundings.

- **Goal: Encourage greater economic diversity and growth in quality jobs while building on local strengths.**
  - **Strategy – Identify Appropriate Areas for Development/Redevelopment**
    - Amend zoning patterns to promote appropriate mix of business along designated corridors (Hughes St south of Amarillo Blvd, diversifying commercial mix along Amarillo Blvd west of Hughes St).
    - Address dangerous and dilapidated structures both within the neighborhood and major arterials that may be impeding surrounding development.

  - **Strategy – Align and coordinate resources to encourage and support economic development/redevelopment**
    - Encourage economic development by drafting and approving specific economic incentives for North Heights neighborhood which could include local hiring requirements.
    - Designate business corridors for marketing and promotion of economic development incentives or creation of special districts.
- Encourage repurposing major vacant structures, hire expert consultants, encourage and support discussion meetings.

- **Strategy – Identify Key Corridors and Sites for Infrastructure Improvements**
  - Designate key thoroughfares as primary business corridors (Amarillo Blvd and Hughes St).
  - Implement specific streetscape element requirements along primary business corridors.
  - Identify and evaluate all public infrastructure along primary business corridors for construction and/or reconstruction.
  - Identify/designate an appropriate corridor and/or intersection to focus resources on for initial improvements (Hughes St and Amarillo Blvd, and Hughes St and NW 24th Ave).

- **Improve Transportation and Mobility Systems**

  Convenient and safe access to neighborhood services, public parks, schools, libraries, and other necessary parts of the City is important to neighborhood residents. Adequate and good quality streets, sidewalks, street lighting, and utilities are vital to the health and livability of all neighborhoods.

  - **Goal: Improve Public Rights-Of-Way Facilities**
    - **Strategy – Improve Streets and Sidewalks**
      - Inventory and evaluate all streets and sidewalks within neighborhood and prioritize construction and reconstruction.
      - Address need for sidewalks with appropriate ADA (Americans with Disabilities Act) ramps within neighborhood at all intersections.

  - **Strategy – Increase Lighting Along Neighborhood Thoroughfares**
    - Inventory and evaluate neighborhood lighting along streets, at intersections, and public transit facilities and prioritize increased lighting is needed and where existing lighting needs maintenance.

  - **Strategy – Improve Multi-modal Transportation Routes to Provide Connectivity**
    - Review and assess public transportation stops, routes to schools, jobs, etc for better efficiency.
    - Work with TXDOT on implementing streetscape elements along Amarillo Blvd.
    - Work with residents to further evaluate designation and improvements for multi-modal transportation (pedestrian, bikes, public transit, etc) routes throughout neighborhood.
    - Update and improve public transit facilities and consider expanding operation timeframes.
LAND USE: GUIDING PRINCIPLES

As implementation of this Neighborhood Plan moves forward, it is important to identify guiding principles which will ensure consistency in decision making with this document and the ideas, strategies, and actions outlined within its contents. Land use decisions have major impacts on development patterns and may include a variety of decisions, including zoning requests, infrastructure planning, and consideration of development proposals. These principles focus on the health, stability, and functionality of the North Heights neighborhood area and are listed below.

- Determine that the decision will not create an arbitrary development pattern.
- Plan for an adequate and diverse supply of housing for all income levels.
- Minimize negative effects between incompatible land uses and ensure adequate transitions.
- Distinguish suitable areas for public uses.
- Discourage intense uses within or adjacent to residential areas.
- Diversify the types of commercial activity.
- Limit development in floodplains and environmentally sensitive areas.
- Consider public safety as it relates to future developments.
- Protect and promote areas of historical and cultural significance.
- Avoid creating undesirable precedents.
- Promote expansion of the economic base to create job opportunities.
- Ensure consistency of land use decisions on similar properties.
- Keep infrastructure in mind when making land use decisions.
- Advance development that serves the needs of a diverse population.
- Promote redevelopment and infill that meets community needs and is complimentary to the neighborhood.
- Enhance neighborhood identity and investment where possible.
- Make decisions that result in the highest level of service to the neighborhood possible.
- Maintain a safe and efficient street network while improving multi-modal transportation options by increasing bicycle and pedestrian connections to key destinations within and around the neighborhood.
THE GAME PLAN: PHASING & IMPLEMENTATION

Implementation

The City Council will demonstrate the City’s commitment to North Heights Neighborhood Plan by formally adopting the plan as an amendment to the City’s Comprehensive Plan. However, the implementation of every action item listed in this plan will require separate and specific consideration. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. As mentioned earlier, the North Heights Neighborhood Plan will be supported and implemented by:

• City Council, Boards/Commissions, and Staff
• City Departmental Budgets
• Capital Improvement Projects
• Outside Agencies and Organizations
• Neighborhood Action

City Guidance

Numerous boards and commissions of the City will look to the North Heights Neighborhood Plan when they need guidance about the neighborhood. The Planning and Zoning Commission will already know if a proposed zoning change in the North Heights area would be appropriate and supported by the residents and businesses of the neighborhood. The Parks and Recreation Board will have a guide available stating the neighborhood's priorities for parks and open space. Additionally, City staff will use the plan as a guidance document for review of projects and programs.

Budgeting

Each year, every City department puts together a budget that states the department’s priorities for the coming year as it relates to the Blueprint For Amarillo. By bringing the strengths and desires of the North Heights neighborhood to the attention of City departments, the North Heights Neighborhood Plan will help them prioritize those projects that help address the neighborhood’s needs. There are issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to see the project will proceed in a fashion that keeps in mind the overall long-term interests of the neighborhood.

Outside Agencies and Organizations

Other agencies and organizations outside City government will play an important role in the implementation of the North Heights Neighborhood Plan. As these agencies look for public input, the North Heights Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

Neighborhood Action

Many of the elements of the North Heights Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Periodic neighborhood events would be an example of projects that might best be coordinated by the neighborhood.
Implementation Tracking

The implementation of the North Heights Neighborhood Plan will be monitored on a regular basis. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be more difficult to schedule a firm completion date. Nevertheless, the status of every item proposed in the neighborhood plan will be tracked. The North Heights Neighborhood Plan Implementation Table Chart provides an easy way to check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the strategy statement, responsible party, proposed time frame, and the current status. This table will be updated regularly as more information becomes available and as the status of projects change. An regular update report summarizing the overall implementation status of the plan’s recommendations is proposed to be given to the Planning and Zoning Commission and City Council. The plan and the implementation table will be available upon request from the City of Amarillo Planning department.

North Heights Neighborhood Plan Updates

To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The North Height Neighborhood Plan needs to be reviewed, at a minimum, annually. Planning department staff will conduct the review, update the status of the action items and consider any additions or amendments. Planning staff may also designate subcommittees to assist in this review. However, just as the original advisory committee represented a diverse mix of interests in the neighborhood, the updating subcommittee should include representatives of homeowner, renters, businesses and non-resident property owners as well. Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make and may warrant an amended plan to be adopted. How often this will be necessary depends on how much the conditions have changed in the neighborhood.

IMPLEMENTATION TABLE

Abbreviations:
BS – Building Safety
CD – Community Development
CP&D – Capital Projects & Development
ED – Economic Development
NO – Neighborhood Organization
PD – Police Dept.
P&R – Parks & Recreation
PL - Planning
PW – Public Works
TR – Transit
AISD – Amarillo Independent School District
TXDOT – Texas Dept of Transportation

Strategy Priority:
H – High
M – Medium
L - Low
CREATE STRONG, VITAL NEIGHBORHOODS

GOAL: Improve neighborhood stability by creating a neighborhood comprised of high-quality, well maintained, mixed income housing that accommodates families and individuals.

Strategy - Promote the development and maintenance of quality affordable housing

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Create economic incentive programs to attract potential property owners/builders, such as property tax abatement for new residential construction within residentially-zoned areas for the first five years after receiving a Certificate of Occupancy.</td>
<td>ED, PL, BS</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Actively market neighborhood to potential developers/builders.</td>
<td>ED, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Help facilitate loan programs from local financial institutions.</td>
<td>ED, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Encourage a mix of housing alternatives through zoning.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

Strategy - Home Ownership and Occupancy

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Promote steps to maintain significant levels of home ownership and owner occupancy (incentives, deed restrictions, etc.).</td>
<td>PL, ED, NO</td>
<td>Short</td>
<td>Mid</td>
</tr>
<tr>
<td>M</td>
<td>Inventory absentee homeowners and notify them of neighborhood plan and efforts to decrease rental units and to increase homeownership, leading to a higher inventory of properties for sale and/or redevelopment.</td>
<td>ED, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Discourage rental housing with possible residential zoning regulations tailored to rental housing in priority/targeted areas.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Research and encourage rent-to-own programs.</td>
<td>ED</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>Action Priority</td>
<td>Action Summary</td>
<td>Responsible Party</td>
<td>Time Frame</td>
<td>Status</td>
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<tr>
<td>H</td>
<td>Facilitate the maintenance and rehabilitation of existing housing units and yards for all homeowners.</td>
<td>ED, BS, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Coordinate creation of a neighborhood association to organize the neighborhood and consider items such as deed restrictions.</td>
<td>NO</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Enforce applicable ordinances throughout neighborhood (dilapidated structures, weeds, junk and debris).</td>
<td>BS</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish programs to promote and educate residents on responsibilities of maintaining property, information on where and how to dispose of junk and/or debris, and being a “good neighbor”.</td>
<td>BS, PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Establish a network of professionals with services to assist property owners.</td>
<td>NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Identify and promote rehabilitation programs/assistance and educate property owners on their use.</td>
<td>BS, PL, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Establish neighborhood support groups/organizations to help property owners who need assistance maintaining properties.</td>
<td>NO, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Create incentive programs to defer taxes on any additions or remodeling to encourage investment.</td>
<td>ED, PL</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish a “recognition” program for older homes which have been successfully renovated/repaired.</td>
<td>PL, NO</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>
### Strategy – Redevelopment of Vacant and Unused Properties

<table>
<thead>
<tr>
<th>Action Priority</th>
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<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Create catalyst areas (such as NW 13th – NW 17th Ave, east of N Jefferson, and west/south of Carver AISD site) for housing development, and offer new construction tax incentives for new residential construction.</td>
<td>ED, PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish land-banking policies in cooperation with local government entities for possible future private development.</td>
<td>ED, PL</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Analyze current residential and commercial land use patterns and address incompatible zoning issues.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage re-use of vacant major commercial/institutional buildings with support from local government entities through tax incentives.</td>
<td>ED, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Create incentive programs to defer taxes on development of vacant lots.</td>
<td>ED, PL</td>
<td>Mid</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy – Planning/Policies

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Develop policies that encourage and support a diverse mix of quality housing by way of zoning tools (Rezoning, Overlays, Mixed Use).</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Amend inconsistent and incompatible zoning districts.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Encourage replatting and development of older areas by waiving development-related fees.</td>
<td>BS, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage zoning patterns that diversify/maximize opportunities for residential and commercial development.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Provide flexible development-related regulations where appropriate.</td>
<td>PL, CP&amp;D</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>
## GOAL: Address Neighborhood Character/Quality of Life

### Strategy - Preserve Neighborhood Historic Heritage

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Create overlay districts to promote and protect historic areas of the neighborhood.</td>
<td>PL</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Identify significant local landmarks and historic buildings and develop strategies for their preservation and restoration.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy - Enhance the Livability of the Neighborhood

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Encourage programs, services, and activities that engage residents of all ages.</td>
<td>P&amp;R, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Create a neighborhood newsletter with neighborhood announcements of activities/events.</td>
<td>NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Connect neighborhood representatives and AISD representatives to ensure a strong neighborhood school system by developing a long-range plan for neighborhood schools within this area.</td>
<td>ED, PL, AISD</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Create “adopt a neighborhood” program to facilitate maintenance and upkeep of certain high visibility areas (Amarillo Blvd, Hughes St, 24th Ave, Parks).</td>
<td>BS, PL, TXDOT</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Research and encourage more programs/opportunities to implement federal, state, and/or local programs that could improve the neighborhood (community garden, weed &amp; seed, plant-a-tree, etc).</td>
<td>ED, PL, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Consider placing at appropriate locations city satellite facilities within the neighborhood (fire, library, medical, senior citizens).</td>
<td>All Depts, NO</td>
<td>Long</td>
<td></td>
</tr>
</tbody>
</table>
### Strategy – Neighborhood Organization

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Encourage the development and strengthening of existing organizations.</td>
<td>NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish a neighborhood or property owner association.</td>
<td>NO, PL</td>
<td>short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Recognize neighborhood organizations as official representatives of the neighborhood and continue to involve them in ongoing implementation of the neighborhood plan.</td>
<td>BS, PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Designate certain staff across government services to work with neighborhood representatives.</td>
<td>All Depts</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy – Create a Sense of Community

<table>
<thead>
<tr>
<th>Action Priority</th>
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<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Install new, iconic street name signs throughout neighborhood, starting at major intersections (Hughes St and Amarillo Blvd, Hughes St and NW 24th Ave, and Hughes St and NW 1st Ave)</td>
<td>PW, NO</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Create neighborhood gateway enhancements (Amarillo Blvd just east of railroad line, Amarillo Blvd and Polk St, Hughes St and NW 1st Ave, and Hughes St and NW 24th Ave)</td>
<td>PL, PW, TXDOT</td>
<td>Short Mid</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy – Create and Enhance Open Space and Recreation

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Improve park/open spaces character by installing new and additional covered areas, benches, tables, grills, permanent board games (especially Hazelrigg and Heinz parks) Provide specialty lighting in priority/high profile open spaces (Bones Hooks, MLK).</td>
<td>P&amp;R, PW</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Provide more facilities for youth sports activities and small child playscapes.</td>
<td>P&amp;R</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Assess hike/bike trail opportunities that can link neighborhood to Thompson park and schools.</td>
<td>PL, P&amp;R</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Plant more trees in open spaces and parks.</td>
<td>P&amp;R, NO</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Promote adult leagues programs to be played in local recreation areas.</td>
<td>P&amp;R</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Collaborate with churches to create “bingo” type nights or other adult leisure activities.</td>
<td>P&amp;R, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>Action Priority</td>
<td>Action Summary</td>
<td>Responsible Party</td>
<td>Time Frame</td>
<td>Status</td>
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<tr>
<td>H</td>
<td>Promote neighborhood safety by working closely with local police and instituting community policing initiatives.</td>
<td>PD</td>
<td>Short Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Consider locating policing substation within neighborhood.</td>
<td>PD</td>
<td>Long</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Hold periodic meetings between law enforcement agencies and neighborhood residents to identify and prioritize resident’s concerns.</td>
<td>PD, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage and support formation of neighborhood and business watch programs.</td>
<td>PD, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage community and business sponsorship of regular youth oriented activities to be held in community or school facilities.</td>
<td>P&amp;R, AISD, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

**Goal:** Create a Safe Neighborhood Environment

**Strategy - Create an atmosphere where residents feel safe in their homes and in their neighborhood**

**Strategy - Promote Neighborhood Safety by Improving Traffic Controls (NW 24th and Hughes, Travis and Amarillo Blvd, NW 15th and Hughes)**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
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<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Enforce sight visibility violations at intersections.</td>
<td>PW</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Maintain and improve lighting at intersections (high volume intersections being top priority).</td>
<td>CPDE, PW</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Consider alternative street designs for improved traffic calming where appropriate and in new developments.</td>
<td>CPDE, PW</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Identify and address “drag-strip” thoroughfares.</td>
<td>CPDE, PD</td>
<td>Short Mid</td>
<td></td>
</tr>
</tbody>
</table>
### ECONOMIC DEVELOPMENT/REDEVELOPMENT

**Goal:** Encourage greater economic diversity and growth in quality jobs while building on local strengths

**Strategy – Identify Appropriate Areas for Development/Redevelopment**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Amend zoning patterns to promote appropriate mix of business along designated corridors (Hughes St south of Amarillo Blvd, diversifying commercial mix along Amarillo Blvd west of Hughes St).</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Address dangerous and dilapidated structures both within the neighborhood and major arterials that may be impeding surrounding development.</td>
<td>BS</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

**Strategy – Align and coordinate resources to encourage and support economic development/redevelopment**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Encourage economic development by drafting and approving specific economic incentives for Heights neighborhood which could include local hiring requirements.</td>
<td>ED, PL</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Designate business corridors for marketing and promotion of economic development incentives or creation of special districts.</td>
<td>ED</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage repurposing major vacant structures, hire expert consultants, encourage and support discussion meetings.</td>
<td>ED, PL, AISD</td>
<td>Mid Long</td>
<td></td>
</tr>
</tbody>
</table>

**Strategy – Identify Key Corridors and Sites for Infrastructure Improvements**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
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<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Designate key thoroughfares as primary business corridors (Amarillo Blvd and Hughes St).</td>
<td>ED, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Implement specific streetscape element requirements along primary business corridors (NW 24&lt;sup&gt;th&lt;/sup&gt; Ave, Hughes St, Amarillo Blvd), (Hughes St/Amarillo Blvd being primary intersection for implementation).</td>
<td>CPDE, PW, PL</td>
<td>Mid Long</td>
<td></td>
</tr>
</tbody>
</table>
### IMPROVE TRANSPORTATION AND MOBILITY SYSTEMS

**Goal:** Improve Public Rights-Of-Way Facilities

#### Strategy – Improve Public Rights-Of-Way Facilities

<table>
<thead>
<tr>
<th>Action Priority</th>
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<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Inventory and evaluate all streets and sidewalks within neighborhood and prioritize construction and reconstruction.</td>
<td>CPDE</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Address need for sidewalks with appropriate ADA ramps within neighborhood at all intersections.</td>
<td>CPDE, CD, PW</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

#### Strategy – Increase Lighting Along Neighborhood Thoroughfares

<table>
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<tr>
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<th>Time Frame</th>
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</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Inventory and evaluate neighborhood lighting along streets, at intersections, and public transit facilities and prioritize were increased lighting is needed and where existing lighting needs maintenance</td>
<td>PW, CPDE</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

#### Strategy – Improve Multi-modal Transportation Routes to Provide Connectivity

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Review and assess public transportation stops, routes to schools, jobs, etc for better efficiency.</td>
<td>CPDE, TR</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Work with TxDOT on implementing streetscape elements along Amarillo Blvd.</td>
<td>TxDOT, CPDE</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Work with residents to further evaluate designation and improvements for multi-modal transportation (pedestrian, bikes, public transit, etc) routes throughout neighborhood.</td>
<td>P&amp;R, PL, CPDE, TR, NO</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Update and improve public transit facilities and consider expanding operation timeframes.</td>
<td>TR</td>
<td>Short Mid</td>
<td></td>
</tr>
</tbody>
</table>
ORDINANCE NO. 7243

AN ORDINANCE ADOPTING THE CITY OF AMARILLO COMPREHENSIVE PLAN PURSUANT TO CHAPTER 213 OF THE TEXAS LOCAL GOVERNMENT CODE; DEFINING THE RELATIONSHIP OF THE PLAN TO THE CITY'S DEVELOPMENT REGULATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 213 of the Texas Local Government Code ("Chapter 213") provides that municipalities may adopt comprehensive plans for the purposes of promoting the sound development of the municipality and promoting the public health, safety, and welfare; and

WHEREAS, Chapter 213 further provides that the municipality may define the content and design of a comprehensive plan, and define the relationship between the comprehensive plan and the city's development regulations; and

WHEREAS, the Amarillo City Commission appointed a Comprehensive Plan Steering Committee which, in association with City staff and paid consultants, undertook a series of studies and held public meetings to discuss the comprehensive plan; and

WHEREAS, the Amarillo Planning and Zoning Commission has held public hearings on the City of Amarillo Comprehensive Plan (the "Comprehensive Plan") and at their meeting held on September 27, 2010, recommended approval of the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan contains general policies suggestions and guidelines that are proposed to be used by the City of Amarillo to guide the orderly growth, development and redevelopment of the city through the promulgation of land use and development ordinances, in decisions regarding the provisions of City of Amarillo services and capital improvements, and in other policy considerations by the Amarillo City Commission and its various boards, commissions, and committees; and

WHEREAS, the Amarillo City Commission finds that public hearings and review by the Amarillo Planning and Zoning Commission were held on this Ordinance as required by law, and the Amarillo City Commission has heard and considered all comments made at said hearings or in writing;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF AMARILLO:

SECTION 1. That the City Commission of the City of Amarillo hereby approves and adopts the document titled the City of Amarillo Comprehensive Plan, being attached hereto and incorporated herein by reference for all purposes, as the City of Amarillo's Comprehensive Plan.

SECTION 2. The City of Amarillo Comprehensive Plan adopted herein supersedes and replaces the Amarillo Comprehensive Plan approved and adopted by the Amarillo City Commission by Resolution No. 11-30-89-2.

SECTION 3. The Comprehensive Plan is hereby declared to be a plan for the long range development of the Amarillo community, and will be used as a guide and companion document to the land use and development regulations of the City of Amarillo. The City of Amarillo recognizes that circumstances may change in ways not anticipated by the Comprehensive Plan,
and the Amarillo City Commission reserves the right to legislatively determine that the Comprehensive Plan needs amendment. Any such amendment shall not be granted without careful study and consideration, but must be made only on a showing of changed circumstances.

SECTION 4. The Amarillo City Commission may refer any requested amendment to the Comprehensive Plan to City staff and such committees as may be appropriate, including the Planning and Zoning Commission, for further study and recommendations.

SECTION 5. The Amarillo City Commission reserves the right to amend the Comprehensive Plan at any time by adding or removing elements or by amending in part or in whole the elements listed in the Plan.

SECTION 6. Savings. Until such time as the existing zoning, subdivision and other land use and development regulations of the City of Amarillo are amended to conform with the Comprehensive Plan, the terms and provisions of such existing land use and development regulations shall control in the event of any conflict or inconsistency with such Comprehensive Plan.

SECTION 7. Severability. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Commission of the City of Amarillo, in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 8. Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of conflict with this ordinance.

SECTION 9. Publishing and Effective Date. This ordinance shall be published and become effective according to law.

INTRODUCED AND PASSED by the City Commission of the City of Amarillo, Texas, on First Reading this the 5th day of October, 2010; and PASSED on Second and Final Reading the 12th day of October, 2010.

Debra McCartt
Debra McCartt, Mayor

ATTEST:

Donna DeRight, City Secretary
Acknowledgements

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Commissioner Brian J. Eades
Commissioner Ron Boyd
Commissioner Jim Simms

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Michael Alexander
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Judy Day
Brandon Neely (Vice Chair)

Planner & Zoning Commission

John Notestine (Chair)
Louise Ross
Howard Smith

Comprehensive Plan Steering Committee

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Lilia Escajeda (Vice Chair)
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City Secretary
City Attorney

Thanks Also To …
Individual residents, business owners, property owners, community organizations, and others who participated in and contributed their insights and ideas to Amarillo’s long-range planning process.

Amarillo Comprehensive Plan

ADOPTED 10-12-10
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ADOPTED 10-12-10
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Chapter One

Introduction

The Amarillo Comprehensive Plan is designed as a framework for guiding future development, redevelopment, and community enhancement in the City and its surrounding planning area over the next 20 years and beyond. The purpose of this plan is to establish a vision, along with realistic goals and achievable strategies, that residents, business and land owners, major institutions, civic groups, the Planning and Zoning Commission, and public officials prefer—and will support with action—in the years ahead.

In geographic terms, this Comprehensive Plan addresses the 100.2 square miles within the City limits of Amarillo, as well as areas anticipated for growth and development in coming years within Amarillo’s five-mile extraterritorial jurisdiction (ETJ). Amarillo is the largest city in the Texas Panhandle area and is, therefore, a natural hub for freight movement, health and educational services, and arts and entertainment, and a key retail trade center for much of the Panhandle plus a multi-state area. The City sits at the crossroads of America, almost equidistant from both coasts, with direct highway links to Oklahoma City to the east, Denver to the north, and Albuquerque to the west. It is a freestanding municipality within Texas located 125 miles north of Lubbock, 224 miles northwest of Wichita Falls, and about 350 miles northwest of the Dallas-Fort Worth Metroplex. Amarillo is in southern Potter County and extends into Randall County, and it is the county seat of Potter County.

While change in the community is inevitable in coming years, there are fundamental decisions that must be addressed in a rational, holistic manner:
1.2

What type of growth do we want and where should it occur?

How do we achieve our economic objectives?

What improvements and enhancements will be needed?

How do we want our community to appear?

What are our priorities for achieving our intended future?

The comprehensive planning process is intended not only to celebrate accomplishments of the past, but also as an opportunity to anticipate and address challenges of the future. Land use and transportation changes in the area require attention to ensure that current development efforts are true to the traditions of Amarillo. There are many policy and infrastructure decisions being made on a regular basis that also relate to this plan. In some cases the Comprehensive Plan will offer guidance to decision-makers for challenges only now emerging while other sections reinforce established policies that should be carried forward as a sure and sound basis for future development and redevelopment.

Whether an issue is a challenge or an opportunity, the utmost importance should be placed upon this plan as a mechanism for thoughtful public discussion of the issues and choices facing Amarillo. As the community looks ahead to its near- and longer-term future, the desires of residents are woven through all aspects of this plan. From parks to neighborhoods to downtown, there are many community assets that this plan strives to strengthen to Amarillo’s fullest advantage. Local residents have demonstrated their ability to manage and improve an appealing community for more than a century, and this plan seeks to continue that tradition.

PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan is usually the most important policy document a municipal government prepares and maintains. This is because the plan:

- lays out a “big picture” vision and associated goals regarding the future growth and enhancement of the community;
- considers at once the entire geographic area of the community, including areas where new development and redevelopment may occur; and,
“Planning” is … the process of identifying issues and needs, establishing goals and objectives, and determining the most effective means by which these ends may be achieved.

Through a comprehensive plan, a community determines how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Like most similar plans, this Comprehensive Plan is aimed at ensuring that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents’ quality of life will be enhanced. Significantly, by clarifying and stating the City’s intentions regarding the area’s physical development and infrastructure investment, the plan also creates a greater level of predictability for residents, land owners, developers, and potential investors.

Use of this Plan
A comprehensive plan, if prepared well and embraced by the City and its leadership, has the potential to take a community to a whole new level in terms of livability and tangible accomplishments. However, comprehensive plans are only words and images on paper if their action recommendations are not pursued and effectively implemented.

The plan is ultimately a guidance document for City officials and staff, who must make decisions on a daily basis that will determine the future direction, financial health, and “look and feel” of the community. These decisions are carried out through:

* targeted programs and expenditures prioritized through the City’s annual budget process, including routine but essential functions such as code enforcement;
* major public improvements and land acquisition financed through the City’s capital improvement program and related bond initiatives;
* new and amended City ordinances and regulations closely linked to comprehensive plan objectives (and associated review and approval

LOCAL GOVERNMENT PLANNING
The success of the plan depends upon how it is integrated with the operation of local government (planning, policy development, regulation, budgeting and capital investments, and programming through City departments).
procedures in the case of land development, subdivisions, and zoning matters);

- departmental work plans and staffing in key areas;
- support for ongoing planning and studies that will further clarify needs, costs, benefits, and strategies;
- pursuit of external grant funding to supplement local budgets and/or expedite certain projects; and,
- initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish on their own.

Despite these many avenues for action, a comprehensive plan should not be considered a “cure all” for every tough problem a community faces. On the one hand, such plans tend to focus on the responsibilities of City government in the physical planning arena, where cities normally have a more direct and extensive role than in other areas that residents value, such as education, social services, and arts and culture. Of necessity, comprehensive plans, as vision and policy documents, also must remain relatively general and conceptual. The resulting plan may not touch on every challenge before the community, but it is meant to set a tone and motivate concerted efforts to move the community forward in coming years.

It is also important to distinguish between the function of the comprehensive plan relative to the City’s development regulations, such as the zoning ordinance and subdivision regulations. The plan establishes overall policy for future land use, road improvements, utilities, and other aspects of community growth and enhancement. The City’s zoning ordinance and official zoning district map then implement the plan in terms of specific land uses and building and site development standards. The City’s subdivision regulations also establish standards in conformance with the plan for the physical subdivision of land, the layout of new or redeveloped streets and building sites, and the design and construction of roads, water and sewer lines, storm drainage, and other infrastructure that will be dedicated to the City for long-term maintenance.
Planning Authority
State Support for Community Planning –
Section 213 of the Texas Local Government Code

Unlike some other states, municipalities in Texas are not mandated by state
government to prepare and maintain local comprehensive plans. However,
Section 213 of the Texas Local Government Code provides that, “The
governing body of a municipality may adopt a comprehensive plan for the
long-range development of the municipality.” The Code also cites the basic

```
PLANNING & ZONING COMMISSION

Section 2-6-123 of the Amarillo Code of Ordinances establishes the Commission. As stated in this
section, “The commission is appointed by the City Commission as an advisory body to it and which is
authorized to recommend changes in zoning.” The powers and duties of the Planning & Zoning
Commission include:

1. Make an annual report to the City Commission concerning the preceding year’s activities and
   recommendations for future projects;
2. Perform special studies and make recommendations on issues and recommend a
   comprehensive plan for the physical development of the City which may be related to the
   comprehensive planning process of the City;
3. Review and approve Subdivision Plats and the dedication and vacation of Streets, Alleys,
   Easements and other public facilities associated with Plats;
4. Prepare and recommend a Zoning Map and exercise authorities and powers granted by the
   state zoning enabling act;
5. Make recommendations for public improvements;
6. Make recommendations through the City Commission to any public authorities, corporations
   or individuals in the City or in the extraterritorial jurisdiction concerning the relocation of
   building structures or works to be erected or constructed by them; and,
7. Prepare studies and make recommendations on annexations.
```

reasons for long-range, comprehensive community planning by stating that,
“The powers granted under this chapter are for the purposes of promoting
sound development of municipalities and promoting public health, safety and
welfare.” The Code also gives Texas municipalities the freedom to “define the
content and design” of their plans, although Section 213 suggests that a
comprehensive plan may:

(1) include but is not limited to provisions on land use, transportation,
and public facilities;
(2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and,

(3) be used to coordinate and guide the establishment of development regulations.

The Comprehensive Plan serves as a guide for the ongoing development and redevelopment of the community with respect to land use, thoroughfares and streets, and other matters affecting development within the City.

Why Plan?

Local planning allows the City of Amarillo to have a greater measure of control over its destiny rather than simply reacting to change. Planning enables the City to manage future growth and development actively as opposed to reacting to development proposals on a case-by-case basis without adequate and necessary consideration of community-wide issues.

The process required to update the Amarillo Comprehensive Plan may prove more valuable to the community than the plan itself since the document is ultimately only a snapshot in time. The planning process involves major community decisions about where development and redevelopment will occur, the nature and extent of future development, and the community’s capability to provide the necessary public services and facilities to support this development. This leads to pivotal discussions about what is "best" for the community and how everything from taxes to "quality of life" will be affected.

Long-range planning also provides an opportunity for the City’s elected and appointed officials to step back from pressing, day-to-day issues and clarify their ideas on the kind of community they are trying to create and maintain. Through the plan development process, they can look broadly at programs for neighborhoods, housing, economic development, and provision of public infrastructure and facilities and how these efforts may relate to one another. The Amarillo Comprehensive Plan represents a "big picture" of the City, one that can be related to the trends and interests of the broader region as well as the State of Texas.
In summary, important reasons for long-range planning in Amarillo include:

- To provide a balance of land uses and services throughout the community to meet the needs and desires of the City’s population.
- To ensure adequate public facilities to meet the demands of future development and redevelopment.
- To achieve an efficient development pattern that reflects the values of the community.
- To ensure the long-term protection and enhancement of the image and visual appearance of the community.
- To involve local citizens in the decision-making process and reach consensus on the future vision for Amarillo and its ongoing development.
- To guide annual work programs and prioritize improvements consistent with the Comprehensive Plan.

CITIZEN INVOLVEMENT – “EARLY AND OFTEN”
Local planning is often the most direct and efficient way to involve residents and other stakeholders in determining the vision for their community. The process of plan preparation provides a rare opportunity for two-way communication between citizens and local government officials as to their aspirations for the community and the details of how their shared vision is to be achieved.

The Plan results in a series of guiding principles and policies that, ideally, will guide the City in administering development regulations; determining the location, financing, and sequencing of public improvements; and guiding reinvestment and redevelopment efforts. The Plan also provides a means of coordinating the actions of many different departments and divisions within and outside the City.

Specific community outreach and leadership involvement activities conducted in support of this Comprehensive Plan included:

- 7 small-group interview sessions conducted with a cross section of Amarillo residents, business owners, public officials, and representatives of community organizations.
The ability to implement the Plan effectively is directly correlated to the amount of citizen and stakeholder participation and the sense of ownership derived from the process. The Plan contains many components and serves numerous functions, such as providing information, describing existing community conditions and characteristics, and establishing policies and strategies for overcoming challenges and capitalizing on opportunities.
INSIGHTS FROM AMARILLO RESIDENTS

Through the course of small-group interviews conducted at the start of the comprehensive planning process, various comments summarized broader planning issues facing Amarillo. For example:

What are some considerations related to land use and community character in Amarillo?

- “A town gets its character from Downtown. We need a viable Downtown.”
- “The Comprehensive Plan is going to be a great tool to guide zoning changes. As a land owner I am concerned what could go next to me due to the current uncertainty of the zoning process.”
- “We need professional jobs to retain youth. We also need to look into activities and interests for absorption of 25-40 year olds.”
- “Providing awnings and bringing back the wonderful neon signs can make a huge difference to the character of downtown.”

How should Amarillo’s growth—and capacity for growth—be managed?

- “The big challenge is infill. It’s easy for developers to build on the fringes rather than infill.”
- “The ETJ needs to meet City development standards but lacks enforcement. The City does not indulge in involuntary annexations. To protect the City’s interest it should have involuntary annexations and zone those properties.”
- “People go where there are jobs. We do need to be cognizant of the types of industries we attract. Is the company diverse in its hiring? The industries need to be good for all ethnic groups in Amarillo.”
- “We have to drive some growth north of town—south is getting too busy.”
- “As we grow we dilute our fire and police. These issues need to be addressed.”

What improvements are needed for better mobility?

- “Need more sidewalks and trails, and to improve the connectivity of sidewalks and trails.”
- “Need transportation alternatives.”

How to address existing and future housing needs and neighborhood quality?

- “Need to address inappropriate uses in close proximity, which could destroy existing stable communities.”
- “Residential presence in downtown is essential.”
- “Need historic preservation.”

What changes are needed for better image and amenities?

- “Compliance with the tree ordinance makes a big difference.”
- “Sports make a huge impact in our quality of life. There is a need for a sports arena. The current facilities are mediocre.”
- “Need beautification along corridors. Need to restrict huge signs along I-40.”
COMMUNITY OVERVIEW

Before looking to the future, it is important to consider past, current, and projected community conditions through a brief socioeconomic assessment.

Renewed Population Growth

Over the last 60-plus years, Amarillo has increased its population roughly four-fold. During the same timeframe, Potter County more than doubled its overall population and Randall County grew from less than 10,000 residents in 1940 to more than 100,000 today. The historical growth of these jurisdictions is displayed in Table 1.1, Population History of Amarillo and Potter and Randall Counties.

<table>
<thead>
<tr>
<th>Year</th>
<th>Amarillo Population</th>
<th>Percent Change</th>
<th>City Share of Potter &amp; Randall County Population</th>
<th>Potter County Population</th>
<th>Percent Change</th>
<th>Randall County Population</th>
<th>Percent Change</th>
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<tbody>
<tr>
<td>1930</td>
<td>43,132</td>
<td>-</td>
<td>81.15%</td>
<td>46,080</td>
<td>-</td>
<td>7,071</td>
<td>-</td>
</tr>
<tr>
<td>1940</td>
<td>51,686</td>
<td>19.80%</td>
<td>84.11%</td>
<td>54,265</td>
<td>17.80%</td>
<td>7,185</td>
<td>1.60%</td>
</tr>
<tr>
<td>1950</td>
<td>74,246</td>
<td>43.60%</td>
<td>85.20%</td>
<td>73,366</td>
<td>35.20%</td>
<td>13,774</td>
<td>91.70%</td>
</tr>
<tr>
<td>1960</td>
<td>137,969</td>
<td>85.80%</td>
<td>92.29%</td>
<td>115,580</td>
<td>57.50%</td>
<td>33,913</td>
<td>146.20%</td>
</tr>
<tr>
<td>1970</td>
<td>127,010</td>
<td>-7.90%</td>
<td>87.96%</td>
<td>90,511</td>
<td>-21.70%</td>
<td>53,885</td>
<td>58.90%</td>
</tr>
<tr>
<td>1980</td>
<td>149,230</td>
<td>17.50%</td>
<td>85.91%</td>
<td>98,637</td>
<td>9.00%</td>
<td>75,062</td>
<td>39.30%</td>
</tr>
<tr>
<td>1990</td>
<td>157,615</td>
<td>5.60%</td>
<td>84.04%</td>
<td>97,874</td>
<td>-0.80%</td>
<td>89,673</td>
<td>19.50%</td>
</tr>
<tr>
<td>2000</td>
<td>173,627</td>
<td>10.20%</td>
<td>79.70%</td>
<td>113,546</td>
<td>16.00%</td>
<td>104,312</td>
<td>16.30%</td>
</tr>
</tbody>
</table>

SOURCE: U.S. Census Bureau

From 1930 to 1960, Amarillo grew dramatically from fewer than 45,000 to almost 138,000 residents. This trend averaged about a five percent increase in population annually. Between 1940 and 1960 the City was growing at an average of about 7 percent per year. The establishment of Amarillo Army Air Base in 1942 contributed to this increase in City population as well as the growth of Potter and Randall counties’ populations.
After 1960, the City began losing residents and Amarillo’s population fell from 137,969 to 127,010 in 1970. This loss was due to the closing of the Air Force Base. Potter County’s population declined by 21.7 percent during the 1960s. Randall County’s population growth rate also slowed from 1960 onwards.

Renewed growth in the ensuing decades has added approximately 40,000 residents to the City since 1980. The 2009 U.S. Census Bureau population estimate for Amarillo was 189,389, compared to a local City of Amarillo estimate of 191,500. The Texas State Data Center estimate as of May 2010 was 188,004.

**Continued Steady Growth?**

Displayed in **Figure 1.1, Population Growth Comparison**, is the previous and projected future growth of the City of Amarillo compared to several other
**Amarillo Historical Timeline**

1882

**Amarillo National Bank was founded.**

1890

Population 482.

1888

Bonds were voted for a two-story brick courthouse to replace the original small frame building and for Amarillo's first school.

1900

Population 1,442

1902

St. Anthony's Hospital, the first hospital in the Panhandle, was established.

1905

The Amarillo Independent School District was formed.

1906

New stone courthouse and jail were completed.

1908

Amarillo Street Railway Company began operating its electric streetcar lines.

1910

Population 9,957.

West Texas State College was founded.

1913

Amarillo was the first city in Texas and only the fifth in the nation to adopt a City Council / City Manager form of government.

1929

The U.S. Bureau of Mines' Amarillo Helium Plant was completed, and the city was on the way to becoming "Center of the Helium Industry." Amarillo International Airport opened.

---

**Early Years**

Amarillo is the commercial center of the Texas Panhandle. In 1887, Amarillo boomed as a cattle marketing center. By 1890, Amarillo had emerged as one of the world's busiest cattle shipping points.

Elwood Park, the first of Amarillo's many city parks, was established in the 1890s.
Amarillo Historical Timeline

1940
Population 51,686.

1942
Amarillo Army Air Base (later known as Amarillo Air Force Base) was established.

1948
The American Quarter Horse Association (AQHA) moved its headquarters to Amarillo.

1950
Population 74,246.

1960
Population 137,969.

1968
Amarillo Air Force Base closed.

1970
Population 127,010.

1974
The Cadillac Ranch, located along old historic Route 66, brings international attention to Amarillo.

1980
Population 149,220.

1990
Population 157,615.

1995
Working Ranch Cowboy Association (WRCA) was created.

1999
Bell Helicopter Textron opened a helicopter assembly plant.

2000
Population 173,627.

2003
Texas Panhandle War Memorial dedicated.

2006
Globe News Center for Performing Arts opened.

During the late 1960s a municipal building, a civic center, a branch library, a corporation court building, High Plains Baptist Hospital, and a multimillion-dollar medical center were built.

In the 1980s the Santa Fe and Burlington National railroads provided freight service, and Amarillo International Airport served five major airlines.

Downtown Amarillo Strategic Plan completed.
Texas cities sometimes used as benchmarks for Amarillo: Corpus Christi, Lubbock, and Odessa. These projections are from the Texas Water Development Board (TWDB).

All four cities have experienced periods of rapid growth in their history, with Odessa, like Amarillo, also having dealt with some population loss. The TWDB projections suggest a leveling off of Lubbock’s growth in coming decades, while both Amarillo and Corpus Christi will maintain relatively steady growth rates, and Odessa will see limited growth.

**Factors in Employability and Income Potential**

The level of education within a community determines the capabilities of the area labor force. This, in turn, influences the types of businesses that come to or remain in a community, as well as the success certain businesses will have at finding the types of labor skills they require. **Figure 1.2, Educational Attainment Comparison**, shows that Amarillo residents compare closely with the entire state of Texas and Potter County, though attaining less education overall in comparison to all of Randall County. As of 2006-2008 estimates, Amarillo had a higher rate of residents who graduated high school or better (80.7 percent) than Corpus Christi, Odessa, Potter County, and the statewide level—and also compared closely with Lubbock (84.3 percent). Just under a fifth of Amarillo residents (19.9 percent) had a bachelor’s degree or higher, which was less than the Texas (25.1 percent) or Randall County (28.8 percent) averages yet greater than the Potter County level (14.4 percent).

Level of education, skills, and transportation access all factor into the “employability” of individuals, which, in turn, determines one’s income-earning potential. Displayed in **Figure 1.3, Income Comparison**, are the median household and per capita income levels of Amarillo residents, based on 2006-2008 estimates, relative to the three comparison cities, Potter County, Randall County, the State of Texas, and the nation. Amarillo has a per capita income ($22,724) and a median household income ($42,886) similar to most comparison cities, and exceeds Potter County’s income level. Among the comparison cities, Lubbock had the lowest median household income at $41,549, which reflects a sizable university student population. Meanwhile, Odessa had the highest per capita income ($24,742) and median household income ($48,944). Randall County ($28,318 per capita; $55,977 median household), the State of Texas ($24,709 per capita; $49,078 median household),
and the United States ($27,466 per capita; $52,175 median household) were all above Amarillo’s income levels.
Panhandle Twenty/20 and Educational Attainment

Since 2003, a committed group of concerned residents has worked to create a regional plan for the future of Amarillo and its surrounding area. Panhandle Twenty/20 seeks to address educational attainment, social services for families, water, recycling, and other issues facing the Panhandle region.

Regarding educational attainment, Panhandle Twenty/20 produced the 2007 report, *The Panhandle Imperative: Economic Implications of Educational Attainment in Amarillo and the Texas Panhandle*, which presented these cautionary statistics:

- Amarillo and the Panhandle at large rank below state and national averages in the number of adults with a bachelor’s degree or above.
- 1 in 4 Panhandle adults lacks a high school diploma (1 in 5 in Amarillo).
- Less than 18% of area adults have a bachelor’s degree or higher.
- More than 50% of Panhandle adults have no more than a high school diploma.
- Amarillo ranked 149th among 200 cities for educational attainment in a *Forbes* study.
- 58.8% of area school children are on the Free and Reduced Lunch Program.
- Texas ranks last in states for the number of adults over age 25 with a high school diploma.
- Texas is 3rd for percentage of adults over 25 with less than a 9th grade education.
- Texas is 44th for percentage of children living in poverty.

The report outlined the economic consequences of an uneducated population and noted that “if current trends remain, the future workforce needed for a vibrant economy may no longer exist in the Texas Panhandle.”

A follow-up 2008 publication, *A Community in Action – an update on community solutions in response to educational attainment concerns*, outlined goals to:

- Create a Culture of Expectation
- Improve Access
- Connect Our Resources
- Create a Career Vision
- Encourage Educational Rigor, Relevance and Innovation

The report gave recommendations for each of the goals including information on businesses and educational institutions that can be enlisted in achieving higher education for residents, contributing to the future economic vitality of the region.

“Students are totally unaware of the career opportunities that exist in our community. Internship programs allow them to gain experience and knowledge that will literally change their lives by building self-confidence and making good, sound decisions about life.”

LeAnn Estep
Director, Career & Technical Education
Amarillo ISD

ADOPTED 10-12-10
The age distribution of the local population is another key factor that shapes an area’s labor force, as well as the particular outlook and service needs of residents. The age distribution in Amarillo as of Census 2000 indicated a younger population (median age of 33.3 years) than the nation (36.4 years). Most evident from Figure 1.4, Age and Gender Distribution, are the relatively high percentages of individuals in Amarillo that were in the childhood years, especially under five years old and through age 14, as of Census 2000. The proportion of young adult population, in the age cohorts between 20 and 30, was also higher in Amarillo compared to nationwide. On the other hand, Amarillo had less of its population in the prime earning
1.18 years from age 30 through 65. Most retirement-age cohorts did not vary significantly from U.S. percentages.

**Shorter Commutes, But Dependent on Automobiles**

The fact that Amarillo residents’ average commute time to work in 2006-2008 was 15.9 minutes, according to the U.S. Census Bureau, implies that residents live relatively close to work and face minimal traffic congestion. Amarillo is well supplied with regional transportation infrastructure for automobile commuting. Corpus Christi (18.7 minutes) and Odessa (17.6 minutes) have somewhat higher mean travel times to work while Lubbock (16.0 minutes) is effectively identical to Amarillo. County-wide commuting time averages for Potter County (16.4 minutes) and Randall County (16.8 minutes) are slightly higher with some rural residents driving longer distances to their jobs. In general, area residents spend substantially less time commuting than people across all of Texas (24.9 minutes) and the nation (25.3 minutes).
Related journey-to-work data from 2006-2008 estimates show that the vast majority of the population (82.3 percent) traveled alone to work by automobile, while 12.0 percent carpooled. Another 2.2 percent of residents said they worked from home, while 1.3 percent reported that they walked to work. Only 0.6 percent of Amarillo residents used public transportation.

**FIGURE 1.5**

*Employment of Amarillo Residents by Industry Type*

![Pie chart showing employment distribution by industry type](chart.png)

**Diversified Employment**

The distribution displayed in Figure 1.5, Employment of Amarillo Residents by Industry Type, confirms that educational, health, and social services
(20.0 percent); retail trade (14.5 percent); and manufacturing (10.7 percent) accounted for nearly half (45.2 percent) of the local jobs base as of 2006-2008 Census Bureau estimates. Only 1.1 percent of local employment was in agriculture, forestry, fishing and hunting, and mining compared to 2.9 percent statewide.

Housing Stock Relative to Needs
As shown by Figure 1.6, Age of Housing, roughly two-thirds of Amarillo’s housing stock was built in the 40 years from 1950 to 1990, including 23.7 percent during the 1950s. This has implications for housing conditions in older neighborhoods within the community and ongoing maintenance needs of older dwellings. If residential construction totals this decade end up similar to the 1990s, then about 16-17 percent of local housing will have been built in the last 20 years.

![Figure 1.6: Age of Housing Structures in Amarillo](image)

**SOURCE:** U.S. Census Bureau
According to 2006-2008 estimates from the Census Bureau’s American Community Survey, 78.8 percent of housing in Amarillo was single-family (including mobile homes) whereas 21.2 percent was multi-family (including duplexes and apartments). These single-family statistics are slightly higher than state (76.1 percent) and national (74.3 percent) averages. Potter County’s housing stock consists of 80.3 percent single-family and 19.7 percent multi-family. The percentages for Randall County are similar, with 81.1 percent single-family and 18.9 percent multi-family.

It will be important to consider the anticipated quantity, quality, and variety of housing for the existing and future population of Amarillo through this Comprehensive Plan. As of the 2006-2008 estimates, 62.7 percent of dwelling units in Amarillo were owner occupied and 37.3 percent were renter occupied.

**FUTURE POPULATION OUTLOOK**

Population projections are an important component of the long-range planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community’s physical growth. Projections reflect local, regional, and even national and international trends and offer a basis to prepare for the future. However, it should be noted that preparing population projections is challenging, particularly for the long term, because it is often difficult to account for all circumstances that may arise. It will therefore be important for the City to monitor population and economic growth continually to account for both short- and longer-term shifts that can influence development activity and trends in the City and larger region.

**Randall and Potter County Projections**

The Texas State Data Center (TSDC) prepares four population scenarios for the State of Texas and all counties in the State that use the same set of birth and death rate (fertility and mortality) assumptions but differ in their assumptions regarding net migration (incoming versus outgoing population). The net migration assumptions for three scenarios are derived from 1990 to 2000 patterns, which have been altered relative to expected future population trends. The TSDC scenarios are referred to as the Zero Migration (0.0) Scenario, the One-Half 1990-2000 (0.5) Scenario, and the 1990-2000 (1.0) Scenario. A fourth scenario, 2000 to 2007, takes into account post-2000 population trends.
The TSDC scenarios vary in the forecasted future population for Potter and Randall counties as illustrated in Figures 1.7A and 1.7B, Potter and Randall County Population Projections.

The State Data Center recommends the One-Half (0.5) Scenario as the most appropriate scenario for most counties in Texas. For Potter County, this means the county-wide population would increase by 60 percent by 2040, to roughly 181,000 residents. For Randall County, the increase would be 36 percent, to roughly 141,000 residents.
FIGURE 1.7B
Randall County Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Historical</th>
<th>0.0</th>
<th>0.5</th>
<th>1.0</th>
<th>2000-2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>53,885</td>
<td>104,312</td>
<td>104,312</td>
<td>104,312</td>
<td>104,312</td>
</tr>
<tr>
<td>2001</td>
<td>75,062</td>
<td>108,135</td>
<td>116,844</td>
<td>126,467</td>
<td>120,306</td>
</tr>
<tr>
<td>2002</td>
<td>89,673</td>
<td>110,098</td>
<td>128,112</td>
<td>148,592</td>
<td>134,435</td>
</tr>
<tr>
<td>2003</td>
<td>104,312</td>
<td>109,187</td>
<td>137,012</td>
<td>170,312</td>
<td>146,191</td>
</tr>
<tr>
<td>2004</td>
<td>108,135</td>
<td>105,530</td>
<td>141,452</td>
<td>188,751</td>
<td>152,958</td>
</tr>
</tbody>
</table>

SOURCE: Texas State Data Center

City of Amarillo Projections
Population forecasting methods that model births, deaths, and migration are more appropriately used at the county and regional levels where records of these statistics are kept. Sub-county population growth is strongly influenced by less predictable nuances such as housing prices, availability of vacant land to develop, and annexation of additional territory (and, in some cases, additional residents) by cities.

Therefore, to project future population at the city level, there are several techniques that can be used including linear regression, exponential (or “geometric”) growth, and step-down methods. Projections prepared by the Texas Water Development Board (TWDB) can also be referenced for comparison. Figure 1.8 displays various population projections for the City of Amarillo.
The exponential (or “geometric”) growth technique assumes a constant rate of growth over time. Depending on the rate, this can result in significant growth, similar to how an initial dollar investment can increase dramatically through the power of compounding interest. The population projection for Amarillo utilizing this method results in 255,680 residents in 2040. This assumes an annual growth rate of 0.97 percent.

The Texas Water Development Board uses the cohort-component procedure for the projection of county populations. However, projections for cities are based on a share of the county’s population growth between 1990 and 2000. The TWDB projects that Amarillo’s population will be 234,486 in 2040. This
would mean an average annual growth rate of 0.75 percent between 2000 and 2040, which is lower than the City’s recent growth experience.

The step-down method simply assumes that Amarillo’s population will remain a set proportion of those of the counties encompassing it. This method uses the State Data Center’s scenarios as the basis for the county projections. In 2000, 57.5 percent of Amarillo’s population was in Potter County while the remaining 42.5 percent was in Randall County. Therefore, in this case, it is assumed that Amarillo will maintain the same percentages of the respective county populations as it had in 2000, which was 87.9 percent for Potter County and 70.7 percent for Randall County. The step-down method yields projections of 249,719 (2000-2007 Scenario) to 319,314 (1.0 Scenario). This reflects an annual growth rate of 0.9% to 1.5% (2000-2040).

It is wise for cities to think in terms of a range of potential growth rather than absolute numbers given the uncertainty of any small-area forecast that extends beyond a few years. **It is assumed for this Comprehensive Plan that Amarillo’s 2040 population will fall within a forecast range of 240,000 to 270,000 persons, which yields a midpoint of 255,000.** These figures represent a potential average annual growth rate ranging from 0.73% to 1.11% through 2040 (from a base of 191,500 in 2009 as estimated by the City of Amarillo).

Beyond the comprehensive planning process, it will be essential for Amarillo to monitor its actual growth from year to year to determine if the longer-term trend line is still remaining within the expected range—and whether on the high or low end of this range. Any sign of eventual significant variance outside this range, higher or lower, would indicate the need for rethinking of the assumptions and strategies reflected in the Comprehensive Plan.

**PAST AND RECENT PLANNING EFFORTS**

**City of Amarillo Comprehensive Plan**

The City’s 1980s Comprehensive Plan envisioned an improved quality of life for all Amarillo residents and was intended as a vehicle by which citizens and government could be guided to build and maintain a desirable city. Through the efforts of the City Commission, Planning & Zoning Commission, City departments, and many of Amarillo’s citizens, this Plan charted a course for the City’s future development.
The 1980s Plan took a traditional approach to community-wide urban planning but also incorporated aspects of sector planning, policy planning, and strategic planning. Various issues from the previous Comprehensive Plan are still resonant today in Amarillo, including historic preservation, image and beautification, and the City’s limited planning and growth guidance capabilities outside its corporate limits.

**Consolidated Plan for Housing and Community Development (2005-2010)**

The 2005-2010 Consolidated Plan for Housing and Community Development is a coordinated approach to addressing Amarillo’s housing and community development needs. The Consolidated Plan is developed under guidelines established by the U.S. Department of Housing & Urban Development (HUD) as required by the National Affordable Housing Act of 1990 and the Housing and Community Development Act of 1992. The goal of the Consolidated Plan is to integrate physical and economic development with human services in a comprehensive and coordinated fashion so families and neighborhoods can work and thrive together. The City was completing its five-year update to the 2005-2010 plan in conjunction with this new Comprehensive Plan.

**Tax Increment Reinvestment Zone (TIRZ) #1**

The City of Amarillo’s TIRZ #1 was established in December 2006, and subsequent planning and programming continued into 2007 and is ongoing. A TIRZ is an economic development tool intended to capture the projected increase in property tax revenue created by development within a defined area, starting from some baseline point, so these funds (the “increment”) may be invested in other public improvements or development projects that benefit the zone and further bolster the area tax base.

**Downtown Amarillo Strategic Action Plan**

Adopted in 2008, this Action Plan aims to revitalize and restore downtown Amarillo for new commercial, entertainment and educational opportunities. The five major steps behind the Amarillo Downtown Strategic Action Plan were: (1) Background Research & Market Analysis, (2) Existing Conditions Analysis, (3) Downtown Plan, (4) Development Goals & Design Guidelines, and (5) Action Steps & Implementation Strategy, with input from community workshops and stakeholder groups influencing each step. This process was
used to ensure recommendations met community expectations and were reflective of the community’s vision and goals for Downtown Amarillo.

**Amarillo Economic Development Plan and Policy Guidelines**

This pending study assesses the current state of development in Amarillo amid a steady increase in the number of requests from businesses and developers seeking economic development incentives. The study and plan also comes at a time when the City of Amarillo is experiencing unprecedented expansion in its southwest corridor, stressing the City’s existing infrastructure and leaving older neighborhoods in need of revitalization. This has caused the City to look into imposing impact fees on new suburban development so the City may recoup the extraordinary costs of rapid expansion.

The economic development plan and policy guidelines are to be finalized in coordination with this new Comprehensive Plan. They are intended to guide staff decisions regarding focused neighborhood revitalization, the allocation of future incentives, and the continued advancement of Amarillo’s quality of life.

**PLAN DEVELOPMENT**

To facilitate the process of updating Amarillo’s Comprehensive Plan, the City engaged Kendig Keast Collaborative, community planning consultants, and appointed a Comprehensive Plan Steering Committee to work with City officials, staff, residents, and the consultant team. Over the course of an 18-month period, public outreach and leadership involvement activities were conducted, background studies were completed, and individual elements of the plan were drafted, reviewed, and refined to produce a document for public and official consideration. The plan contains and is organized in the following manner:

**Chapter 1, Introduction**

This chapter explains the purpose of long-range and strategic community planning and emphasizes the value that will accrue from undertaking this comprehensive planning process in Amarillo. The chapter also focuses on compiling and summarizing meaningful information on key community indicators, trends, and context, and it references similar data compilations already available through other area entities and websites. The chapter also documents the public participation activities that served as the foundation of the planning process.
Chapter 2, Land Use & Community Character
The purpose of this chapter is to assess the community’s long-range development outlook and establish the necessary policy guidance that will be used in making decisions about the compatibility and appropriateness of individual developments within the context of the larger community. The land use plan will also serve as the City’s policy for directing ongoing development and managing future growth, preserving valued areas and lands, and protecting the integrity of neighborhoods, while also safeguarding and enhancing community image and aesthetics. This chapter also includes an assessment of conditions in the City’s extraterritorial jurisdiction and recommends appropriate land uses based on natural and topographical features, the City’s thoroughfare plan, and the existing pattern of land use.

Chapter 3, Growth Management & Capacity
The focus of this chapter is the City’s intent and policy regarding how growth and new development will be accommodated consistent with other fiscal and community considerations. A prime consideration is efficient use of land, along with existing and planned investments in transportation and utility infrastructure, to achieve and maintain a desired community form and character. Current and projected infrastructure capacities and “planning level” improvement needs are also evaluated through this chapter.

Chapter 4, Community Mobility
The purpose of this chapter is to ensure orderly development of the transportation system, considering not only facilities for automobiles but other modes of transportation as well, such as pedestrian and bicycle circulation (and safety), freight movement facilities, public transportation, local and regional airports, and associated needs. Recommendations in this chapter utilize context-sensitive design principles that address mobility improvement while also simultaneously taking into account safety, neighborhood integrity, urban design, community appearance, and historical and environmental considerations, all of which are essential to establishing and maintaining a particular community character within an area.

Chapter 5, Parks & Cultural Resources
The purpose of this chapter is to evaluate and recommend enhancements to the community’s quality of life amenities consistent with growth expectations and other physical planning elements in the Comprehensive Plan. Such
amenities include Amarillo’s park and recreation facilities, open space areas and views, cultural facilities and resources, and leisure opportunities. The chapter also promotes opportunities to preserve natural features and open space in the community, particularly along corridors, adjacent to natural and man-made water features, at community gateways, and in other key areas.

Chapter 6, Housing & Neighborhoods
The underlying premise of this chapter is to ensure that there is an adequate supply of housing within varying price ranges and dwelling types so as to accommodate persons desiring to relocate within or to the community. Another key focus is to create and maintain livable neighborhood environments, so design and compatibility issues are also highlighted. This includes considerations such as how to deal with infill development in older, revitalizing neighborhoods, and how to ensure quality and sustainable outcomes in new residential development.

Chapter 7, Implementation
The Implementation chapter utilizes the recommendations of the individual Plan elements to consolidate an overall strategy for executing the Comprehensive Plan, particularly for the highest-priority initiatives that will be first on the community’s action agenda following plan adoption.

ADDITIONAL INFORMATION
Additional indicator data and background information on Amarillo is available from the following online resources:

- City of Amarillo  
  http://www.ci.amarillo.tx.us/

- Amarillo Economic Development Corporation  
  http://amarilloedc.com/

- Amarillo Chamber of Commerce  
  http://amarillo-chamber.org/

- Amarillo Convention & Visitor Council  
  http://www.visitamarillotx.com/index.cfm

- Amarillo Metropolitan Planning Organization  
  http://www.amarillompo.com/
This Comprehensive Plan was prepared toward the end of a decade. This is when one-of-a-kind data from the last decennial U.S. Census is growing increasingly out of date and data from the next census is still up to five years away. In the meantime, results from the last census are still, in many cases, the best source of data about socioeconomic conditions at the local community level.

**Data Availability**

This Comprehensive Plan was prepared toward the end of a decade. This is when one-of-a-kind data from the last decennial U.S. Census is growing increasingly out of date and data from the next census is still up to five years away. In the meantime, results from the last census are still, in many cases, the best source of data about socioeconomic conditions at the local community level.
Chapter Two

Land Use & Community Character

Land use considerations and guidance are at the core of any comprehensive city plan. Effective land use planning contributes to many aspects of a community’s ultimate success and livability, including the integrity and appeal of its neighborhoods; the proximity of schools and recreation opportunities; the appropriate location and design of commercial development for convenience and compatibility with residential areas; and the provision of adequate acreage and protections for areas meant to accommodate the community’s key economic drivers. Efficient provision and extension of municipal services also depends upon a sound strategy for future use of land in both fringe areas and previously developed areas that offer redevelopment and infill opportunities.

The purpose of this chapter is to establish the necessary policy direction to enable the City of Amarillo to manage future land development and redevelopment effectively. Specific action strategies address anticipated opportunities and challenges related to future land use. Of prime importance is the City’s ability to ensure compatibility between varying land uses while preserving and enhancing community character.

RESULTS OF PAST PLANNING

A look back at the last Amarillo Comprehensive Plan from the 1980s indicates both areas of community progress, as well as lingering challenges that will again be a focus of this new plan. The overall goal for land use stated in the previous plan was:

Provide properly proportioned amounts of land uses for the community use, and direct the location of land uses in accordance with physical constraints that would affect development. This will ensure that an efficient, harmonious,
and active city will evolve from these coordinated development efforts.

Successful outcomes over the last several decades from this planning legacy include:

- A generally “harmonious pattern of development,” on a macro scale, as new residential, commercial, and industrial projects have been absorbed into the fabric of the community.
- Continued development of quality residential neighborhoods in growth areas of the City.
- The continued growth and consolidation of a premier medical center that makes Amarillo a destination for visitors and professionals from throughout the Panhandle and other nearby states.
- Substantial commercial development along the Soncy corridor, especially with more attractive building design and site amenities in various cases.
- Ongoing revitalization of downtown as more than just a business and government base, but also a cultural center and re-emerging location for both nightlife and residential living.
- Further private investment and economic development activity around both Rick Husband International Airport and Tradewind Airport.

Issues and needs that are carried over from the previous Comprehensive Plan, even after more than 25 years of growth and change in the community, include:

- Ongoing vacancy, blight, and redevelopment needs, particularly in sections of north and east Amarillo, which has made it difficult to achieve the 1980s vision that “older developed areas be maintained as sound contributing neighborhoods.”
- The legacy of residential uses having inter-mixed with industrial activity and heavy commercial uses in some areas of east Amarillo.
- The desire for more extensive infill development to bolster older areas of the City and offset urban sprawl tendencies at the edges.
Continuing concern over development patterns and impacts in the vicinity of some of the area’s playa lakes.

Further exploration of consensus strategies “to reduce excessive use of signs which cause sight restrictions and urban clutter.”

“Urban image” was a key focus of the 1980s plan, in which it was stated that “visual quality of projects and their potential impact on the urban image of Amarillo should be paramount in setting goals for the City.” While new residential and non-residential developments in various areas of the community have contributed greatly to achieving a higher quality standard, some “legacy” issues highlighted in the 1980s plan remain ongoing challenges for the community, as pointed out again later in this chapter.

COMMUNITY CHARACTER

As its title signifies, this chapter emphasizes the concept of community character as a way to enhance Amarillo’s approach to land use planning and growth guidance. A character-based approach looks beyond the basic use of land (residential, commercial, industrial, public) to consider the placement and design of buildings and the associated planning of sites, as well as of entire neighborhoods and districts. Whether new development or redevelopment, and whether private or public construction, the pattern of land use—including its intensity, appearance, and physical arrangement on the landscape—determines the character and contributes to the image of the entire community over the long term.

Therefore, examined in this chapter is the generalized use of land in Amarillo, along with the character of its neighborhoods, commercial areas and corridors, and undeveloped and rural lands. This approach allows the formulation of standards within the City’s development regulations to achieve the desired character in newly developing areas, redevelopment and infill areas, and areas where a more rural atmosphere is more appropriate for the long term.

Existing Community Character in Amarillo

There are three main character types: Urban, Suburban, and Rural. These are common terms that should bring immediate images to mind as one thinks of

A character focus highlights the range of settings in which land uses can occur within communities, from the most rural to the most urban. Community character accounts for the physical traits one can see in an area which contribute to its “look and feel.”

A character-based approach focuses on development intensity, which encompasses the density and layout of residential development; the scale and form of non-residential development; and the amount of building and pavement coverage (impervious cover) relative to the extent of open space and natural vegetation or landscaping. How the automobile is accommodated is a key factor in distinguishing character types, including street design, parking, and the resulting arrangement of buildings on sites.

It is this combination of basic land use and the characteristics of the use that more accurately determines the real compatibility and quality of development, as opposed to land use alone. Aesthetic enhancements such as the design of buildings, landscaping and screening, sign control, and site amenities also contribute to enhanced community character.
traveling from the city center to the outskirts of a typical community. Over the years, and particularly since the advent of widespread automobile ownership, much of Amarillo developed in an Auto Urban pattern, which falls in the range between Urban and Suburban. On the next several pages, images from Amarillo and associated text help to clarify the key features of and differences between the primary categories along the community character spectrum.

**RURAL Character**

This ETJ area at the southeast curve of Loop 335 exemplifies a Rural development character:
- Wide open landscapes, with no sense of enclosure, and views to the horizon unbroken by buildings.
- Very high open space ratios and very low building coverage.
- Very low-density development, providing privacy and detachment from other dwellings in the area.
- Much greater reliance on natural drainage systems, except where altered significantly by agricultural operations.

**SUBURBAN Character**

This residential neighborhood to the south of Hester Road, just outside the City limits in northwest Amarillo, typifies a Suburban development character:
- A more open feeling than Auto Urban subdivisions due to greater separation between dwellings.
- Lower lot coverage and a correspondingly higher open space ratio.
- Buildings still secondary to green areas and open space.
- More opportunity for natural drainage and storm water absorption versus concentrated storm water runoff and conveyance.
This office building site, between I-40 and Albert Street in west Amarillo, also exhibits some aspects of a Suburban character with:

- A significant portion of the site, especially the freeway frontage in this case, devoted to open space versus building and parking areas, providing a development amenity.
- Surface parking areas placed behind and to the side of the building rather than in the most visible location along the site frontage.
- More extensive landscaping than in Urban and Auto Urban settings.

**AUTO URBAN Character**

This neighborhood north of SE 34th Avenue in southeast Amarillo follows a classic Auto Urban development pattern:

- Smaller lots and less separation between dwellings mean that more of the total land area is devoted to structures and accommodation of the automobile (street, alleys, and driveways).
- Straight streets and uniform front setbacks (and, in some cases, minimal variation in individual house design) can create a monotonous atmosphere compared to the curvilinear street pattern found in many Suburban neighborhoods.
- Extent of impervious surface and reduced open space ratio leads to increased storm water runoff.
The large retail centers along Soncy also have many common elements of an Auto Urban character, as does Westgate Mall:

- A much more horizontal development pattern compared to Urban areas.
- Buildings set well back from streets, usually to make room for surface parking at the front (or on all sides in the classic regional mall design of Westgate Mall).
- A very open environment, but mainly to accommodate extensive surface parking versus the more prominent green spaces found in Suburban areas.

The office and retail buildings along I-40 west of Georgia are further Auto Urban examples:

- Significant portions of development sites devoted to vehicular access drives, circulation routes, surface parking, and loading/delivery areas, making pavement the most prominent visual feature versus green or open areas.
- Buildings centered on their sites and surrounded on all sides by parking areas.
- Often not conducive for access or on-site circulation by pedestrians or cyclists.
URBAN Character

Downtown is the most obvious area of Amarillo with an Urban character:

- More vertical development, with multi-story structures throughout the area.
- Some streets and other public spaces framed by buildings, creating “architectural enclosure” versus the progressively more open feel in other character districts.
- Zero or minimal front setbacks (building entries and storefronts at the sidewalk).
- Greater reliance on on-street parking, although the prevalence of surface parking detracts from the Urban atmosphere and introduces Auto Urban elements into the core downtown area.
- The most conducive area of a City for pedestrian activity and interaction, assuming that accommodation of vehicular traffic flows, circulation, and access does not take precedence through auto-oriented street and site design.
- The place in a City where structured parking typically makes the most sense, allowing for greater development intensity (and creative integration of public and civic spaces) and less area devoted to surface parking.

Polk Street (left) is the most notable example of a traditional downtown street framed by continuous building faces and storefronts. Elsewhere in downtown Amarillo, surface parking and multi-level garages break up this pattern, resulting in a loss of critical mass for pedestrian-oriented street activity.
Zero-setback buildings oriented toward the street and sidewalk are also part of the appeal and distinction of the Route 66 Historic District along SW 6th Avenue.

KEY PLANNING THEMES

A long-range planning process provides opportunity to ponder and address fundamental questions about the future development pattern and livability of a city. Based on the concerns and hopes expressed by residents, public and private leaders, and key community stakeholders and investors, the following themes emerged as priorities for this Land Use & Community Character element of the Comprehensive Plan:

1. A City of Strong Neighborhoods
2. Neighborhood and Commercial Revitalization in Older Areas of Amarillo
3. Protection of Economic Anchors and Investment Areas
4. Community Aesthetics and Image

ADOPTED 10-12-10
**Strong Neighborhoods**

A definite implementation success from the 1980s Comprehensive Plan is adherence to the Neighborhood Unit Concept in many new development areas as illustrated on the following page. Even with some new residential growth occurring in areas to the northwest where terrain issues impact subdivision layout, the core principle of centralized school and park siting within neighborhoods remains a priority.

An Auto Urban approach to subdivision design is evident in some areas of Amarillo as is common in most large cities. The illustrations in this section show how other design factors, especially yard landscaping and tree cover (plus rear garage access via alleys in some areas of Amarillo), can soften the appearance of such neighborhoods and give them a more Suburban look and feel. But even these measures cannot always overcome a fundamentally “cookie cutter” residential design and street layout.

**Neighborhood and Commercial Revitalization**

The extent of vacant, obsolete, and under-utilized commercial and industrial properties and structures within certain areas of central, north and east Amarillo pose a significant redevelopment challenge for the community. Added to this are neighborhood areas with substandard dwellings and relatively low-income populations with limited means to upgrade an aging housing stock.

The task for the City and community is to pursue strategies aimed at stabilizing neighborhoods at risk of further decline while working to avoid a similar trend in areas vulnerable to such problems. Neighborhood and corridor revitalization initiatives must be multi-faceted (i.e., community development programming, code enforcement, capital improvements, enhanced security and crime prevention, expanded transit service, coordinated community outreach and social services between schools and other institutional partners, etc.). But they will also involve land use
management steps to protect residential and commercial values and establish a positive investment environment.

**Economic Anchors and Investment Areas**

Just as protection of neighborhood integrity is a prime mission of community planning, Amarillo’s key economic assets must also be protected from intrusive and/or incompatible development. Otherwise, their economic development appeal and long-term success can be undermined by nearby development that is out of character, contributes to localized traffic congestion, or detracts from area aesthetics. Among the economic drivers which generate jobs, investment, and income for the area, particular attention should be directed to the Harrington Regional Medical Center and vicinity, Amarillo’s two airports, downtown, the various Amarillo College campuses, the Tri-State Fairgrounds area, the two interstate highway corridors (especially in hospitality areas), and other corridors and nodes where shopping and services are focused.

**Community Aesthetics and Image**

Amarillo’s image and visual appeal were definitely on the minds of residents and leaders who participated in early community outreach activities for this Plan update. As one person noted, “Appearance standards are tough but important.” Others pointed out that appearances are particularly crucial in a “pass-through” city like Amarillo where so many visitors see the community and form their first and lasting impressions from their brief drive through town on the interstate—or, for many others (including potential investors), on that all-important trip into town from the airport. Another person warned against judging all of Amarillo based on the look of the I-40 corridor. But that is the undeniable reality of the situation, and one business owner expressed his concern about giving the “appearance of a City that is struggling.”

As noted at the beginning of the chapter, aesthetic issues remain an ongoing challenge some 25 years after the City’s last Comprehensive Plan in the early 1980s, which highlighted the need for action. Sign regulation returned as a “front burner” issue at the time this Plan update was starting, and images in this section highlight examples of other progress made since the 1980s. But community image and beautification will likely continue to be contentious issues in Amarillo. In that context, and when considering where and how best to focus efforts and resources to upgrade aesthetics, Amarillo should take a holistic approach which recognizes that design quality and community...
appearance result from the cumulative influences of many factors, including private site development, development code requirements and standards, public roadway design and access management methods, and public streetscape enhancements.

**FUTURE LAND USE AND CHARACTER**

The following designations, which correspond with the categories depicted on Map 2.1, *Future Land Use & Character*, are designed to guide the pattern and relative intensity of future residential and non-residential development and redevelopment in and around Amarillo. The descriptions indicate the development types anticipated in each category, as well as the intended character of the areas in which these land uses occur and, in some cases, intermingle or are near one another.

Specific dimensional requirements and design standards associated with each category are articulated through the City’s implementing regulations as they currently exist and may be amended based on this plan. Any amendments pursued should be preceded by further community dialogue to ensure consensus on the most appropriate and practical strategies for achieving the desired development outcomes.
**Categories**

<table>
<thead>
<tr>
<th>Most Intensive</th>
<th>Medium Intensity</th>
<th>Least Intensive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Center</td>
<td>Neighborhood Conservation</td>
<td>Suburban Residential</td>
</tr>
<tr>
<td>Urban</td>
<td>General Residential</td>
<td>Suburban Commercial</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>General Commercial</td>
<td>Estate</td>
</tr>
<tr>
<td>Industrial</td>
<td>Business Park</td>
<td>Rural</td>
</tr>
<tr>
<td>Parks-Recreation*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Depends on park type, size, design, and level of patronage and activity.

**Urban Center**

**Development Types**
- Mixed use (on single sites and within individual structures)
- Attached residential
- Live/work units
- Commercial retail
- Office
- Public/institutional
- Entertainment
- Parking structures
- Parks and public spaces

**Characteristics**
- Most intensive development character in City.
- Streets framed by buildings with zero/minimal front setbacks.
- Greatest site coverage.
- Multi-story structures encouraged.
- Minimal off-street surface parking (reliance on on-street parking, public parking areas, and garages).
- Public/institutional uses designed to match Urban character.
- Most pedestrian-oriented setting in City.

**Urban**

**Development Types**
- Mixed use (on single sites and within individual structures)
- Attached residential
- Detached residential on small lots

ADOPTED 10-12-10
- Live/work units
- Commercial retail
- Office
- Public/institutional
- Entertainment
- Parking structures
- Parks and public spaces

**Characteristics**
- Transition area between Urban Center and more auto-oriented character areas.
- Still predominantly Urban character (building forms, pedestrian emphasis, site coverage, on-street parking, etc.), but somewhat less intensive than Urban Center.
- May exclude some auto-oriented uses that, by their very nature, cannot achieve an Urban character.
- Public/institutional uses should be designed to match Urban character.
- Alleys and rear-access garages can reinforce Urban character of blocks with detached residential dwellings.

**Neighborhood Conservation**

**Development Types**
- Detached residential dwellings
- Public/institutional
- Parks and public spaces

**Characteristics**
- Integrity of older, intact neighborhoods protected through customized Neighborhood Conservation zoning with standards that ensure no significant change in the development type or pattern and reinforce existing physical conditions (e.g., prevailing lot sizes, building setbacks, etc.).
- Designed to preserve existing housing stock (and avoid excessive nonconformities and variance requests), and also to govern periodic infill and/or redevelopment activity within a neighborhood to ensure compatibility.
- Depending on the particular neighborhood, the customized zoning may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations.

ADOPTED 10-12-10
Multi-Family Residential

Development Types
- Multi-unit attached residential in concentrated developments, whether for rent (apartments) or ownership (condominiums)
- Parks and public spaces

Characteristics
- Auto-oriented character typically, but can be softened by perimeter and on-site landscaping, minimum spacing between buildings, site coverage limits, and on-site recreation or open space criteria.
- May be limited to 2 or 3 stories outside of Urban character areas.
- Height and/or setback regulated near less intensive residential uses for compatibility.
- Encouraged near transit routes.

General Residential

Development Types
- Detached residential dwellings the primary focus
- Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes)
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/institutional
- Parks and public spaces

Characteristics
- Residential areas with less openness and separation between dwellings compared to Suburban areas.
- Auto-oriented character (especially where driveways and front-loading garages dominate the front yard and facades of homes), which can be offset by “anti-
monotony” architectural standards, landscaping, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on sites near the edges of General Residential areas which are best suited to accommodate such uses while ensuring compatibility with nearby residential uses.

**Suburban Residential**

**Development Types**
- Detached residential dwellings
- Planned developments to provide for other housing types (e.g., attached residential) in a Suburban character setting
- Public/institutional
- Parks and public spaces

**Characteristics**
- Suburban character from balance between buildings and other site improvements relative to degree of open space maintained on the site (compared to predominance of site coverage over undeveloped space in auto-oriented areas).
- Larger baseline minimum lot size allows for larger front yards and building setbacks and greater side separation between homes.
- Also results in less noticeable accommodation of the automobile on sites compared to more intensive residential areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard space, and where garages are situated to the side or rear of the main dwelling.
- Can establish development options which allow for lot sizes smaller than the baseline in exchange for greater open space set-aside, with the additional open space devoted to maintaining the overall Suburban character and buffering adjacent properties.
- Can also provide a cluster development option that further concentrates the overall development footprint while providing the developer the same lot yield—or even a density bonus to incent conservation designs with a higher open space ratio and discourage “cookie cutter” subdivision designs.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.
Estate

Development Types
- Detached residential dwellings
- Public/institutional
- Parks and public spaces

Characteristics
- Transition between Suburban and Rural character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures.
- Still in Suburban portion of character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.
- One-acre lots are usually adequate in wooded areas to achieve visual screening of homes (from streets and adjacent dwellings). Three- to 5-acre lots may be needed to achieve and maintain Estate character in areas with more open land.

Parks-Recreation

Development Types
- Public parks and open space
- Public trails
- Joint City-school park areas
- Public recreation areas (e.g., public golf courses)

Characteristics
- Public parkland theoretically will remain so in perpetuity compared to other public property and buildings that can transition to private ownership at some point.
- Park design, intensity of development, and planned uses/activities should match area character (e.g., public squares/plazas in Urban downtowns; nature parks for passive recreation in Suburban, Estate and Rural areas).
General Commercial

Development Types
- Wide range of commercial retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/or multi-story buildings and small-scale office uses depending on the site)
- Public/institutional
- Parks and public spaces

Characteristics
- Auto-oriented character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

Suburban Commercial

Development Types
- Range of commercial retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/or multi-story buildings and small-scale office uses depending on the site)
- Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting
- Public/institutional
- Parks and public spaces

Characteristics
- Suburban character primarily from reduced site coverage relative to most commercial development.
- Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design.
- May exclude some auto-oriented uses that, by their very nature, cannot achieve a Suburban character.
- Near residential properties and areas, the permitted scale and intensity of non-residential uses should be limited to ensure compatibility (including adequate
buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits, and residential-in-appearance architectural standards).

- More opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water conveyance in auto-oriented areas.

**Business Park**

**Development Types**
- Primarily office, medical, and technology/research uses
- Possibility of light industrial uses (including warehousing/distribution), but well screened and in buildings with enhanced architectural design
- Commercial retail uses (secondary to primary office focus, to serve local workers and visitors)
- Public/institutional
- Parks and public spaces

**Characteristics**
- Suburban character, typically in a campus-style setting featuring reduced site coverage and increased open space, together with enhanced building design.
- Typically a minimum open space ratio of 30%, which still allows for a sizable cumulative building footprint since most such developments involve large sites.
- Extensive landscaping of business park perimeter, and special streetscaping and design treatments at entries, key intersections, and internal focal points.
- Development outcomes often controlled by private covenants and restrictions that exceed City ordinances and development standards.
- Intended to create a highly attractive business investment environment.
Industrial

Development Types
- Heavy and light industrial
- Heavy commercial
- Office uses accessory to a primary industrial use
- Public/institutional

Characteristics
- Typically auto-oriented character, although industrial park developments may feature more open space and landscaping, regulated signage, screening, etc.
- Outdoor activity and storage, which should be screened where visible from public ways and residential areas.
- Certain publicly-owned uses (e.g., public works facilities, fleet maintenance, treatment plants) are best sited within Industrial areas.

Rural

Development Types
- Residential homesteads
- Planned development to accommodate conservation and cluster designs
- Agricultural uses
- Agriculture-focused commercial retail
- Public/institutional
- Parks and public spaces

Characteristics
- Rural character from wide open landscapes, with minimal sense of enclosure and views to the horizon unbroken by buildings in most places.
- Scattered residential development on relatively large acreages, resulting in very high open space ratios and very low site coverage.
- Very large parcel sizes, providing greater detachment from neighboring dwellings than in Estate areas.
- Typically no centralized water or sanitary sewer service available. Also much greater reliance on natural drainage systems, except where altered significantly by agricultural operations.
- Potential for conservation developments that further concentrate the overall development footprint through cluster designs, with increased open space set-aside to maintain the overall Rural character and buffer adjacent properties. (May also make alternative community wastewater treatment methods feasible to eliminate the need for individual on-site septic systems.)
ACTIONS STRATEGIES

This section provides potential action strategies for responding to the key planning themes related to Amarillo’s land use and community character that were outlined earlier in this chapter:

1. A City of Strong Neighborhoods
2. Neighborhood and Commercial Revitalization in Older Areas of Amarillo
3. Protection of Economic Anchors and Investment Areas
4. Community Aesthetics and Image

Table 2.1, Land Use & Community Character Actions, summarizes the action possibilities that were considered by the Comprehensive Plan Steering Committee, and which were classified as Basic actions that are relatively straightforward to implement, Intermediate actions that could be more challenging and require more advance work, and Advanced actions that would represent “stretch” objectives for the City because they are new (or a break from past practice), potentially controversial, or otherwise more difficult to accomplish due to cost or other considerations. They also fall into five categories which represent the main ways that comprehensive plans are implemented (as elaborated upon in Chapter 7-Implementation):

- Capital investments
- Programs/initiatives
- Regulations and standards
- Partnerships/coordination
- Ongoing study/planning (especially as required to qualify for external funding opportunities)

These options are elaborated on in the remainder of this chapter. It should be noted that many of the proposed actions in this particular plan chapter involve regulatory considerations. This is because this core element of the Comprehensive Plan provides the most direct policy direction for guiding and influencing the future use of land and the character of ongoing development and redevelopment in the City and its planning area. These
policy ends are then accomplished through application of the City’s zoning, subdivision, and other development-related ordinances and standards.

### TABLE 2.1
**Land Use & Community Character Actions**

#### Basic Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Public facility design</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>2. Side benefit of City capital projects</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>3. Another role for City parks</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>4. Reinforce the Neighborhood Unit Concept</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>5. School district coordination</td>
<td>Partnerships / Coordination</td>
</tr>
<tr>
<td>6. Community development priorities and programming</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>7. Special implementation mechanisms</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>8. Compatibility opportunity</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>9. Beyond physical planning</td>
<td>Partnerships / Coordination</td>
</tr>
<tr>
<td>10. Enhanced development features and amenities</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>11. Protection from encroachment</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>12. Property owner outreach</td>
<td>Partnerships / Coordination</td>
</tr>
<tr>
<td>13. Mitigation of tree loss</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>14. Tree initiatives</td>
<td>Partnerships / Coordination</td>
</tr>
<tr>
<td>15. Sign ordinance monitoring</td>
<td>Regulation / Standards</td>
</tr>
</tbody>
</table>

#### Intermediate Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. Character emphasis</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>17. Compatibility of neighborhood commercial/service uses</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>18. TND provisions</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>19. Reinforce the Urban character of downtown</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>20. Regulatory relief for redevelopment</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>21. More focused planning</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>22. Corridor design</td>
<td>Program / Initiative</td>
</tr>
</tbody>
</table>
23. Adequate and flexible buffering and screening standards | Regulation / Standards
24. More significant gateway features | Capital Investment
25. Multi-purpose esplanades | Capital Investment
26. Property owner support | Program / Initiative
27. Mitigate aesthetic impacts of auto-oriented development along corridors | Regulation / Standards
28. Special zoning districts or overlays | Regulation / Standards
29. Incentive approaches | Regulation / Standards

**Advanced Actions**

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>30. Flexible zoning districts</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>31. Neighborhood Conservation zoning</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>32. Tie lot coverage to character intent</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>33. Anti-monotony provisions</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>34. “Menu” and point system approaches to design and development standards</td>
<td>Regulation / Standards</td>
</tr>
</tbody>
</table>

1. **Public Facility Design.** Design and renovate City buildings and facilities with area character in mind, especially in residential neighborhood settings. This can have implications for building size and height; building arrangement and setbacks; roof and window design and façade treatments; extent of site coverage relative to open space and landscaping; type of fencing and screening materials; and the location of site access and parking, among other factors.

2. **Side Benefit of City Capital Projects.** Use City street and drainage improvements as an opportunity to install landscaping and screening that can address nearby compatibility concerns between varying land use types and development characters.

3. **Another Role for City Parks.** Recognize screening and buffering between differing land use types and intensities as a key contribution and design consideration for pocket, neighborhood, and linear parks.

4. **Reinforce the Neighborhood Unit Concept.** In general (except where Planned Developments and other unique development opportunities arise), continue to zone superblocks amid the City’s arterial street grid to...
achieve a development pattern and arrangement of land uses consistent with the Neighborhood Unit Concept (e.g., lower-density housing types in the interior, centered around a neighborhood park and/or elementary school campus; larger commercial and institutional uses at the neighborhood edges and major intersections; and attached and multi-family housing and small-scale office uses providing a transition from the interior to the more intensive perimeter uses).

5. **School District Coordination.** Continue close coordination with area school districts regarding new campus locations and joint planning for City-school park and recreation areas.

6. **Community Development Priorities and Programming.** Continue to target federal funding infusions and community development and housing rehabilitation efforts through the City’s HUD-approved Consolidated Plan and related coordination and implementation programs.

7. **Special Implementation Mechanisms.** Continue to use special district mechanisms, together with City tax policy and other incentives, to encourage revitalization and infill, especially to invigorate commercial activity in under-served areas.

8. **Compatibility Opportunity.** Use individual residential and neighborhood-wide redevelopment projects near non-residential uses as an opportunity to encourage and/or assist with new or supplemental tree planting, landscaping, taller fences (in accordance with zoning ordinance Division 7, Fences and Walls), and other measures to enhance screening and buffering.

9. **Beyond Physical Planning.** Continue City coordination with area foundations and the non-profit sector to address social services, educational attainment and skills training, and other fundamental factors in neighborhood and community revitalization (as well as housing rehabilitation and neighborhood redevelopment considerations addressed further in Chapter 6-Housing & Neighborhoods).

10. **Enhanced Development Features and Amenities.** Continue to use Public Improvement Districts, Tax Increment Reinvestment Zones, and similar mechanisms through which additional amenities or aesthetic enhancements can be funded and achieved. This occurs either through special assessments on area property owners or by earmarking tax revenue gains for such targeted improvements.
11. **Protection from Encroachment.** Just as neighborhood integrity must be protected against encroaching, incompatible land uses, also continue to use the City’s zoning authority to safeguard economic asset areas (medical center, airport vicinity, etc.). This can include residential and/or non-residential uses that would alter the area character or, if allowed to proliferate over time, might lead to objections about the operations and/or nature of the pre-existing economic anchor uses.

12. **Property Owner Outreach.** Pursue retroactive screening/buffering improvements in conjunction with private property owners in sensitive locations with longstanding compatibility issues or aesthetic concerns.

13. **Mitigation of Tree Loss.** Commit the City to plant equivalent size trees in close proximity to the location of public improvement projects where tree removal cannot be practically avoided.

14. **Tree Initiatives.** Partner with Keep Amarillo Beautiful and other civic improvement groups to plant trees and other concentrated landscaping in appropriate locations within neighborhood street rights-of-way community-wide, especially where mature trees or other vegetation has been lost to age, disease, or unavoidable construction impacts.

15. **Sign Ordinance Monitoring.** As specified when sign ordinance amendments were adopted in late 2009, evaluate the effectiveness of the new rules and parameters at an appropriate point in 2010.

16. **Character Emphasis.** Incorporate further character-related standards into the zoning and subdivision regulations to build upon the reference in the subdivision ordinance purpose statement that the regulations are intended to “protect the character” of the City [Section 4-6-3(2)].

   * Add purpose statements to the zoning ordinance for each zoning district, in addition to the overall ordinance purpose statement in Section 4-10-2, to clarify what policy ends and particular—and varied—development outcomes the City aims to accomplish through its regulations.

17. **Compatibility of Neighborhood Commercial/Services Uses.** Rather than trying to achieve compatibility by focusing mainly on land use (plus certain physical development features like minimum building setbacks and maximum building height), adopt an approach which focuses much more on building scale and site design to ensure that whatever use occurs on the site, it is compatible and in keeping with area character.
“Neighborhood” retail, office and service uses are especially conducive to a character-based regulatory approach. Currently in the Neighborhood Service (NS) district, a Food and Beverage Sales Store is permitted but a Bakery or Confectionary Shop is not. Likewise with a Pet Grooming business (permitted) versus a Pet Shop for the sale of small animals, birds and fish (not permitted), or a Tattoo Shop or a Palm Reader (both permitted) versus a Hobby Shop or a Key Shop (not permitted).

☆ Still restrict certain commercial uses that, by their very nature, should not be permitted in close proximity to homes (e.g., veterinary clinics with outdoor kennels or activity).

☆ Establish a maximum site area and not just a minimum site area (although Amarillo’s NS district does not set a minimum area for non-residential uses).

☆ Restrict the maximum possible floor area of the principal building (as is currently done for a Cleaning Shop or Laundry, which is limited to 6,000 square feet in Section 4-10-83(a)(69)).

☆ Include parking and loading/service areas within the maximum lot coverage standard versus just structures.

☆ Place parameters on the placement and orientation of non-residential buildings and parking areas on sites near residential uses.

☆ Apply “residential-in-appearance” design standards for small office and commercial uses near neighborhoods (addressing such architectural and site design elements as roof slope and materials, façade materials, window design and orientation, yards and landscaping, and lighting).

Such standards automatically limit the possible development intensity on a site in terms of building scale, needed parking, overall impervious surface, etc. In this way development intensity and design are directly linked to the character of nearby development, especially residential areas. Some communities also limit the amount of retail floor space within primarily office developments (e.g., a pharmacy within a medical office building). Other ordinance restrictions, to maintain more of a Suburban office setting versus a typical retail environment, may include that accessory retail uses have public access only from the building interior (no external entries) and have no external signage or merchandise display.
18. **TND Provisions.** Provide a special Planned Development option within the zoning ordinance to encourage and set parameters for Traditional Neighborhood Development (TND) approaches (e.g., grid street pattern with shorter block lengths, homes close to street, emphasis on walkability, architectural design guidelines, neighborhood focal points, street trees, etc.).

19. **Reinforce the Urban Character of Downtown.** Incorporate development and design standards into the zoning ordinance which reinforce the development pattern and architectural elements that create an Urban character and set apart a traditional downtown from more contemporary development, particularly Auto Urban areas. The Amarillo zoning ordinance does include a downtown-specific district (CB, Central Business). But it encompasses a wide variety of permitted uses without addressing the intended character of such uses in a holistic way aside from waiving minimum building setbacks and maximum height limits—and allowing up to 100% site coverage.

- Limit uses not compatible with an Urban, less auto-oriented setting (e.g., conventional single-family detached dwellings and various “auto service” uses).
- Add Urban character standards (e.g., minimum building height, maximum building setbacks—also known as “build-to lines,” architectural design criteria that ensure that building fronts have entrances and ground-floor windows that are oriented toward and complementary to the public street and a pedestrian-oriented environment, etc.).
- Establish provisions, and potential zoning incentives, to encourage mixed-use projects, including vertical mixed used within buildings, especially if the only other path to such outcomes is the Planned Development process.

20. **Regulatory Relief for Redevelopment.** Add provisions to the zoning ordinance to allow relaxation of specified standards that may add difficulty to the redevelopment process, so long as certain precautions and mitigation criteria can be met. Such obstacles often arise when contemporary development standards must be applied in older areas of communities. Common regulatory constraints to redevelopment include site access and circulation standards, limited on-site area for parking and
loading, nonconforming building setbacks (and/or inadequate area to meet minimum yard requirements), and on-site drainage requirements. The intent is that known obstacles peculiar to targeted redevelopment areas should be addressed directly in the zoning ordinance, including a defined procedure for offering flexibility in such areas with longstanding revitalization needs. Otherwise, an applicant with viable reinvestment plans must pursue typical hardship-based variance requests before the Board of Adjustment, which takes time and can be unpredictable. However, in providing a procedure under which such relaxation of standards should be allowed, the ordinance should also spell out parameters for and conditions under which such flexibility might be provided so that development applicants have an idea of what is possible and so that other property owners and residents see that adequate precautions are in place to protect area character.

21. More Focused Planning. Following adoption of this new city-wide Comprehensive Plan, pursue more detailed and area-specific planning for particular neighborhoods, districts and corridors within Amarillo. More focused planning efforts of this sort also provide an opportunity to coordinate more closely with key partners and entities, as well as to obtain public input at a more “grass roots” level. Also refine strategies and initiatives for downtown based on the pending special studies on housing, land use, and parking issues.

22. Corridor Design. In coordination with the Texas Department of Transportation (TxDOT), insist on Context Sensitive Design approaches in all construction and rehabilitation project involving the community’s primary, high-profile corridors. This includes corridors tied to the City’s economic anchors, such as Amarillo Boulevard (Business 40), Airport Boulevard (SH 468), Loop 335, key downtown streets (Taylor, Fillmore, Pierce, Buchanan in conjunction with US highways 60, 87, and 287), and the area’s interstate highway corridors.

23. Adequate and Flexible Buffering and Screening Standards. Adopt a flexible bufferyards approach for screening/buffering between land uses of different types and/or intensities, which can be especially beneficial in and around economic asset areas. The zoning ordinance currently addresses the design of required screening walls and

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**Context Sensitive Design** is a contemporary approach to transportation project design, operation and maintenance—embraced by TxDOT—that requires more careful consideration of the natural and built settings through which roads and transit projects pass (e.g., rural and scenic areas, commercial and industrial districts, campuses and business parks, downtowns, neighborhoods, etc.). In other words, the project should be responsive to its context and fit the physical setting. So, as described by various sources, this approach “seeks to balance the need to move vehicles efficiently and safely with other desirable outcomes, including historic preservation, environmental sustainability, and vital public spaces.”

ADOPTED 10-12-10
visual barriers in Section 4-10-268(a). This section allows development applicants to propose installation of a “landscaped strip containing a solid planting or hedge not less than six (6) feet in height” in lieu of the usual masonry wall or other permanent and solid wall or fencing, subject to approval of the Building Official. The philosophy behind a flexible bufferyard approach is that the extent and method of buffering should be based on the character of the subject and abutting properties and be commensurate with their level of impact to ensure development compatibility and protection of character. Under a full-fledged bufferyard approach, a combination of buffer width, landscape material selection and density, earthen berms, and fences or walls may be used in various arrangements, each enabling the applicant to achieve compliance. In this way, either a wide bufferyard with limited plant density or a narrow bufferyard with or without a fence and increased plant density may each meet the requirement. The standard may also be altered due to the size of the parcel, site constraints, or individual preference.

24. More Significant Gateway Features. Design and construct signature gateway and streetscape treatments at high-profile entry points into Amarillo, as well as at key intersections and locations within the community. The gateway improvements (e.g., monument signage, flags/banners, landscaping, special lighting, public art, etc.) should be carefully sited and of sufficient scale and quality design to stand out from other corridor signage and visual elements—and also to match the scope of Amarillo as a major Texas and U.S. city. Keep Amarillo Beautiful should be a key partner in efforts to prioritize and accomplish such enhancements.

25. Multi-Purpose Esplanades. Install esplanades in place of continuous center left turn lanes in strategic locations on Amarillo’s arterial street network to control turning movements and increase safety, but also to enhance corridor aesthetics through landscaping and special design treatments in the new median areas.

26. Property Owner Support. Offer mini-grants to existing commercial property and business owners to help finance building façade improvements, enhanced landscaping, or other site upgrades that might not otherwise occur where no construction or expansion activities are planned that would trigger compliance with newer development standards.
27. Mitigate Aesthetic Impacts of Auto-Oriented Development Along Corridors. Add more specific parameters in zoning ordinance Division 6, Landscaping Requirements, regarding landscape design and placement for non-residential development sites, especially for parking areas. Otherwise, the only specifics in the ordinance appear to be the quantity requirement in Section 4-10-248(a)(1) (5% of the total off-street parking area), and the provision in Section 4-10-249(2) that all required trees be planted in the front yard area of the site. Landscaping and perimeter screening of off-street parking areas is an important factor in community and corridor aesthetics, especially in an Auto Urban character setting. Unless more guidance is provided elsewhere, through the City’s standard specifications for improvements (or in the Driveway and Parking Manual maintained by the Traffic Engineering Department), the current ordinance provides minimal direction, in general, to those preparing landscape plans as to whether a particular mix of plant materials (trees, shrubs, ground cover, grass) should be provided, where the plantings should be placed on the site, and whether planting materials should be clustered in any way or spread out along the property’s public street frontages or along property lines or around parking areas for screening purposes. This places the burden on City staff to evaluate landscaping proposals on a case-by-case basis, and this degree of discretion can also make the process more unpredictable for development applicants.

Parking area landscaping typically serves two functions: (1) perimeter screening, and (2) interior greenery (on islands and other areas amid the parking bays and spaces) to break up the expanse of continuous paved surface within a parking area. Therefore, the ordinance should establish certain basic standards for the placement and distribution of plantings to ensure that both functions are addressed. In addition, landscaping provisions often require low, dense plantings (shrubs, etc.) or berms around parking lot perimeters, in combination with tree planting, to screen the vehicles and block headlight glare. Furthermore, raised and curbed islands of a specified minimum size should be required within larger parking areas, with one island for at least every 20 required parking spaces (alternatively, some ordinances require an island or other parking lot landscaping area within a certain minimum distance of every parking space). Trees should not necessarily have to be placed within these islands, but other landscaping (shrubs, groundcover, grass) should be required versus concrete surfacing.

ADOPTED 10-12-10
28. **Special Zoning Districts or Overlays.** Establish special development and design standards for properties abutting high-profile corridors and key community gateway locations to improve community appearance and reduce “visual clutter.” These can be applied through targeted zoning districts or overlays to supplement the requirements of underlying base zoning districts. In addition to the lot coverage and landscaping considerations already addressed above, potential provisions can address building placement and orientation, as well as parking area placement and setbacks; building scale, design, and appearance; higher standards for any outdoor activity, merchandise display, or storage; supplemental standards for signs and lighting; and potential underground placement of utility lines that are typically installed overhead.

29. **Incentive Approaches.** See the incentive and flexibility approaches described further in Chapter 3-Growth Management & Capacity to reward and encourage greater open space set-asides and preservation on development sites.

30. **Flexible Districts.** Create flexible zoning districts that allow for a series of residential development options and lot sizes, with various development and compatibility standards (e.g., maximum lot coverage, buffering) on a sliding scale and tied to the proposed development intensity to maintain a consistent area character. Amarillo’s current zoning ordinance is cumulative in that lower-intensity housing types (e.g., single-family detached, two-family duplex) in the more restrictive residential districts are carried over to later districts that provide for moderate density and multiple-family housing types. Many communities today actually seek greater mixing of housing types, and the flexible district approach provides for this but with attention to specific compatibility standards that are often missing when simply allowing uses to accumulate across successive zoning districts (which Amarillo’s current ordinance actually does to the point of allowing single-family detached homes in every zoning district other than I-2, Heavy Industrial, including in districts established for manufactured housing, offices, retail, light and heavy commercial, and light industrial, as well as the downtown CB, Central Business, zoning district).

31. **Neighborhood Conservation Zoning.** Create Neighborhood Conservation zoning districts for specific, established neighborhoods that are largely built out and stable, and where no significant change in
development type or pattern is desired. The standards for each district should reinforce the existing, prevailing physical conditions (e.g., lot sizes, building setbacks, dwelling sizes and styles, building heights and roof pitch, driveway location and design, garage placement relative to the street and principal structure if separate, sidewalk location and design, etc.). This effectively customizes zoning by neighborhood area rather than applying “one size fits all” or more contemporary standards for newer residential development, which can lead to excessive nonconformities and variance requests in older areas. This approach also ensures that existing neighborhood character is maintained in case of any redevelopment or infill activity.

32. **Tie Lot Coverage to Character Intent.** Adjust the maximum lot coverage standards in the zoning ordinance to establish a link to the existing and/or desired character for various areas of the community, and also so “coverage” encompasses impervious surfaces and not just structures, which is typical of most zoning ordinances. By limiting lot coverage, Amarillo’s current ordinance already has an important element of a character-based approach. This zoning tool helps to control the extent of site area that may be covered by improvements, which also maintains open space and is particularly important where a more Suburban development character is desired. However, because the current non-residential coverage standard is the same (50% maximum) in almost every type of zoning district, except for the higher limits in the industrial (75%) and Central Business (100%) districts, this is one important reason why distinct development characters are not evident in different areas of the community. In particular, most of Amarillo’s main corridors and highest-profile commercial areas have a predictable Auto Urban character because the lot coverage standard does not include “non-structural” improved surfaces such as paved circulation, parking and loading areas on non-residential development sites. This approach in Section 4-10-173 is not how maximum coverage standards are applied in most zoning ordinances.

Limiting the extent of impervious surfaces in urbanized areas not only benefits the community’s appearance and aesthetics; it is also a basic factor in the volume and rate of storm water runoff, particularly from commercial sites with substantial paved surfaces. Because of federal and state mandates, the City of Amarillo must also monitor and address pollutants in storm water runoff, which are typically more prevalent in Auto Urban environments. And avoiding excessive paved surfaces can
also reduce the “heat island” effect that contributes to higher summer temperatures in cities.

33. **Anti-Monotony Provisions.** Require in the zoning ordinance that certain architectural elements of residential dwelling units must be varied within a specified area to avoid monotonous development outcomes and neighborhood appearance. Typical elements required to vary include floor plans, façade treatments, and dimensional features (height, roof type, material types, garage placement, etc.). The variations may be required every so often on the same block face, same block, or facing lots across a common street, or at a certain minimum rate within an overall development. A more basic alternative, which does not involve regulation of architectural design, is to require variation in front setbacks along block faces.

34. **“Menu” and Point System Approaches to Design and Development Standards.** Since Amarillo has not previously regulated non-residential building design and architectural features—and may be wary about this next level of standards—consider adopting a “menu” approach to certain development standards as used in some cities in Texas and elsewhere. This involves identifying certain of the City’s standards as base standards that all developments must meet. Then various other supplemental design features and site enhancements are itemized from which the applicant must choose and implement a certain number. In some cases points are assigned to the various options, and the applicant must accrue a specified point total to receive site plan approval. Certain supplemental items the community considers highly desirable can then be assigned a relatively high number of points, meaning the applicant can quickly achieve compliance through one or a few key enhancements. Otherwise, the applicant may have to implement a series of other items, with fewer points assigned to each, to reach the necessary point total. In effect, this approach can provide applicants a range of ways to achieve compliance with various potential standards versus have to satisfy highly prescriptive or “one-size-fits-all” standards. This method has the added benefit of establishing a “level playing field” among all developments as opposed to more subjective, case-by-case design review/approval methods. Applicants should also be encouraged to exceed such minimum requirements for the long-term benefit of their site investment and the community.
The superblock bounded (clockwise) by SW 34th, Bell, SW 45th, and Coulter provides an excellent example of the Neighborhood Unit Concept implemented on the ground in Amarillo. At the core of the area is an elementary school campus, Puckett (in blue), paired with a City-maintained School Park (in green). These are neighborhood-oriented destinations that are well away from the busy arterials that frame the superblock. On the other hand, Amarillo High School (in blue) is situated along Bell Street, which is appropriate since a high school campus is a significant traffic generator. Likewise, the highest density housing in the superblock is found along its perimeter (in orange), which, in some areas, also buffers lower density housing from the arterial streets. Both convenience commercial and a larger-scale retail center (in red) are located at the four corners of the superblock, which are the busiest intersections in the area. Several small office buildings (in brown) are also located in the northwest corner. Then much of the interior of the superblock is devoted to single-family detached housing arranged around a curvilinear street layout to discourage non-local and through traffic. This superblock also features a small area near its core with several homes on significantly larger lots (in yellow).
A school park in the middle of a neighborhood not only offers a recreational amenity in close proximity to homes, but it also provides valuable open space that bolsters the area’s Suburban character. Even where a neighborhood park and elementary campus are several blocks apart, as in this older neighborhood around East Park, the City park amenity offsets the Auto Urban nature of the surrounding area, including the adjacent Ross Street corridor.

The aptly named Greenways development in southwest Amarillo demonstrates the amenity value that reserved open, green spaces provide within the interior of a new neighborhood that would otherwise be closer to the Auto Urban segment of the community character spectrum. Wide medians and walkways on residential streets, as well as neighborhood focal points such as this traffic circle and clock tower, add to the Suburban character of The Colonies.

Renewal of basic shopping and consumer services on the east side of Amarillo is a fundamental concern of area residents who are otherwise proud of their part of the community but are frustrated by the concentration of new retail development, medical facilities, and other commercial activity elsewhere in the City. This is not a new concern as the 1980s Comprehensive Plan included a policy to: “Devise alternatives to encourage land development in areas other than southwest Amarillo.”
An Auto Urban character is even more evident when homes are built in a standardized style with uniform setbacks, as in this new construction off of southwest Loop 335 along Buccola. As they mature, the street trees will help to offset somewhat the Auto Urban feel of the development.

Residents of this assisted living, multi-family style development (along Bernay Street, west of I-27) definitely live in an Auto Urban environment since the units are oriented toward the parking areas, and both buildings and parking cover almost the entire site except for some small areas of landscaping.

Likewise, the small-scale office use below (near SW 34th Avenue and Coulter Street) matches the tree cover of the residential neighborhood immediately behind and adjacent to it, improving its compatibility.

Extensive tree cover puts this established neighborhood (just north of SW 34th Avenue) more in the Suburban versus Auto Urban character category even though the homes are relatively close together. The absence of driveways is another major factor since garage access from rear alleys allows for more continuous front yard areas. Higher-density housing styles (such as below, along Seville Drive) also blend in well because of tree cover and landscaping treatments similar to those of nearby single-family detached homes.

The importance of protecting airport vicinities from residential encroachment and other noise-sensitive uses works hand in hand with the desire to expand complementary economic development in the Amarillo International Airport area.
Harrington Regional Medical Center is perhaps the prime economic anchor for Amarillo in the coming decades. But it also contributes greatly to community appearance with its campus atmosphere and park and open space amenities, as well as hosting museum and botanical garden attractions in the same area.

Open alleys and unscreened trash dumpsters along primary roadways is a legacy issue in Amarillo from when alleys in subdivisions were allowed to be built parallel rather than perpendicular to arterial streets.
Even simple frontage landscaping can enhance development types where customers do not typically come with high expectations. Trees, berms, and other enhancements clearly add value to uses such as high-profile office buildings.

Minimally regulated signage gets out of hand in an Auto Urban environment because sign heights and sizes get progressively larger in the competition for motorist attention. Coordinated signage yields much more attractive outcomes.

Sign control in Amarillo is a difficult problem that has a significant effect on urban image. Uncontrolled signage causes visual pollution. In fact, sign control (or lack of it) is an indicator of what the community thinks of itself and what they think of their environment. Signs reveal a great deal about a city's pride and morale, its aesthetic level, its vitality and diversity as well as the originality of the people. Signs can convey a sense of order or no order at all. In essence, signs can express the culture of the community.
2.38

Frontage and right-of-way tree plantings make a tremendous difference in softening an Auto Urban commercial corridor. A landscaped median would complete the picture while also enhancing traffic, pedestrian, and bicyclist safety.

Parking lot landscaping requirements have made a difference in newer commercial projects, but many areas of the City still reflect the lack of such standards in earlier years.

Frontage landscaping, especially in an Auto Urban environment, breaks up the otherwise continuous view of paved surfaces from the public right-of-way onto private development sites.
Enhanced building design in newer development along the Soncy corridor, while still exhibiting an Auto Urban pattern, sets it apart from older commercial centers. Coordinated signage and building design also sets a positive example.

Enhanced building design and materials also help to counteract the plainness typical of many Auto Urban sites. The site below also benefits from having the building pulled closer to the frontage, especially since greater attention was devoted to architectural detail and building quality.

In the classic Auto Urban pattern, retail centers (such as this example at SW 34th and Coulter) often have their principal buildings pushed to the rear of the site to focus parking and pad site uses toward the frontage. This can create compatibility issues with adjacent homes, especially since this often places delivery, loading, and trash collection activity nearest to the immediately abutting residential uses.
Chapter Three
Growth Management & Capacity

A community’s fiscal health depends, in part, on its pattern of growth and the efficiency of public service provision. Local government resources can be strained when the overall form of development becomes increasingly scattered around the periphery of the City and into its extraterritorial jurisdiction (ETJ), as has occurred in certain directions around Amarillo in recent decades. It is essential for a municipality to stay ahead of the “growth curve” and minimize the times when it is reacting to both the negative and positive impacts of adding population and expanding its developed area. Instead, a City must plan ahead for the timely extension of adequate infrastructure, provision of quality public services, and a logical sequencing of future development in line with its capacity to serve this growth.

The purpose of this chapter is to clarify and establish City policy regarding how growth and new development will be accommodated and should occur in an orderly and beneficial manner in and around Amarillo consistent with other fiscal and community considerations. Chief among these are utility infrastructure and public service capacities, as well as efficient land and roadway network utilization to maintain and achieve a desired urban form and character. With regard to critical public safety services, the paramount concern is the City’s ability to serve its current geographic area and residents while also preparing for the service demands that will come with ongoing development and added population.

This plan element also assesses the growth opportunities and challenges facing the community in coming decades and considers where Amarillo, especially as a larger city, does not have adequate tools or mechanisms in place to respond effectively and ensure beneficial physical and financial outcomes from ongoing growth.
RESULTS OF PAST PLANNING

A look back at the last Amarillo Comprehensive Plan from the 1980s indicates both areas of community progress, as well as lingering challenges that will again be a focus of this new plan. The previous plan did not have a single section devoted to growth management and capacity issues, as in this new plan. So relevant goals from the earlier plan are found in sections that separately address the physical environment, land use, and utilities and drainage:

Plan and guide the physical growth of the City by following consistent City standards and procedures to assure annexed land will be an asset to the City. [Physical Environment]

Provide properly proportioned amounts of land uses for the community use, and direct the location of land uses in accordance with physical constraints that would affect development. This will ensure that an efficient, harmonious, and active city will evolve from these coordinated development efforts. [Land Use]

Provide an adequate future water supply and sanitary sewage collection system and proper surface water drainage in all parts of Amarillo and provide utility services in the most efficient and equitable manner. [Utilities and Drainage]

Additionally, the following related policy statements were—and still are—particularly germane to growth and utility infrastructure planning:

Preserve open spaces and promote natural features of the environment to enhance their natural setting. [Physical Environment, Policy 1]

Preserve environmentally sensitive areas in and around Amarillo from potentially harmful conditions ... and
conserve Amarillo’s natural resources ... [Physical Environment, Policy 3]

Develop areas that have flooding problems with proper flood control measures and preserve drainage-ways in their natural state as feasible. [Physical Environment, Policy 4]

Encourage infill development to achieve more efficient utilization of the City’s existing resources and infrastructure such as utilities, streets, schools, parks, and public safety services, as well as other services and facilities. [Physical Environment, Policy 6]

Maintain a constant surveillance to ensure that new developments will be adequately served by streets, utilities, schools, parks, and other community facilities ... [Land Use, Policy 2]

Promote infill development of various types as appropriate areas to reduce urban sprawl and duplication of public services thereby saving tax dollars and preserving agricultural land. [Land Use, Policy 3]

Promote a quality of development both within the City and within the City’s extraterritorial jurisdiction to direct orderly and systematic growth through the adopted City subdivision regulations. [Land Use, Policy 13]

Promote a contiguous and planned urban form by using utility service to guide growth in a logical and cost efficient pattern. [Utilities and Drainage, Policy 1]

Encourage development in existing undeveloped portions of the City where utility service is already available, taking into consideration physical constraints and development problems. [Utilities and Drainage, Policy 2]

Withhold provision of City water and sewer facilities outside the City limits unless the user is a major industry which would serve and employ Amarillo residents. [Utilities and Drainage, Policy 5]
Successful outcomes over the last several decades from the 1980s planning legacy include:

★ A relatively slow but steady growth pace in recent decades, thanks to ongoing economic development and diversification efforts, which helped Amarillo rebound from what could have been the devastating after-effects of the closure of the area’s Air Force Base in 1968. This has enabled Amarillo to avoid the “boom and bust” cycles that some other cities and regions go through, which disrupts economic stability, local tax base conditions, and the degree of future predictability that is desirable for a favorable investment environment.

★ The degree to which the current developed area of Amarillo nearly matches what was projected on the Comprehensive Development Plan map prepared by the City’s Planning Department in 1983. Somewhat less development has occurred on the north and far east sides (airport vicinity) than anticipated at that time. However, the most significant divergence from the 1983 land use projection is the extent of low-density residential development that emerged outside the City limits to the south of Hollywood Road and in the vicinity of the IH-27 corridor and farther eastward.

★ The City of Amarillo maintaining its position as the primary water supplier in its area. There are few other water supply options in the general vicinity that could viably serve development on a large scale in accordance with Texas Commission on Environmental Quality standards. In some other regions, rural water districts, municipal utility districts, and other special entities do offer a realistic supply alternative in unincorporated areas, which is a key factor enabling construction of residential subdivisions at densities comparable to those within the City limits. Instead, homeowners in unincorporated areas around Amarillo must have at least a one-acre property, for public health reasons, to install both a water well and septic system. On the other hand, when significant numbers of people choose to live in these locations, such as is occurring south and southwest of Amarillo, this can result in substantial land consumption as the countryside is divided into one-acre pieces to accommodate individual dwellings.
Use of a Storm Water Management Criteria Manual, maintained by the Engineering Department (as well as the City’s standard specifications for storm water facilities and improvements), to govern new development. The 1980s plan had recommended that, because of past drainage design problems, Amarillo should prepare and adopt a drainage criteria manual “to specify written policies to guide installation of storm sewers and other drainage facilities.”

Continued investment by the City and area school districts in new and expanded facilities to serve a growing population, including campuses at all grade levels, new and enhanced parks and recreation sites, and additional public safety facilities. Most recently, in early 2010, the City purchased property on SW 58th Avenue, between Western and Georgia streets, for a new Fire Station 12. Several residential neighborhoods in the area will be better served as a result.

Maintaining a strong and positively perceived central-city school district in Amarillo ISD. In some cities with sprawling development patterns, an additional force that pulls population and growth away from the center is gradual decline in the quality of the original core public school system, as well as the relative newness and appeal of school facilities in growth areas. A stagnant central city tax base can eventually impact program quality and campus maintenance and facility upgrades. Once a perception of inferiority sets in, school quality becomes a prime factor in individual decisions on where to live and purchase a home in a community. It can also be very difficult to stem this trend, sometimes contributing to further tax base erosion and potential neighborhood and commercial area blight. While some of Amarillo’s growth is occurring in other school districts, school choice does not appear to be a critical location factor in Amarillo as it is in some large cities in Texas and elsewhere.

GROWTH CONTEXT
The recent pattern of growth in and around Amarillo has occurred for several reasons, including, but not limited to:

A lure to greenfield development due to the ease of development approval, particularly since the City has no authority within its ETJ, under the Texas Local Government Code, to regulate:

- The use of any building or property for business, industrial, residential, or other purposes;
The bulk, height, or number of buildings constructed on a particular tract;

- The size of a building that can be constructed on a particular tract of land, including, without limitation, any restriction on the ratio of building floor space to the land square footage (floor area ratio);

- The number of residential units that can be built per acre of land (density);

- The size, type, or method of construction of a water or wastewater facility that can be constructed to serve a developed tract of land, subject to specified criteria; or,

- Building standards by requiring building permits and inspections.

- Land is generally less expensive outside the City limits due primarily to the absence of public infrastructure and improvements, which equates to lower development costs.

- Property in the ETJ is not subject to City ad valorem (property) taxes. Therefore, residents and businesses outside the City limits benefit from access to municipal facilities and services, such as streets, parks, and other community facilities, but do not share equitably in the tax burden associated with constructing and maintaining these facilities and services.

- The allure of “country” living for people seeking an open, more rural landscape as is often found at the City’s fringe.

**Community Concerns**

The map series in this section illustrates how Amarillo has experienced the same type of geographic dispersion seen in many parts of the nation in recent decades as the amount of developed land area has increased at a faster rate than growth in area population. To the extent that this occurs in a scattered and “leapfrog” pattern, then “sprawl” is the word used to describe this land utilization trend.

**SPRAWL** is a spread-out or leapfrog development pattern which blurs the urban edge and intrudes, often in a haphazard way, upon the low intensity nature of the rural landscape.
When this growth trend map series was displayed for information and reaction during a community meeting, the following types of comments were received:

- “People moving out to new development—leaving older housing stock to decline.”
- “Need infill and redevelopment strategy.”
- “Need strong downtown core to be base in City while supporting other areas.”
- “Too much land is being consumed by unplanned development.”
- “Prohibit urban sprawl.”
- “Providing City services and infrastructure to growing outskirts.”
- “New developments have leapfrogged traffic corridors and created many bottlenecks—will be very challenging to correct now.”
- “Scattering and sprawling tends to cost a lot more than concentrating development.”
- “Stop sprawl—re-infill.”
- “I would like to see Amarillo develop back to the center, reusing the large number of abandoned lots in the City.”

**KEY PLANNING THEMES**

Orderly growth of a City, within the current corporate limits and ultimately into strategic portions of its ETJ, is critical to its long-term viability. A municipality has a responsibility to its residents and taxpayers to ensure a growth pattern that makes good fiscal sense, particularly in terms of the infrastructure investments needed to keep pace with growth. The integrity of public safety services must also be maintained as the service areas for police, fire, and emergency medical response are stretched by a City’s geographic growth.

The challenge—and opportunity—for Amarillo is how to attract and sustain economic development and quality new residential development while ensuring a sound financial footing for municipal government, among other community values (housing affordability, natural resources, downtown vitality, aesthetics). Continuation of trends toward a more scattered and leapfrog development pattern will become increasingly problematic as it can
lead to rising inefficiency in service provision. Besides straining local government resources, a sprawl trend can also undermine community character and individual quality of life as traffic congestion appears in more locations (and particularly on rural roadways and at four-way-stop intersections not designed to accommodate such traffic volumes), as provision of parks and other public facilities lags behind new growth, and as older neighborhoods and commercial areas lose their vitality.

Based on the concerns and hopes expressed by residents, public and private leaders, and key community stakeholders and investors, the following themes emerged as priorities for this Growth Management & Capacity element of the Plan:

1. Reconsider the Fundamentals
2. Willingness to Use Available Municipal Tools
3. Character Protection

**Reconsider the Fundamentals**

In 2007 a special committee appointed by the City Commission, the Development Policy Review Committee, worked with City staff to assess challenges the City was facing related to community growth patterns and associated infrastructure demands. The following overview in the Executive Summary of the committee’s report sums up the situation:

Over the last 10 years, the City of Amarillo has seen a significant increase in requests from developers for City funded capital improvements related to proposed residential development. The majority of these requests are in areas on the outer periphery of the City which require, in most cases, extension of existing improvements. Examples of improvements include roads, water and sewer mains, and off-site storm water drainage facilities. Current City development policies dictate that the City is responsible for the full cost of extending water and sewer mains, constructing storm drainage facilities, and the majority of arterial roadway extensions or widening. Given limited fiscal resources, the City is not able to accommodate many of these requests.
The committee was also presented with potential strategies, along with examples and experiences from other Texas cities. However, few substantive changes to City policies, ordinances, or practices resulted from the Development Policy Review Committee process in 2007. As a result, the City continues to struggle with the practical and financial challenges of:

- Maintaining a much lower ad valorem (property tax) rate than most large Texas cities, which clearly limits the revenue available for municipal government operations and new initiatives.
- Participating much more extensively in street and infrastructure design and construction necessitated by new private development than do most other cities, where provision of basic street, water, sanitary sewer, and drainage improvements (as well as parkland dedication, in many cases) is a well established aspect of subdivision approval and private construction.

In essence, the fundamentals of the situation have not changed. The desire to keep Amarillo “development friendly” through relatively low costs and limited regulation is a worthy objective many cities strive for. However, the extent to which Amarillo does so, compared to its peer cities in Texas, places the City’s fiscal stability and levels of municipal service—and, ultimately its economic development potential—at risk.

While no fiscal analysis was completed for this Comprehensive Plan, the combination of below-average taxation and above-average participation of municipal government in infrastructure provision for private development would seem to be an unsustainable situation, especially in times of more brisk growth. It is clear that the City gains substantial revenue from new development over time, especially as growth in residential “rooftops” spurs additional investment in retail and service establishments. What is less clear about the fiscal equation in Amarillo is whether the cumulative revenue generated by new development, especially with a low tax rate, ever surpasses the cost borne by the public sector to provide supporting infrastructure and services—and then maintain them long term. The kicker is that the City must cover up front the significant infrastructure costs associated with new growth and then hope to recoup its investment over a longer timeframe, all the while having to maintain an extensive physical plant already in place for a community approaching 200,000 residents.
Under the circumstances, the predictable outcomes include:

- A backlog in City capital projects necessitated by new development (i.e., unfinished drainage work, delayed street improvements, etc.—even after completion of the associated private development).

- Limited municipal resources to increase annual capital budget allocations (and reduced cash reserves to tap into as in some past periods).

- Greater use of debt instruments (e.g., certificates of obligation) to generate more funds for infrastructure rehabilitation projects and service extensions made necessary by growth pressures.

- Inability of the City to commit to the extent or timing of specific infrastructure projects it will prioritize and implement beyond the current fiscal year.

Such unpredictability can create an unfavorable environment for private investment and economic development. And while the average resident does not know all the intricacies of infrastructure provision and financing, some public meeting attendees for this Comprehensive Plan questioned why storm water from a new subdivision did not appear to be captured or channeled anywhere at the edge of the property.

To the extent that the City’s current policies are favoring and encouraging primarily fringe development to accommodate population growth, then basic public health and safety concerns also arise. This is because Amarillo’s police and fire departments are also feeling strains from the City’s physical growth and increasing service demands. This is partly a matter of larger service areas to cover, but also a reflection of staff, facility, and equipment additions and upgrades needed to keep pace with growth—
and, in some cases, to be better positioned to respond effectively to service calls in both existing and newly developed areas.

**Willingness to Use Available Municipal Tools**

An array of strategies is available for influencing the pattern and timing of development, ranging from simply minimizing the impacts of growth without affecting the direction and pattern to strictly controlling growth. Given the limitations of Texas law governing city and county government, there are few, if any, mechanisms currently available to entirely prevent sprawl, particularly within a City’s ETJ. Instead, Texas cities are faced with a complex set of rules regarding a municipality’s ability to manage its development. While there are some mechanisms available to better manage peripheral development, there are also factors over which the City has little control (e.g., no building permit requirements or building code enforcement in the ETJ).

Within this context, it is wise for Amarillo to consider ways in which it can exert more influence over the direction, timing, pattern, and quality of fringe development that it ultimately must serve. The intent should not be to stop or slow growth in the area, but to guide growth toward areas that can best be served with public utilities and services in a cost-efficient manner.

The bottom line is that no single “silver bullet” solution is available to the City. Rather, the Amarillo community must be prepared to consider a combination of ways to better manage its growth. Some of these options were considered but not acted upon through the 2007 Development Policy Review Committee process. This chapter points toward specific strategies that should again be considered based on the anticipated growth Amarillo will see over the next several decades:

- Strategies that directly address development patterns and intensities including:
  - Long-range planning to identify locations the City intends to target for the gradual expansion of its urbanized area—versus areas that are less conducive for intensive development because of terrain, environmental, or service provision constraints.
  - Application of the City’s zoning and subdivision regulations to carry out this growth strategy, particularly in terms of the location and timing of new development.
City-County coordination to better synchronize development policies and procedures, and to improve regulatory enforcement in the ETJ.

Advance annexation of both key growth areas and areas intended for limited development so they are brought into the City limits well before any significant development activity begins, and so appropriate zoning and development standards can be established early on.

Inclusion of conditions in development agreements, where appropriate, to require that ETJ projects comply with certain aspects of in-City development regulations and standards prior to their annexation into the City.

Strategies that directly address the responsibility for and oversight of infrastructure provision including:

- Multi-year capital improvements programming to make clear the City’s intentions for extending its primary arterial streets, trunk water mains, and wastewater collection lines to targeted growth areas.

- Clear infrastructure standards in the subdivision regulations, and associated City specifications and criteria, regarding minimum improvements required of private development.

- Use of interlocal cooperation contracts as a means for the City and other units of government to coordinate on the provision of infrastructure (as well as public services and administrative functions).

- Negotiation of development agreements with private interests that request extension of the City’s utility infrastructure to fringe and/or ETJ locations, especially to clarify the timing of future planned improvements, as well as any conditions in exchange for the City’s infrastructure and service commitments.

- Continued City responsibility for permitting and inspection of on-site sewage facilities (OSSFs) in all of Potter and Randall counties to ensure that sewage management for low-density fringe development is carried out as appropriately as possible.
under existing regulations and standards, especially to protect public health and the environment.

- Strategies that directly address financing of expanded public infrastructure and services including:
  - Fee mechanisms that generate additional revenue for infrastructure construction, upgrades, and ongoing maintenance in an equitable fashion by linking the fees to factors that create infrastructure demand (e.g., impervious surfaces that affect post-development stormwater runoff, traffic generation that reduces remaining road capacity).
  - Impact fees assessed on new residential and non-residential development, which provides earmarked funding for particular capital improvements that are specifically needed to serve the new development (as authorized in Texas for water, sanitary sewer, drainage, and road improvements).
  - Use of development agreements to establish levels of participation in public/private cost-sharing arrangements for infrastructure improvements, as well as reimbursement provisions for infrastructure oversizing or other special circumstances.
  - Continued use of improvement districts and reinvestment zones to take advantage of additional state-authorized mechanisms for infrastructure financing and private participation.
  - Recognition of annexation as a mechanism to expand the City’s tax base, especially to incorporate into the pool of tax and fee payers all those who benefit from municipal infrastructure and services.

In general, Amarillo needs to move toward fees and infrastructure financing approaches that generate additional revenue for urgently needed improvements while reducing the cost burden placed on existing residents and taxpayers to pay for extension of public utilities and services necessitated purely by new development. It is common in many cities for new development—even mid-market residential development—to be subsidized
to some extent. But, given City government’s extensive role in development-related infrastructure provision in Amarillo, along with the City’s low-tax policies, a much lower share of limited public resources is being directed to street and infrastructure maintenance and rehabilitation in older areas, especially to make such areas more attractive and competitive for private investment and needed redevelopment activity and infill development. And to the extent that this approach is mainly supporting fringe development and the geographic spread of the City’s developed area, significant growth management considerations are also involved.

Character Protection

It is ironic, and ultimately unfortunate, that people who move to more remote locations just outside cities to get away from denser, in-City living can end up part of a trend that gradually erodes rural character through piecemeal, barely regulated development. This dispersed development activity can begin to impact daily quality of life as traffic increases and raises safety issues on minimally improved county roads and at four-way stop intersections. Eventually, the City—and its existing taxpayers—may have to bear the burden of bringing substandard infrastructure and public facilities up to municipal standards when previously developed land is annexed and such standards were not met originally.

As noted above, early annexation of targeted ETJ locations enables the City to extend its zoning regulations in advance of new growth to set a tone for the initial and longer-term development of these fringe areas. At the same time, the City should zone for lower-density residential development areas within the City limits where Suburban, Estate, and Rural characters will be established and protected over the long term. Otherwise, those seeking these types of settings and lifestyles are forced to look outside the City, creating further pressure for ETJ development.

Finally, the City can also use its annexation and zoning authorities to protect longstanding agricultural operations and other ETJ land uses that can be gradually undermined by the encroachment and proximity of new residential development. More generally, given the lack of regulatory authority at the county level in Texas, only municipalities have the wherewithal to manage the “city-country interface” effectively.
ACTION STRATEGIES

This section provides potential action strategies for responding to the key planning themes related to Amarillo’s growth management and capacity that were outlined earlier in this chapter:

1. Reconsider the Fundamentals
2. Willingness to Use Available Municipal Tools
3. Character Protection

Table 3.1, Growth Management & Capacity Actions, summarizes the action possibilities that were considered by the Comprehensive Plan Steering Committee, and which were classified as Basic actions that are relatively straightforward to implement, Intermediate actions that could be more challenging and require more advance work, and Advanced actions that would represent “stretch” objectives for the City because they are new (or a break from past practice), potentially controversial, or otherwise more difficult to accomplish due to cost or other considerations. They also fall into five categories which represent the main ways that comprehensive plans are implemented (as elaborated upon in Chapter 7-Implementation):

- Capital investments
- Programs/initiatives
- Regulations and standards
- Partnerships/coordination
- Ongoing study/planning (especially as required to qualify for external funding opportunities)

These options are elaborated on in the remainder of this chapter.
### TABLE 3.1
Growth Management & Capacity Actions

#### Basic Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
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<tbody>
<tr>
<td>1. Coordinated planning and public investments</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>2. Financial and strategic considerations for annexation</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>3. Green building and management practices</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>4. Initial zoning of annexed areas</td>
<td>Regulation / Standards</td>
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<tr>
<td>5. Voluntary annexation and ETJ extension</td>
<td>Program / Initiative</td>
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#### Intermediate Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
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<tbody>
<tr>
<td>6. Cost of growth study</td>
<td>Ongoing Study / Planning</td>
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<tr>
<td>7. Utility mechanism and fee</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>8. Advance annexation</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>9. Protection of annexation areas not targeted for growth</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>10. Traffic impact analysis</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>11. Public Improvement Districts (PIDs)</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>12. Development agreements</td>
<td>Partnerships / Coordination</td>
</tr>
<tr>
<td>13. Growth planning map</td>
<td>Ongoing Study / Planning</td>
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<tr>
<td>14. Zoning for rural character</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>15. “Country living” options within the City</td>
<td>Regulation / Standards</td>
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<tr>
<td>16. Lot size averaging</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>17. Conservation through public (or non-profit) acquisition</td>
<td>Program / Initiative</td>
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#### Advanced Actions

<table>
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<tr>
<th>Action</th>
<th>Action Type</th>
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<tbody>
<tr>
<td>18. Impact fee consideration</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>19. Development platting</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>20. Natural resource conservation</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>21. Cluster and conservation development provisions</td>
<td>Regulation / Standards</td>
</tr>
</tbody>
</table>
1. **Coordinated Planning and Public Investments.** Ensure that the policy direction of this Comprehensive Plan carries through to other master planning efforts across City government, including plans for utility infrastructure, highways and streets, sidewalks and trails, bike routes, parks and recreation facilities, housing, public safety facilities, and other City facilities and projects. Also coordinate with the Amarillo Independent School District and other area districts on demographic projections and campus/facility planning.

Also monitor actual population and development trends and various community indicators (e.g., traffic counts and collision frequency, roadway and intersection capacities, police and fire call volumes and response times, storm drainage volumes and rates in key locations, floodplain changes, water quality parameters, etc.) to detect any growth-related impacts of concern.

2. **Financial and Strategic Considerations for Annexation.** Use reliable, sophisticated cost/benefit analysis methods to evaluate the anticipated revenues and up-front and ongoing costs to the City of all proposed annexations. However, recognize that, in some cases, other strategic, non-financial considerations must guide annexation decisions, such as the need to exert early control over future critical growth areas or corridors, protect water supply resources or other public assets, etc.

3. **Green Building and Management Practices.** Continue to monitor trends and practices in the building code, land development, and public facilities arenas related to “green” building and operational standards (including for energy efficiency; water conservation, capture, and re-use; waste reduction and recycling, etc.) to ensure that the City’s codes and policies promote and do not discourage such activity in Amarillo. The National Green Building Program sponsored by the National Association of Home Builders is an important resource, along with other governmental and non-profit resources.

4. **Initial Zoning of Annexed Areas.** Continue to automatically apply “A” Agricultural zoning to all newly-annexed territory (as provided through Section 4-10-64(a)) unless the City designates other zoning as part of completing the annexation. It is appropriate to apply the most restrictive

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<tr>
<td>22.</td>
<td>Sign regulation in ETJ</td>
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<tr>
<td>23.</td>
<td>Dark sky protection</td>
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</tbody>
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zoning to reinforce the “holding area” function of the Agricultural district so that rural character is maintained at the community’s fringe in areas not yet ready to transition into more urban uses. While a property owner may immediately apply for a change in zoning classification following annexation, the ordinance should also include criteria for the review of such applications to ensure that adequate public facilities are available to serve any of the uses permitted by right in the requested new zoning district.

5. **Voluntary Annexation and ETJ Extension.** Pursue opportunities to incorporate strategic areas via voluntary petition by area landowners. Also consider voluntary requests by landowners outside the current ETJ to have the ETJ extended to their property where it suits the long-term interests of both parties.

6. **Cost of Growth Study.** Commission a professional study of the implications of the City’s recent and projected development patterns from a fiscal impact and sustainability standpoint. Relevant considerations include the relationship between development location and densities and public infrastructure costs, the return on municipal investment under varying development scenarios, and the City’s up-front capital costs compared to the near-term and projected revenue stream. This can lead to adjustments in a range of municipal programs and practices, including future land use and thoroughfare planning, capital improvements programming, annexation planning, and annual and multi-year budgeting (including revenue mechanisms and levels of service). The study results could also be cited in implementing the City’s development regulations, as is indicated in the purpose statement for the subdivision regulations in Section 4-6-3(1) (orderly development in accordance with “planning studies related to the development of the City”).

7. **Utility Mechanism and Fee.** Should impact fees prove unworkable in Amarillo, due to its more gradual growth pace or for other reasons, consider other mechanisms for equitable financing of improvements necessitated by ongoing growth, along with maintenance and upgrades to existing infrastructure. One option explored by the 2007 Development Policy Review Committee involves utility fees charged to a wide range of residential and non-residential “users” of City infrastructure systems, who would benefit from enhanced maintenance and speedier completion of capital projects that such fee revenue would help to accomplish.
For example, various Texas cities assess a monthly drainage utility fee, typically paid through overall utility billing. Some cities apply the fee to each developed lot or parcel, with fee amounts dependent upon the type of residential structure (single-family, duplex, multi-family) or the scale of non-residential development (square feet). Others tie the non-residential fee to the extent of impervious surface on a site. Typical activities funded and undertaken by a municipal drainage utility include:

- Completing periodic updates to the City’s Drainage Master Plan, as well as a storm drainage system maintenance plan to prioritize targeted inspections, cleaning and debris clearance, and repairs.
- Implementing specific capital improvement projects based on these plans, including potential land acquisition to preserve natural open spaces for their water absorption and pollutant and erosion reduction benefits.
- Addressing state and federal mandates related to storm water discharge permitting and monitoring, including both municipal and private activities that can impact the quality of water discharged from the City’s storm sewer system.
- Expanding citizen, business, property owner, and builder/contractor outreach, education/training, and assistance, especially in support of the mandatory storm water permit program (including pollution reporting, volunteer activities).

8. **Advance Annexation.** Continue to identify ETJ areas that are priorities for annexation into the City limits based on immediate and near-term development pressures (generally over the next 5-10 years). These areas should be feasible for the City to serve within statutory timeframes and also make fiscal sense (projected revenue relative to costs of service extension). ETJ areas where City utilities have already been extended should also be high priorities. By statute, a three-year planning and “waiting” period will be required for some areas, but other areas may be exempted and eligible for much quicker annexation.

9. **Protection of Annexation Areas Not Targeted for Near-Term Growth.** Employ growth management measures in areas the City annexes for strategic reasons or resource protection purposes to prevent premature and/or inappropriate development (e.g., agricultural zoning, no infrastructure extension, etc.). Also coordinate with individual property owners in targeted ETJ areas to promote the benefits of special non-
annexation development agreements the City must offer, prior to annexation proceedings, to those owners who maintain a Texas Tax Code exemption on their property for agriculture, wildlife, and/or timber land management (per Texas Local Government Code Chapter 43, Section 43.035). Owners who accept the agreement must commit to forego any development activity (other than maintaining an existing single-family residence on the property). In turn, the City can put off annexation for the term of the agreement (up to 15 years) and, significantly, is also able to enforce its planning and development regulations so long as they do not interfere with the tax-exempted use of the property. If an owner does not accept the agreement, then the City can proceed with annexation as appropriate.

10. Traffic Impact Analysis. Protect roadway capacity and safety, especially in fringe and rural areas with limited existing road infrastructure (and no near-term improvement plans), by requiring Traffic Impact Analyses (TIAs) and potential mitigation measures when proposed developments exceed a threshold size (by number of lots/units, non-residential square footage, etc.) or projected trip generation.

11. Public Improvement Districts (PIDs). Continue to use public improvement districts in appropriate growth and investment areas as they allow for funding of a broad range of public improvements (including streets, sidewalks, water and wastewater infrastructure, drainage facilities, and parks, as well as associated land acquisition for such improvements). They also may be established within the ETJ, just as in the City limits, after completing statutory service planning and public hearing procedures. Improvements are then funded through a special assessment against the property owners who principally benefit from them, in fair proportion to the level of their benefit. PIDs may prove feasible as a means for meeting infrastructure needs within designated growth areas where the City is not yet prepared to commit capital resources to extend services—or where City/PID cost-sharing arrangements can expedite such extensions and/or make more improvements possible. Governing statutes also provide for annual budgeting and review of the assessment plan, as well as ongoing service plan updates and associated capital improvements planning.

12. Development Agreements. Pursue development agreements in the ETJ to influence development activity and patterns to the extent possible,
especially in targeted long-range growth areas. When and where appropriate, the City could allow a certain amount of desirable development to occur by way of utility extensions (or other interim service arrangements), but it should negotiate potential cost-sharing and also push for voluntary compliance with development regulations and standards that apply within the City limits. The City also can offer a guarantee not to annex the property for a stated period of time, providing leverage for other negotiable items.

13. Growth Planning Map. Prepare and maintain a long-range Growth Planning Map for coordination across City departments and with other governments and entities. Beyond the core, largely contiguous developed area of the existing community (where infill opportunities are available, along with existing infrastructure and public services), the map should generally delineate: (1) Protection Areas (e.g., airport runway protection zones, drainage ways and playa lakes and their associated 100- and 500-year floodplains, designated ground water protection areas, and other natural features and areas that warrant permanent protection); (2) Growth Areas, which are developable and contiguous areas where the next 20 years of projected population growth and associated land development activity can best be accommodated and served; and (3) Holding Areas, which encompass the remainder of the ETJ and are not intended or well suited to absorb any significant growth or intensive development over the 20-year planning horizon.

The Growth Planning Map is not intended as a rigid regulatory mechanism but rather as a tool for general long-range planning purposes. It is very likely that some development outside delineated Growth Areas may make sense and cause no difficulties from a public service or fiscal impact standpoint within the 20-year timeframe. Likewise, some locations included within the Growth Areas may turn out not to be conducive for near-term development, at least with the support of City utilities and services. However, the Growth Planning Map should directly influence periodic updates to the Future Land Use & Character map in this Comprehensive Plan. Additionally, to ensure that the growth timing aspect of municipal zoning is employed effectively, a direct link should be established between character areas indicated on the Future Land Use & Character map (e.g., Urban, Suburban, Rural) and the development intensities permitted in these areas through the City’s zoning ordinance and map. On a more routine basis, the City must also guard against zoning map amendments that, cumulatively, can lead to extensive
residential development in growth areas without adequate land reserves for a balance of commercial, public, and recreational uses.

For this mapping tool to be effective as part of the City’s ongoing growth management efforts, the various designated areas must be reviewed at least annually and updated, as appropriate, based on changed market (or other) conditions, economic development opportunities, ongoing capital improvements and their timing/location/capacity, annexation activity by the City, etc.

14. Zoning for Rural Character. Establish a new zoning district that would accommodate large-lot, low-intensity residential development as an intermediate district between other districts intended to promote and maintain suburban development character on the one hand, and rural character on the other. An Estate zoning district of this type typically has a one-acre minimum lot size and is particularly appropriate for residential areas that do not have municipal water and wastewater service and must have acre lots to be permitted for both a water well and on-site septic system on the same lot. The “A” Agricultural district in Amarillo’s zoning ordinance currently provides for this one-acre minimum lot size, and the next largest lot size is 7,500 square feet in the “R-1” Residential district. Instead, with an Estate district established, the “A” district could become a true Agricultural zoning district and be devoted purely to the purpose of maintaining rural character and protecting and preserving farm and ranch activities around the outskirts of the community. Instituting a substantially larger minimum lot size (e.g., 3, 5, or even 10 acres) would support this zoning objective and also enable the Agricultural district to fulfill the “holding area” function described elsewhere in this plan chapter. Again, this function is to limit premature urbanization in areas that cannot be served by current public utility infrastructure or adequate roads for increased traffic volumes— or where more intensive development is not contemplated at all over the long term due to certain constraints. The current zoning ordinance also allows for various uses in the Agricultural district, either by right or via a Specific Use Permit (e.g., indoor/outdoor commercial amusements, drag strip or commercial racing, go-cart track, roller/ice skating rink, theater or playhouse, zoo, etc.), that go beyond permitting only single-family rural homesteads and agricultural support activities, in addition to basic farm and ranch uses.
15. **“Country Living” Options within the City.** Incorporate and zone appropriately adequate land at the City’s fringe to accommodate low-density residential development that will maintain an estate or rural character over time. Otherwise, those seeking larger-lot living arrangements with a more open feel will continue to look to property and developments in unincorporated areas, which can reinforce a spread-out development pattern and reduce the City’s long-term tax base potential.

16. **Lot Size Averaging.** To provide greater flexibility—without the need for a Planned Development application (or use of the subdivision variance procedure in Section 4-6-79)—and promote resource protection and more creative design, allow proposed subdivisions to use an average lot size (which would apply by phase in the case of multi-phase projects). This approach, if provided for directly through Chapter 4-6, in conjunction with the zoning ordinance, would allow some lots to be smaller and others larger than a minimum area standard normally required of all lots, which often leads to “cookie cutter” subdivision layouts that do not work around or buffer natural features. With the ability to reduce lot sizes on some areas of the site, land planners can lay out larger lots in more sensitive or scenic areas, such as along a water feature or wetland fringe, steep-slope location, or where floodplain covers a portion of the property (and also to buffer homes from a highway or railroad corridor, pipeline easement, abutting incompatible land use, etc.). The average-lot design would have the same total number of lots as a conventional layout to ensure no density increase and, therefore, no increased traffic generation or utility demands. However, density bonuses (with offsetting open space requirements) could also be offered as an incentive since lot size averaging, like clustering, can help to achieve expressed community objectives. Besides resource protection and open space preservation, varied lot sizes can also enable a developer to incorporate a mix of housing types in a single project.

17. **Conservation through Public (or Non-Profit) Acquisition.** In the absence of parkland dedication provisions in the City’s subdivision review and approval process, continue to negotiate voluntary land dedications and donations that could preserve key natural features and asset areas in perpetuity. This would also add to the City’s inventory of limited-development parkland for passive recreation uses while also maintaining “ecological services” that benefit the entire community (e.g., flooding attenuation, pollutant absorption and water quality protection, reduced “heat island” effect, intact wildlife habitat, etc.). Alternatively, the City

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can recruit land trusts and conservation organizations to consider acquisition and preservation of targeted lands in the area.

Another option, for either the City or other organizations, is to negotiate a conservation easement rather than outright purchase of property. As described by the Texas Parks & Wildlife Department in a related guidebook, a conservation easement “is a restriction landowners voluntarily place on specified uses of their property to protect natural, productive or cultural features. A conservation easement is recorded as a written legal agreement between the landowner and the ‘holder’ of the easement, which may be either a nonprofit conservation organization or government agency.” Such easements can help to reassure prospective owners of new homes—and nearby rural land owners—that large, contiguous areas of undeveloped land will be preserved for a specified time to maintain a particular character as further growth is absorbed in the vicinity.

18. Impact Fee Consideration. Investigate the feasibility of implementing development impact fees in Amarillo (for water, wastewater, and/or road improvement needs). Impact fee programs are designed to isolate, through technical analysis, infrastructure improvements or upgrades that are directly necessitated by new development, and then provide earmarked funding for completing specified capital projects (separate from the City’s overall Capital Improvements Plan that benefits existing developed plus newly developing areas). Impact fees are similar to special assessments except that they are charged to new development as it is approved rather than to all property owners within a particular area. In this way, impact fees can be particularly appropriate in portions of the City’s defined growth area for which there are no other definitive capital improvement plans, thereby helping to ensure that new development does not exhaust existing available infrastructure capacities. This also enables development to occur consistent with the City’s growth plan, but without committing the City to construct infrastructure prematurely before actual development emerges.

Impact fees provide certainty by identifying specific improvements to be completed in a specified timeframe—otherwise the fees must be refunded. Governing statutes also prevent fee revenue from being spent on operation and maintenance of existing facilities and other activities not related to serving new development. However, impact fees are not a cure-
all for infrastructure financing because cities often set their impact fees below the maximum allowable level, and the resulting fee revenue only supplements other City expenditures that are usually necessary to fully fund needed capital improvements. But impact fees do help to internalize into land development and real estate transactions more of the true costs of bringing new residential units or non-residential space to the market, for more direct payment by those actually creating the market demand.

19. Development Platting. Consider adopting development plat requirements for review and approval of developments which do not involve land subdivision as authorized by the Texas Local Government Code in Chapter 212, Municipal Regulation of Subdivisions and Property Development. Through Chapter 4-6 of the Municipal Code (Platting and Subdivision Improvement and Maintenance), the City of Amarillo regulates subdivision activity in its City limits and ETJ. This type of regulation is authorized by the first portion of Chapter 212 in the Local Government Code. However, Amarillo does not make use of the authority granted to it under the second portion of Chapter 212, which is Subchapter B, Regulation of Property Development. This would enable City departments to review site plan details involving buildings, rights-of-way and easements, and other physical improvements to ensure they conform to the City’s “general plans, rules, and ordinances” related to mobility, utility infrastructure, parks, etc.—and the extension of these public systems within the City and its ETJ.

From a growth management perspective, one advantage of having development plat requirements is that, along with subdivision regulations, this is one of the few regulatory mechanisms that Texas cities can also apply in their ETJs to “promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality” (Local Government Code Section 212.044). Section 212.003 of the Texas Local Government Code prohibits cities from applying typical zoning provisions in the ETJ through subdivision regulations, including regulation of land use, building bulk and scale, and residential density. Cities are also prohibited from requiring municipal building permits or otherwise enforcing their building code in the ETJ (Section 212.049). But the development plat procedure would give the City a basis to require modification of site plans—or deny plats—that are not consistent with City “plans, rules, and ordinances.” This could also provide a vehicle for ensuring effective implementation of potential rural development standards in the ETJ.
versus in-City standards (e.g., narrower street sections, different or waived sidewalk requirements, drainage via swales, etc).

20. **Natural Resource Conservation.** Incorporate explicit resource protection standards into the City’s development regulations, especially in the subdivision regulations in Chapter 4-6 of the Municipal Code as the City may apply these requirements throughout its ETJ in addition to the City limits. This should include a broader purpose statement in Section 4-6-3 to cite natural resource considerations (beyond generic language on the “orderly, safe and healthful development of areas within the City and within the Extraterritorial Jurisdiction”). Likewise, the zoning ordinance does not address environmental factors directly in its purpose statement (in Section 4-10-2). The only substantive reference to resource protection is in Section 4-10-104, which outlines the site plan requirements for Planned Development applications, including potential analysis of impacts related to noise, air and water quality, visual quality, and “other site-specific requirements made necessary by the activity’s effect upon the environment” (Section 4-10-104(4)).

Specific criteria should also be added that address ecological factors in a holistic manner, in accord with Low Impact Development principles. This should include decision-making guidance for assessing potential development impacts and mitigation options during the early stages of subdivision design and site planning and associated City reviews. In sum, Chapter 4-6 should do more than just spell out the mechanics of preparing land for development and transfer of ownership. It should also emphasize that the subdivision and development platting process is the time to consider the natural conditions and ecological assets and functions existing on a site and determine its basic development capacity and suitability. Applicants and City staff should then plan accordingly for subdivision layouts and development approaches that reserve asset areas both to preserve them and capitalize on them as development amenities.

21. **Cluster and Conservation Development Provisions.** Add provisions to the subdivision regulations to allow for cluster development approaches—again, without the need for subdivision design standard variances, or having to go through the Planned Development process on the zoning side. Cluster designs provide developers and land planners flexibility to reduce lot sizes below typical minimum standards and thereby focus the proposed development footprint on only a portion of
the site. This approach may be necessary due to certain constraints on the site, or it may be intentional to bring a conservation design to market, which is increasingly popular in Texas and across the country for both retirees and in fringe development areas. Clustering results in better land utilization by preserving natural assets while still allowing some degree of development on constrained sites, which provides return on investment to property owners and addresses area housing needs (including incorporation of townhomes, patio homes, and other housing options in a well-planned setting). In the best designs, natural features are preserved and incorporated as development focal points and amenities, thereby adding value for both the developer and home owners over time, especially when homes and/or other uses are arranged and oriented to take advantage of open space views. By setting aside natural areas and open space, cluster designs are also effective at reducing both storm water runoff and water quality impairment. Better drainage practices can reduce site infrastructure costs, and more compact development generally requires less linear feet of street, water and sewer lines, sidewalks, other utilities, etc.

Given the diversity of terrain in Amarillo’s growth areas and ETJ, several levels of alternative subdivision design should be outlined: “cluster,” “conservation,” and “preservation” options. The operating principle is to trade density for open space—with “open space” meaning all the non-built, non-paved/pervious portions of a site. The increased concentration of units/buildings allowed through each successive category would be offset by a higher open space requirement for the overall site. Particularly for suburban and rural character areas, this is meant to ensure compatibility of the development with area character, with more space on the site automatically set aside for buffering purposes. As with lot size averaging, various incentive provisions can be incorporated directly into the standards to promote use of clustering on sites where a conventional layout would work against community character and resource preservation objectives. Incentive possibilities include density bonuses, reduced building setbacks, narrower streets, and greater reliance on natural infiltration and drainage versus “hard” infrastructure to handle storm drainage. Cluster development methods should be promoted with applicants at the concept plan stage and through educational seminars for area land planners and developers.

Additionally, clustering can be an important tool for preserving agricultural activity despite development pressures (and rising land
3.28

prices and property tax appraisals) by allowing a rural property owner to gain greater return on his or her land by devoting a portion to housing or other non-agricultural development while keeping much of the property in agricultural use (with appropriate buffering standards to protect both land uses).

22. **Sign Regulation in ETJ.** Continue to take advantage of the opportunity afforded under Texas Local Government Code Section 216.902 to extend and enforce the City’s sign regulations within the ETJ (in Amarillo’s case, limiting any new off-premise signs per Section 4-2-13B in Chapter 4-2, Signs, of the Amarillo Municipal Code). This is a critical tool for preserving the suburban and especially rural character of fringe areas around the City, as well as to protect the visual quality of various entry corridors into the community. Among the regulatory purposes stated in Amarillo’s recently amended sign ordinance is “Landscape Quality and Preservation” (in Section 4-2-1C), “to protect the public welfare and to enhance the appearance and economic value of the landscape.” Ongoing coordination with the Texas Department of Transportation will also be essential as the City relies on TxDOT standards and enforcement for sign control along various key interstate and state highway corridors within the City and ETJ.

23. **Dark Sky Protection.** Consider incorporating “dark sky” standards into the City’s development regulations, as adopted by various U.S. cities, which are aimed at reducing glare and lighting spillover that detracts from a rural character in less developed areas away from the core city. Such provisions should apply to residential lighting, as well as to non-residential site design, in sparsely populated areas of the ETJ. The City should apply the same standards in its own lighting practices for capital projects and at public facilities, and also coordinate with the Texas Department of Transportation, Potter and Randall counties, area school districts, and others to do the same. Resource information is available through the International Dark-Sky Association (IDA) and the Illuminating Engineering Society (IES), which has produced a model lighting ordinance (also to promote energy conservation).
Dispersed residential development dots the landscape north of Amarillo along Western Street.
This aerial view of territory south of Hollywood Road-Loop 335 shows how low-density residential development has proliferated in Amarillo’s southern ETJ, toward Canyon, in a patchwork pattern interspersed with continued agricultural uses and vacant land. Residential development to the northwest (below) remains concentrated closer to the primary developed area of the City and near main roadways, and has also been incorporated into the City limits.
The sequence of past section development in north Amarillo illustrates a classic leapfrog pattern, with large areas of intervening, vacant land between the core city and emerging concentrations of residential development. This presents the City with a basic growth management dilemma: whether to extend infrastructure to non-contiguous growth areas to ensure good development outcomes—and in anticipation of potential future annexation into the City, or to withhold City infrastructure, which can lead to more scattered and larger-lot development to accommodate on-site well and septic systems. As in the example below, the resulting need for lots one acre or larger can accelerate land consumption in the City’s ETJ. Home buyers end up with a large-lot living option but not really a rural or “country” atmosphere as homes are still relatively close together along local streets.
This series of images shows some current conditions in Amarillo’s ETJ, including scattered rural subdivision activity (above), concentrations of manufactured homes in some locations, selling points highlighted by some fringe developments, and some newly-built homes fronting directly on Loop 335, which adds further to the access management concerns emphasized in Chapter 4-Mobility.
The lack of zoning in an ETJ area that has already attracted significant development, such as this situation around the intersection of IH-27 and McCormick Road, leads to a mish-mash of development types and densities and no common development character—with the area’s rural development character long since eroded. Additionally, a single homestead on larger acreage (below) ends up surrounded by a variety of commercial, industrial, and residential uses with incompatible development intensities, unscreened outdoor activity and storage, and other site characteristics that undermine a rural residential lifestyle.
Where homes are strung along long stand-alone streets in fringe areas, as in the example above, it becomes difficult to establish an interconnected street network over time, as well as to extend water and sewer infrastructure cost-efficiently.

The relatively isolated location of Sundown Elementary School, in the center of this aerial view, shows a breakdown of the Neighborhood Unit Concept as section areas outside the City limits begin to develop in a more scattered fashion.

New residential growth areas attract retail and service businesses. But it is not necessarily a net gain in terms of economic activity or municipal tax revenue if similar establishments in older areas of the City close in a more competitive and geographically spread-out marketplace.

Minimum 1-acre lots are required in ETJ developments that will rely on individual water wells and on-site septic systems versus centralized water and sanitary sewer service.
The transition from an urban to rural atmosphere can be abrupt in Amarillo, as in the scene above just south of IH-40 East.

The intermingling of residential activity and active agriculture uses is evident in various ETJ locations, as in the scene above along Sundown Lane in close proximity to newer home construction.

The scenes above and below show new residential and commercial activity emerging where agricultural operations once predominated.

For the City, continuing edge growth requires further infrastructure investment, such as this water storage tower along Hillside.

Residential subdivision activity in the ETJ puts pressure on the counties encompassing Amarillo to provide more services, such as this Randall County Fire & Rescue Station on FM 2186 (with homes in the background).
These scenes show current growth edges around Amarillo, including northwest subdivision activity pushing toward Loop 335 above.

The growing Medical Center area as seen from Loop 335 west.

Vacant land immediately behind the commercial development that lines the west side of Soncy Road, south of IH-40.

The urban-rural interface in southwest Amarillo as seen from FM 2186.
These aerial views show the extent of open land to the northeast, east, and southeast of the City’s primary developed area.
Chapter Four

Mobility

The means and infrastructure for moving people and goods through and within a city are central to so many aspects of successful community building. Highways and streets, railroads, and airport locations all influence the city’s physical form and arrangement of land uses. Economic development depends upon efficient freight movement and links to other cities and markets. For individual citizens, mobility between home and work, school, shopping, and services is a basic element of quality of life – and a particular challenge for those without vehicles in an auto-oriented environment. A well-planned and managed transportation system should provide options, both in terms of ways to move around the city (driving, via transit, and by bike or on foot) and multiple, alternative paths to get places. Those using the system seek convenience, avoidance of traffic congestion, and – above all – safety.

This chapter also works hand in hand with the Land Use & Community Character chapter by highlighting the need to establish and protect the distinct character of particular districts, neighborhoods, and corridors. From the transportation perspective, this is accomplished through roadway design that is sensitive to its natural and built surroundings, as well as through a commitment to “complete streets” and related improvements in areas where walking, biking, and/or transit use are as much or more important than getting places by car.

RESULTS OF PAST PLANNING

A look back at the last Amarillo Comprehensive Plan from the 1980s indicates both areas of community progress, as well as lingering challenges that will again be a focus of this new plan. The overall goal for mobility stated in the previous plan was:
Establish both inter-city and intra-city transportation systems which are capable of safely and efficiently transporting people and goods.

Successful outcomes over the last several decades from this planning legacy include:

★ Continuation of a grid arterial street network based on section lines in new growth areas, which creates superblocks for implementation of the Neighborhood Unit Concept as discussed in Chapter 2, Land Use & Community Character.

★ As anticipated, adjustment of the major street grid in northwest Amarillo as development emerged in areas with more varied terrain and topography.

★ Completion of the northwest section of Loop 335.

★ Elimination of unpaved streets in areas that developed prior to newer regulatory standards and where they existed upon annexation into the City.

★ Completion of several key grade separations identified in the 1980s plan, including

BY THE NUMBERS

- In 2008 there were approximately 218,750 registered vehicles in Potter and Randall counties, or nearly one vehicle per person (0.94) based on an estimated population of 233,811. This vehicles-per-person ratio was 0.69 in 1970.
  [SOURCE: TxDOT Amarillo District]

- The City of Amarillo has synchronized traffic signals at more than 70% of its signalized intersections.
  [SOURCE: Metropolitan Transportation Plan, 2010-2035]

- Amarillo City Transit (ACT) serves approximately 350,000 passengers annually, with 8 fixed routes centered on downtown plus specialized paratransit services. About 32 square miles of the 85 square mile ACT service area is within ¼ mile of a route. A recent survey showed that only 5% of residents ever use ACT – 3% at 1-2 times a week, and 2% at more than 3 times a week.
  [SOURCE: Amarillo Economic Development Corporation]

- More than 60 flights arrive or depart daily from Rick Husband Amarillo International Airport. This includes direct flights to various major U.S. hub airports, through which Amarillo is linked to numerous international destinations.
  [SOURCE: Amarillo Economic Development Corporation]

- Two mainlines of the Burlington Northern Santa Fe Railway intersect in Amarillo, making the City a rail hub with links to various other major U.S. and international cities and markets (and Union Pacific Railroad also has rights to use BNSF tracks in the Amarillo area). BNSF’s local intermodal facility handles about 30,000 containers and trailers annually.
  [SOURCE: Amarillo Economic Development Corporation]
rail/street separations at St. Francis Avenue (with completion of Loop 335), Hollywood Road-South Loop 335, and South Washington Street-FM 541; and street separations where Loop 335 intersects Tascosa Road and Western Street.

- Continued terminal and facility upgrades at Rick Husband International Airport, including the City’s current airport expansion project, both to better serve air travelers and to support economic development initiatives associated with the airport.

- Ongoing improvements to the regional highway system, which supports Amarillo’s trade and transportation center role. A longer-term vision involves gradual completion of the Ports-to-Plains Corridor as a national priority, including a segment from the U.S.-Mexico border to Denver through Amarillo (with further links to Canada).

Issues and needs that are carried over from the previous Comprehensive Plan, even after more than 25 years of growth and change in the community, include:

- The ongoing importance of a policy to, “Continue to limit access points (intersecting local streets and curb cuts) along major arterial streets and to design arterials to facilitate safe and efficient movement of traffic.”

- Several rail/street grade separations identified in the 1980s plan that were never built, including at SE 46th Avenue, NE 24th Avenue, and on Eastern Street at SE 3rd Avenue, plus at the next rail crossing to the north on Eastern. Another needed grade separation at Grand Street and SE 3rd Avenue is moving forward after coming to the forefront during 2009. Additional street separations were anticipated at the intersections of Soncy Road and Amarillo Boulevard and Western Street and Hollywood Road.

- Continued protection of the International Airport vicinity from incompatible land uses, especially those sensitive to noise.

- Exploring any possibility of restored passenger rail service to and from Amarillo in future years.

Finally, the Economic Base section of the 1980s Comprehensive Plan included a suggestion to, “Promote reasonable city growth and transportation patterns that are cost and energy efficient ...” This policy statement has even greater resonance nearly three decades later given much more widespread
environmental awareness and public and official attention to international energy trends, costs, and alternative sources.

**Community Concerns**

Through the various public meetings and discussions conducted for this Comprehensive Plan, the following citizens concerns and priorities were noted:

**North Amarillo**

- Traffic flow problems along Amarillo Boulevard due to a lack of turn lanes.
- Pedestrian and bicycle circulation on Amarillo Boulevard west of McMasters Street.
- Possibility of extending NW 24th Avenue from its current terminus at Ong Street westward to Western Street (would involve a railroad crossing east of Western Street).

**East Amarillo**

- Pedestrian safety on Ross-Mirror bridge over railroad.

**Downtown Amarillo**

- Truck traffic through downtown.
- Safe and pleasant circulation once there (focus on walkability, potential circulator trolley service).
- Pedestrian safety at intersections.

**South Amarillo**

- Traffic and safety along IH-27 from downtown to SW 45th Avenue (lack of direct connection from IH-40 eastbound to IH-27 southbound, safety of entering IH-27 northbound to the north of SE 26th Avenue).

**West Amarillo**

- Congestion around Medical Center (especially Coulter Street at IH-40, Wolflin Avenue, and Amarillo Boulevard).
- Traffic flow and safety along Soncy corridor, north and south of IH-40.
- Need a true loop highway west of Soncy.
Pedestrian circulation and safety along Gem Lake Road.

Possibility of a bike lane on SW 3rd Avenue to connect West Hills area to downtown.

Extension of Coulter Street from current terminus at SW 9th Avenue northward to Tascosa Road.

Extension of Rock Island Rail-to-Trail (east into downtown, west of Coulter Street).

Public meeting participants also cited the following as specific intersections of concern for traffic congestion and/or safety reasons:

- Amarillo Boulevard at Hughes Street.
- SE 3rd Avenue at Buchanan Street (near Civic Center).
- NE 15th Avenue at US 87/287-Dumas Highway.
- Grand Street at railroad crossing.
- Airport Boulevard and IH-40 (truck traffic in same area as airport arrival/departure traffic).
- Southeast Regional Park entrance at SE 46th Avenue.
- Ross-Osage at IH-40 and segment just south (Sam’s Club and post office vicinity).
- SE 27th Avenue in vicinity of railroad.
- SE 46th Avenue at railroad crossing.
- Georgia Street at IH-40.
- Georgia Street at IH-27.
- Hillside Road at IH-27 (design).
- SW 34th Avenue jog at Western Street (and Janet Drive link).
- Sundown Lane at Western Street.
- SW 48th Avenue at Bell Street (John Stiff Memorial Park access).
- Bell Street north and south of IH-40, and at Plains Boulevard.

Intersection Rankings

- The intersection of Coulter Street and IH-40 had the highest 24-hour traffic count (54,922 vehicles) among numerous locations monitored by the City during 2006-08. Other locations above 50,000 vehicles per day were Bell Street at IH-40 (50,618) and Bell at SW 45th Avenue (50,573) – also the busiest intersection away from IH-40.
- The next busiest intersections were:
  - Western Street and SW 45th (47,712)
  - Bell at SW 34th Avenue (47,304)
  - Coulter and SW 34th (45,372)
  - Soncy Road and IH-40 (42,650)
  - Coulter and SW 45th (40,979)
  - Western and IH-40 (40,719)
  - Western and SW 45th (40,016)
- The intersection of Grand Street and NE 24th Avenue had the highest traffic accident rate in 2008 based on traffic count data and the number of incidents by intersection. Other locations in the top 5 were Paramount Boulevard at the IH-40 south frontage road, Taylor Street at SE 10th Avenue, Soncy Road at Hillside Road, and Georgia Street at the IH-40 south frontage road. This last intersection also had the highest number of accidents (26) during 2008, which tied with Western Street at SW 34th Avenue/Janet Drive.
* Amarillo Boulevard and Gem Lake Road (retail traffic).
* Bushland Boulevard, Western Street, and SW 8th Avenue.
* SW 6th Avenue and Georgia/McMasters streets.
* Amarillo Boulevard, NW 4th Avenue, and Avondale Street.

**KEY PLANNING THEMES**

An overarching theme for this entire Comprehensive Plan is the need for the Amarillo community to invest in its people, its infrastructure, and its amenities to enhance residents’ quality of life. Based on the concerns and hopes expressed by residents, public and private leaders, and key community stakeholders and investors, the themes below emerged as priorities for this Mobility element of the plan. Significantly, these are in line with the “major opportunities for the transportation system” identified in the area’s current *Metropolitan Transportation Plan, 2010-2035*: (a) maintain, upgrade and expand the existing roadway system, (b) manage and reduce existing congestion, (c) provide improved transit services, (d) create a safe and efficient bicycle network, and (e) provide improved pedestrian facilities.

1. Corridor Management
2. More Attention to Non-Vehicular Circulation
3. Emphasis on Safety
4. Dealing with the Transit Dilemma

**Corridor Management**

While acknowledging increasing traffic and related inconveniences on occasion as the City has grown, most public meeting attendees said that Amarillo remains relatively easy to get around, with few “traffic jams.” A continued focus on smooth traffic flow and safety is essential while working to address some particular locations where congestion has emerged as a regular and relatively significant problem at peak hours, such as the Medical Center area and nearby arterial intersections with IH-40 (Soncy, Coulter, Bell).

The necessary approach combines the notion of protecting significant past investment made in street and highway infrastructure, together with an emphasis on making the most of existing rights-of-way and improvements to
meet the community’s mobility needs. Actual physical improvements, whether to maintain the roadway surface or upgrade basic design features, are implemented routinely through the City’s Capital Improvements Program (CIP) and through the Metropolitan Planning Organization’s (MPO’s) multi-year Transportation Improvement Program (TIP). Very targeted improvements, such as increasing capacity at key intersections (e.g., with new turning lanes) or installing advanced traffic signals, may eliminate or postpone the need for more costly and disruptive roadway widening projects. But, at some point, new road construction and extension of the existing major arterial network becomes necessary to keep pace with land development activity and new traffic demands and patterns. It was suggested that wider rights-of-way be acquired in the future to ensure adequate space for long-term, ultimate roadway cross sections, but also to accommodate “multi-modal” use of corridors by transit vehicles, bicycles, and pedestrians. Of course, there is also the fundamental question of whether a new north-south corridor to the west of Soncy Road should be planned, protected, and eventually developed to restore the circumferential loop highway function in west Amarillo that was lost with the way the Soncy corridor was allowed to develop. The MPO has also laid the groundwork for eventual expansion of two-lane segments of IH-27 to three lanes in each direction between Amarillo and Canyon. Additionally, during 2009, $1.6 million in federal stimulus funds enabled repaving of IH-27 between downtown and SW 45th Avenue.

Back on the “protecting investments” theme, the obvious lesson from the Soncy corridor experience is the essential need to safeguard the through-traffic function—and capacity and safety—of key arterial and highway corridors, particularly through prudent access management policies and development standards for abutting properties. The failure to control access along Soncy Road made it impossible to ever upgrade this Loop 335 segment to complete expressway standards for high-speed, limited-access operation. As stated in the summary of the 1980s Comprehensive Plan:

Expressways have characteristics similar to freeways except the majority of intersections are at grade. (Usually only railroad crossings and those intersections with high volume traffic are grade separated.) An expressway may be improved with or without frontage roads, but where access to adjacent property is important, frontage roads should be provided.
Even with the expressway opportunity gone along Soncy, more effective and consistent access management is needed there – and along the Hollywood Road section and elsewhere in Amarillo – to protect the major arterial function of these principal thoroughfares, which are the “backbone” of the area’s overall transportation system. In particular, public meeting attendees pointed out the need to preserve traffic flow and accommodate turning traffic more effectively around high school campuses, large churches and other institutional uses, and in busy commercial areas.

**More Attention to Non-Vehicular Circulation**

A consistent theme in the public discussions for this plan was the need to elevate walkability and bicycle “friendliness” community wide. Ways that these shortcomings in Amarillo’s transportation system currently manifest themselves include the lack of sidewalks on some busy thoroughfares (as well as in some neighborhood settings), the limited extent and discontinuity of existing bike lanes and routes, and the degree to which bicycle and pedestrian mobility needs conflict with—and are too often subservient to—vehicular circulation in many areas of the community. Walking and biking advocates also emphasized the need for better connectivity between neighborhoods, from neighborhoods to and from commercial areas, and to City parks.

The 1980s Comprehensive Plan concluded that, “Bicycle riding in Amarillo is essentially limited to recreational purposes … There is very little interest in using the bicycle to commute to work, high school or college.” Nearly three decades later, public comment indicates that such a blanket statement no longer holds in Amarillo, just as interest in mobility and commuting alternatives has risen across the nation. The current Metropolitan Transportation Plan, 2010-2035, notes that a primary objective of the City’s Hike and Bike Plan (adopted in 2003) is “to carefully integrate bicycle and pedestrian transportation modes with vehicular transportation in order to achieve a balanced multimodal transportation system.” This will require some retrofitting of existing street cross sections, integration of “complete street” design principles into new roadway projects, and continuing exploration and implementation of off-street routes and paths that, through their location, design, and interconnectedness, serve more than just a recreational function.

Greater official and public awareness of non-vehicular circulation issues and options is also needed. Street rehabilitation and other capital projects help to
accomplish sidewalk repairs, eliminate sidewalk system gaps, and improve conditions for seniors and disabled individuals by removing poles and other barriers and installing drop curbs at intersections. More fundamentally, pedestrian and bicycle circulation needs to be a basic consideration in residential and commercial site design. Some public meeting attendees also emphasized the need for more retail activity near residential areas to reduce automobile dependence.

**Emphasis on Safety**

With traffic congestion a relatively isolated problem in Amarillo, safety concerns emerged as a more pressing mobility issue in public discussions for this Comprehensive Plan. This covered the entire spectrum of travel situations, from going across town on Interstate 40 or navigating potentially dangerous railroad crossing locations to moving about safely in one’s own neighborhood and keeping school vicinities safe. Some also expressed concern about transport of hazardous cargoes through Amarillo.

As highlighted in Chapter 2, Land Use & Community Character, one important benefit of the Neighborhood Unit Concept is minimization of non-local and cut-through traffic. However, this benefit is only gained through effective layout of collector and local streets within superblocks amid the arterial grid network—but balanced against the need to avoid overly curvilinear street patterns that confuse drivers (e.g., the Sleepy Hollow area was cited). Where longer, straighter streets show up in subdivision designs, after-the-fact traffic calming solutions often become necessary. Some residents noted that excessive installation of stop signs is not a good solution to speeding problems.

Safety around school campuses was also mentioned repeatedly, partly related to bus activity and vehicle queuing during busy morning drop-off and afternoon pick-up times. In some locations, it is more a matter of the basic adequacy of sidewalks and crosswalks for children and parents on foot or those who go to and from school by bike. The Safe Routes to Schools (SR2S) program, which provides 100% federal funding and is administered by the Texas Department of Transportation, emerged as an important, but highly competitive, new financing mechanism in recent years. Specific capital improvement projects were identified in the Amarillo MPO’s newest Metropolitan Transportation Plan update in preparation for the next SR2S funding round.
Some Amarillo residents expressed concern about hazardous conditions in some locations where IH-40 traffic interacts with vehicles on the frontage roads alongside the highway. In particular, those who have seen improved Interstate corridors in Texas’s major metropolitan areas recognize that the configuration, length, and design of the IH-40 on/off ramps in Amarillo are not always up to contemporary standards, which can lead to dangerous situations, including when traffic occasionally backs up from a surface intersection onto the freeway main lanes.

As noted earlier in this chapter, grade separations to eliminate conflicts between vehicular and rail traffic have always been important in Amarillo given its railroad history and continuing level of activity. Another key conflict (and congestion) point in east Amarillo will be addressed once new bridge construction is completed on Grand Street at SE 3rd Avenue. Meanwhile, residents expressed concern about safety at various at-grade rail crossings in the area, including for bicyclists and pedestrians.

The importance of access management policies and regulations along busy roadway corridors was already emphasized in the Corridor Management discussion. Controlling driveway proliferation and spacing also provides important safety benefits, as does elimination of continuous center left turn lanes in favor of median installation, in appropriate places, to control the extent and location of left turn movements. Other fundamentals mentioned to ensure safe driving conditions include basic street maintenance, adequate street lighting, and ongoing policing of vegetation, signs, and other obstructions that can hinder sight visibility at intersections and driveways.

It was also noted that Amarillo has taken advantage of recent statutory measures intended to address hazardous driving behavior, including installation of red-light cameras at key intersections and posted restrictions on cell phone use in school zones.

**Dealing with the Transit Dilemma**

As in so many other cities with public transportation, Amarillo City Transit (ACT) faces the continual “chicken or egg” challenge of needing to increase ridership to justify and fund service enhancements while, at the same time, being called upon to upgrade its services and amenities to draw more riders. Most public meeting attendees agreed that a public transit system is necessary for a well functioning city, especially to connect those without vehicles to employment and services, and also to benefit seniors and disabled
individuals. However, it was noted that operating public transit in Amarillo is not easy because of the spread-out nature of the City, as well as a mindset that only low-income individuals use the bus system. In describing Amarillo’s public transportation offerings on its website, the Amarillo Economic Development Foundation states that, “... the vast majority of people have access to, and prefer to use, private transportation,” as confirmed by a recent Amarillo MPO survey in which 95% of respondents said they never use public transit.

In its Metropolitan Transportation Plan, 2010-2035, the MPO points out that, “The existing transit system provides an excellent transportation alternative to the citizens of Amarillo.” However, as long as there is limited traffic congestion and ease of private mobility in the community, the MPO recognizes that most residents will not seek out transit as an alternative to driving. Further contributing to this transit aversion, as noted by public meeting attendees for this plan, is the time most riders have to spend on a bus to get to their destinations because of the length of the current set of eight fixed routes—and with all necessary transfers occurring through ACT’s downtown facility.

Significantly, with the City’s population approaching the 200,000 mark, Amarillo is facing a difficult transition with ACT. That is because, under the Federal Transit Administration’s Large Urban Cities funding program, transit system operations are no longer an eligible expense once an urban area surpasses 200,000 population. Additionally, the federal funding formula for urbanized areas below the 200,000 threshold is based primarily on population size and density. However, once above 200,000, other factors related to ridership and vehicle miles influence the funding allocation. As a result, the City’s own annual budget contribution for the transit system will have to increase dramatically, or other funding options will have to be pursued to maintain current levels of service.

In addition to this pending financial scenario, the MPO points out that opportunities to upgrade and/or expand the transit system are limited by a shrinking passenger base and the difficulty of meeting Americans with Disabilities Act (ADA) requirements. Fortunately, Amarillo should have at least another decade before it reaches the 200,000 population mark, but the challenges cited above will likely remain in place, as well, and need to be confronted sooner rather than later.
ACTIONS STRATEGIES

This section provides potential action strategies for responding to the key planning themes related to mobility in Amarillo that were outlined earlier in this chapter:

1. Corridor Management
2. More Attention to Non-Vehicular Circulation
3. Emphasis on Safety
4. Dealing with the Transit Dilemma

Table 4.1, Mobility Actions, summarizes the action possibilities that were considered by the Comprehensive Plan Steering Committee, and which were classified as Basic actions that are relatively straightforward to implement, Intermediate actions that could be more challenging and require more advance work, and Advanced actions that would represent “stretch” objectives for the City because they are new (or a break from past practice), potentially controversial, or otherwise more difficult to accomplish due to cost or other considerations. They also fall into five categories which represent the main ways that comprehensive plans are implemented (as elaborated upon in Chapter 7-Implementation):

- Capital investments
- Programs/initiatives
- Regulations and standards
- Partnerships/cooperation
- Ongoing study/planning (especially as required to qualify for external funding opportunities)

These options are elaborated on in the remainder of this chapter.
### TABLE 4.1
**Mobility Actions**

#### Basic Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Intersection focus</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>2. Transportation System Management (TSM)</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>3. Thoroughfare Plan updates</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>4. Non-vehicular circulation and safety</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>5. Hike &amp; Bike Master Plan update</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>6. Intersection safety</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>7. School area safety</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>8. Special grant opportunities (transit)</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>9. Transit Summit</td>
<td>Partnerships / Coordination</td>
</tr>
</tbody>
</table>

#### Intermediate Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
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</thead>
<tbody>
<tr>
<td>10. Context-sensitive corridor design</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>11. Access management</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>12. “Complete Streets” approach</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>13. Pedestrian/bicycle accommodation on commercial sites</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>14. Bicycle/pedestrian circulation within neighborhoods</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>15. Trail alternative to sidewalks</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>16. Screening without eliminating local circulation</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>17. Traffic calming through original development design</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>18. Comprehensive transit system study and plan</td>
<td>Ongoing Study / Planning</td>
</tr>
</tbody>
</table>

#### Advanced Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
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</thead>
<tbody>
<tr>
<td>19. Traffic Impact Analysis (TIA)</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>20. Thoroughfare Plan approach to bike/ped network</td>
<td>Regulation / Standards</td>
</tr>
</tbody>
</table>
1. **Intersection Focus.** Recognize the significance of intersections in maintaining an efficient and safe transportation system, especially where roadway widening or other capacity enhancements are not practical along the overall corridor. Intersection capacity and performance can be improved by adding left and/or right turning lanes (or multiple turning lanes in some instances), increasing lane length to accommodate vehicle queuing, eliminating and relocating access points that are too close to increasingly busy intersections, and upgrading signal equipment and/or operation. In some cases, complete reconstruction of a problem intersection may be necessary but particularly beneficial to traffic flow along an entire corridor.

2. **Transportation System Management.** Continue to conduct targeted studies and invest in advanced signalization and other technology upgrades and “non-structural” solutions aimed at maximizing the efficiency of the existing transportation system.

3. **Thoroughfare Plan Updates.** Refine the Thoroughfare Plan for particular areas as more detailed corridor and/or special area studies and plans are prepared in follow-up to this Comprehensive Plan.

4. **Non-Vehicular Circulation and Safety.** Pursue opportunities to upgrade certain streets in Amarillo to special pedestrian and bicycle corridors while still accommodating other transportation modes at reduced volumes and lower speeds. This could occur through rehabilitation of existing roadways plus new street projects and could feature narrower or fewer traffic lanes, wider sidewalks and/or walking/jogging paths, pedestrian-scaled lighting (versus general roadway illumination), benches, exercise stations, pedestrian shelters, street trees, landscaping, etc. Such projects could also be coordinated with Safe Routes to Schools improvements to benefit both school kids’ safety as well as provide a general community amenity for all residents in an area. This type of “special corridors” initiative would also provide an opportunity for further consideration of street cross section issues that were debated during the comprehensive planning process, including standards for street widths, on-street parking, appropriate placement of sidewalks relative to the street edge or curb (immediately adjacent versus set back with an intervening parkway strip), and appropriate location of street trees and other landscaping relative to roadway edges, for both aesthetic
reasons and their demonstrated traffic calming benefit versus safety and visibility concerns.

More generally, continue to focus on non-vehicular circulation and safety in both older and newly developing areas of the city, especially in areas that clearly have (or potentially could have) higher levels of walking and biking activity, such as around schools, parks, public facilities, neighborhood retail areas, and in and around downtown. Consider increasing the width of sidewalks in such high-use areas from four feet to eight feet or more, as appropriate, along with enhanced crosswalks, signage and/or signalization, reduced speed limits, etc.

5. **Hike & Bike Plan Update.** Complete a thorough update of the City’s 2003 Hike and Bike Master Plan, especially to:
   - Review progress and revisit priorities for all recommended alignments and improvements in the 2003 plan, and also evaluate potential new routes that might be incorporated into the 2010 plan.
   - Review and update key plan sections, as needed, including Goals and Objectives, Policies, Transit, and Implementation.
   - Reflect new and future proposed City parks and school locations in the plan (and on plan maps), and identify proposed bike lanes, routes and trails that will connect to new park/school sites.
   - Coordinate with thoroughfare and street improvement planning to identify where trail linkages might be planned and built within rights-of-way, and where bike lanes or trails might cross thoroughfares and be accommodated at intersections.

6. **Intersection Safety.** Identify and prioritize those intersections in the community that have the most pedestrian and bicycle activity and determine what safety improvements may be needed (e.g., marked, signed, and/or signaled bike/ped crossings; pedestrian-actuated signal detectors, bikeway signage, retro-fitting of wheelchair ramps).

7. **School Area Safety.** Continue coordination with Amarillo ISD, other area school districts, and private schools to manage bus traffic and vehicle queuing associated with peak-hour drop-off and pick-up activity, ensure the safety of students and parents on foot and on bikes, and to control on-street and overflow parking in campus areas. Also monitor and prepare for future TxDOT Calls for Projects for the Texas Safe Routes to
Context Sensitive Design is a contemporary approach to transportation project design, operation and maintenance—embraced by TxDOT—that requires more careful consideration of the natural and built settings through which roads and transit projects pass (e.g., rural and scenic areas, commercial and industrial districts, campuses and business parks, downtowns, neighborhoods, etc.). In other words, the project should be responsive to its context and fit the physical setting. So, as described by various sources, this approach “seeks to balance the need to move vehicles efficiently and safely with other desirable outcomes, including historic preservation, environmental sustainability, and vital public spaces.”

Schools (SR2S) program to secure external funding support for safety-related improvements.

8. **Special Grant Opportunities.** Continue to monitor new or one-time federal funding initiatives, through the Federal Transit Administration, U.S. Environmental Protection Agency, U.S. Department of Housing & Urban Development, or other sources, which may aim to expand transit capacity and services in U.S. cities and/or promote sustainable communities and alternative fuels and technologies.

9. **Transit Summit.** In conjunction with the transit system study effort described below, the City and other community partners should host a high-profile summit meeting on the future of public transit services in Amarillo. Given the challenges ahead, there is a need for a community-wide conversation to determine the level of support and commitment, especially for pursuing alternative funding and operational strategies that are less dependent on federal funds. The summit should bring together private, public, and non-profit interests to share perspectives, concerns, and ideas from employers, medical institutions, schools, retailers, hospitality industry representatives, and social service agencies and groups.

10. **Context-Sensitive Corridor Design.** In coordination with the Texas Department of Transportation (TxDOT), insist on Context Sensitive Design (CSD) approaches in all construction and rehabilitation projects involving the community’s primary, high-profile corridors, as was also recommended in Chapter 2, Land Use & Community Character (Corridor Design). This includes Interstates 40 and 27, Business 40-Amarillo Boulevard, and Loop 335.

The City should also require a CSD approach for all major roadway projects implemented through its Capital Improvements Plan and/or through economic development incentives or other City programs so that the resulting transportation infrastructure is consistent with—and enhances—area character. Enhanced design is particularly critical at all major community entry locations which, in addition to the corridors cited above, include “gateways” into Amarillo from the east on U.S. Highways 287 and 60,
from the west on FM 1061-Tascosa Road and FM 2186, from the north on U.S. Highways 87/287-Dumas Highway and State Highway 136-Fritch Highway, and from the south on FM 1541, as well as the drive to and from Rick Husband Amarillo International Airport along Airport Boulevard.

In general, CSD considerations can be factored into most all major road design and construction projects by incorporating relevant criteria and procedural steps into the City’s project development process, as well as the thoroughfare standards that govern private street design for eventual public dedication. For example, roads in suburban and especially rural character areas could be designed with: a narrower cross section to leave more open and green space within the available right-of-way; drainage methods that rely more on swales and natural features versus “hard” infrastructure and curb-and-gutter design; wide and winding trails and/or bikeways versus typical sidewalks; preserved existing tree lines/stands and vegetation, sometimes by acquiring extra right-of-way beyond the minimum needed; avoidance of adverse impacts to cultural or historic features, including one-of-a-kind structures; protection of prominent natural vistas and other scenic views; and higher standards for private perimeter fencing along key corridors.

In Auto Urban character areas, new or retro-fitted medians are especially valuable to accommodate landscaping and other aesthetic treatments that can soften an otherwise harsh visual environment while also contributing to traffic safety.

11. **Access Management.** Determine the need for more stringent access management policies and standards for new development and redeveloping sites to maintain traffic capacity, reduce conflict points, and enhance safety along the City’s major thoroughfares. This would be in addition to practices already implemented through Section 9, Driveways and Parking Lots, in the City’s Development Policy Manual, and as a supplement to TxDOT requirements on state-maintained roads. As was also recommended in Chapter 2, Land Use & Community Character (Multi-Purpose Esplanades), a potential priority at the corridor level is installation of medians in place of continuous center left turn lanes in selected locations to control turning movements and increase safety. Esplanades also provide an intermediate refuge area for pedestrians and bicyclists crossing major streets, and they can enhance corridor aesthetics when landscaped or improved with other design treatments.
Access management is particularly important for preserving capacity along minimally-improved rural roadways and other corridors that are not already lined with development. The City can impose standards for development along ETJ roadways consistent with or similar to those recommended by TxDOT. The minimum spacing between property access points should increase as the posted speed limit increases. Minimum required lot widths should also correspond to the access standards to allow adequate access for each property or development. In turn, the wider lots and limited access points help to preserve the traffic-carrying capacity and safety of roadways that may be improved to arterial standards in the future. In some cases a developer may choose to construct a marginal access street parallel to the main roadway to enable more lots and driveways. Public dedication of the access street would trigger City plat review for a subdivision that would otherwise be exempted under Section 212.004 of the Texas Local Government Code (“... a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.”).

12. “Complete Streets” Approach. Adopt a “Complete Streets” policy for new and reconstructed roadway corridors, where appropriate. Under this philosophy and approach, which is being implemented in jurisdictions nationwide, more effective corridor design and operation—and usually a wider right-of-way—provides for the mobility and safety of users of the transportation system and not just automobile traffic. As described by the National Complete Streets Coalition (www.completestreets.org), elements of Complete Streets can include: sidewalks/trails, bike lanes, raised crosswalks, wide shoulders, refuge medians, audible pedestrian signals, sidewalk bulb-outs, pedestrian amenities, special bus lanes, bus pull-outs, shade and shelter, and trees and landscaping.

A Complete Streets approach can be difficult to apply to many established thoroughfares unless road reconstruction projects make possible a significant redesign, as well as acquisition of additional right of way. Otherwise, existing corridors are often already designed—and widened to their full extent—to provide for maximum movement of vehicular traffic. In such cases, only some Complete Street features, such as wider sidewalks or streetscape enhancements, may be feasible through a redesign and retrofitting process. At the collector street level, narrowing the pavement width in appropriate situations would allow the extra
right-of-way area to be used for wider sidewalks, trails, pedestrian-scale street lighting, tree preservation, landscaping, and open space.

13. Pedestrian/Bicycle Accommodation on Commercial Sites. Add development standards to require dedicated pathways and other features within the expansive parking areas of large auto-oriented commercial developments to allow for safer movement of pedestrians and bicyclists on such sites. Other possibilities include requiring dedicated bike parking locations near building entrances, and designated pedestrian connections to adjacent developments and/or transit stops. The key point is that these considerations should be a basic feature of commercial site design from the start, especially in close proximity to residential neighborhoods.

14. Bicycle/Pedestrian Circulation within Neighborhoods. Add provisions to the subdivision regulations (and Section 8, Street, Alley & Drainage Facilities Design Criteria, in the Development Policy Manual) to require public access paths and/or easements in mid-block locations where long block lengths—or the particular subdivision layout—will limit bicycle and pedestrian circulation options within a neighborhood (or access to/from portions of the City trail network). A typical standard is to require such a mid-block opening at least every 800 feet where there are continuous rows of homes abutting trails or collector and arterial roads (with a minimum easement width of 15 feet to accommodate a minimum five-foot sidewalk or trail link). Section 4-6-71(j) in the subdivision regulations specifies that the length of residential blocks should be “approximately” 1,000 feet (and can vary based on circulation and topography). Section 4-6-71(h) likewise limits the length of dead-end streets (cul-de-sacs and courts) to 1,000 feet. For perspective, 1,000 feet is the length of 3.3 football fields. Motivation to walk or bike to nearby destinations, even within the same subdivision, is undermined when the scale of the street network and associated block design is geared primarily toward automobile circulation and speeds (which help to overcome distance).

Similar off-street paths and/or easements should be provided at the end of cul-de-sacs where another cul-de-sac bulb is in close proximity in the subdivision layout, and where a cul-de-sac bulb is near an adjoining street, public sidewalk or trail, or the edge of a neighborhood park or school campus. This emphasis on internal circulation within neighborhoods is consistent with a key criterion for subdivision review listed in the Land Impact Measurement Statements section of the
Development Policy Manual. The criterion specifically related to non-vehicular circulation states that a proposed development should “encourage proper sidewalks, bicycle paths, and pedestrian walkways … [to] reduce dependence on automobiles.”

15. **Trail Alternative to Sidewalks.** As a potential alternative to “one-size-fits-all” sidewalk requirements for new residential subdivisions (as contained in Section 4-6-125(a)(1) of the subdivision regulations), consider a more flexible approach that would allow provision of off-street trails in lieu of sidewalks where appropriate, such as in subdivisions in suburban character areas. Off-street trails can actually be safer, more convenient, and provide more direct routes compared to road-side sidewalks, as well as being situated in a more appealing setting than adjacent to roadways. Additionally, the total extent of internal trails can be less, in linear feet, than if sidewalks are required along all local neighborhood streets. This can lead to cost savings that could help keep house prices lower or go toward other site amenities.

16. **Screening without Eliminating Local Circulation.** Ensure that screening walls and/or visual barriers mandated by the zoning ordinance in certain situations (e.g., Section 4-10-269(a)), while serving a legitimate purpose to increase land use compatibility, do not also eliminate completely the ability for residents to travel directly and safely between neighborhoods and nearby commercial areas by means other than vehicles. This effective barrier to bicycle and pedestrian circulation is built into Amarillo’s current screening provisions since Section 4-10-269(b) states that all such screening must involve a “solid visual barrier.” The screening requirement should provide for gaps in a permanent wall or fence barrier at certain maximum intervals, typically with some horizontal overlap of wall/fence segments where each gap occurs so the visual screening function is preserved. Section 4-10-268(a) does specify that “openings” in such walls or fences “shall be equipped with gates equal in height and screening characteristics to the wall or fence and shall be closed and securely latched at all times except during business hours.” However, rather than requiring such openings, this provision seems only to set design parameters for if and when an opening is provided.

Where screening and buffering is allowed to be accomplished with vegetation versus walls/fences (as provided for through the “landscaped strip” option in Section 4-10-268(a)), pedestrian/bicycle circulation
through the landscaped area can also be addressed in the buffer design. The key point is to avoid total separation of uses on either side, thereby eliminating any direct, non-vehicular access.

17. Traffic Calming through Original Development Design. Consider making traffic calming design considerations and/or criteria more explicit and detailed in the subdivision regulations and Development Policy Manual. Section 4-6-71 of the regulations (and Development Policy Manual Section 8, Street, Alley & Drainage Facilities Design Criteria) has several relevant provisions, including that residential streets be “so laid out that their use by through traffic will be discouraged,” and that block length and width contribute to “circulation control” and pedestrian safety. Additionally, a City Engineer (and/or Traffic Engineer in Amarillo’s case) typically has some discretion to require modification of street system designs, as necessary, to promote public health, safety, and welfare. This feedback and guidance to development applicants can occur early on in Amarillo since the subdivision regulations (Section 4-6-42) and Development Policy Manual (Section 1) provide for review of conceptual development plans prior to actual plat review and approval.

The subdivision regulations and Development Policy Manual could require—or at least provide voluntary guidelines for—consideration of street design approaches that are demonstrated to reduce vehicle speeds and make drivers more alert and aware of safety issues in residential areas. These design techniques can be as simple as avoiding long straight segments on local streets and also employing street curvature, “bulb-outs” and other physical diversions, on-street parking, surface textures, and street trees (and other features that create street “enclosure”) to influence driver behavior. The basic idea is to incorporate traffic calming strategies into initial street system design to avoid having to make costly, disruptive, and potentially ineffective retrofits to existing streets (e.g., speed humps, excessive use of stop signs) at some future point when residents complain about speeding, cut-through traffic, and/or other unsafe conditions on neighborhood streets.

18. Comprehensive Transit System Study and Plan. Commission a comprehensive, up-to-date assessment of transit needs, services, improvement priorities, and financing strategies to guide longer-range investments and day-to-day operations of Amarillo City Transit (ACT). Such a study should include analysis of:

ADOPTED 10-12-10
existing services (including overall system strengths and weaknesses, system-wide and route-level evaluations, ridership patterns and trends, and performance measures);

market factors (including transit competitiveness considerations and potential new ridership based on development and travel patterns, major activity centers, socioeconomic characteristics and trends, location and extent of unmet mobility needs, costs of private vehicle use and parking, etc.);

recommendations for adjusted and new services (including potential express and/or frequent-service corridors/routes, direct and/or cross-town service between key origins and destinations, improvements to route directness, potential route consolidations or elimination based on low ridership and/or service duplication, potential new or extended routes into emerging growth areas, potential flexible service in lower-density service areas, and potential special-area circulator or “shuttle” services);

capital investment needs and priorities, including enhanced stops/shelters and other amenities aimed at drawing new riders to the system (and recommended phasing in line with available resources); and,

implementation and operation plans, including available and viable revenue and financing options (especially to supplement federal funding with other local and partnership sources), vehicle types and fuel alternatives, and marketing/promotion strategies.

Typical goals are to improve system connectivity and route directness and enhance service for customers, thereby increasing ridership and the cost-effectiveness of bus operations. The study and planning process would also provide a valuable opportunity for community input from residents, system users and employees, major employers and institutions, and other private and public stakeholders and partners. The study could also be timed for the 2011-2012 timeframe to take advantage of the latest detailed socioeconomic data for Amarillo resulting from Census 2010.

19. Traffic Impact Analysis. As also recommended in Chapter 3, Growth Management & Capacity (for fringe development and rural areas), incorporate explicit provisions into the subdivision regulations and the zoning ordinance that authorize the City to require a traffic impact
analysis (TIA) study if projected traffic from a particular development site would exceed a certain established traffic generation threshold or specified development conditions (e.g., square feet of non-residential development, number of residential lots or units, etc.). Such situations could require submission of a study as part of the official acceptance of an application for subdivision, site development, a change in zoning classification, or planned development (in some cases, a city may choose to conduct such a study itself or share the study cost with the applicant). The TIA helps to quantify the altered traffic conditions and justify mitigation steps that may be required. This information would directly support two criteria that the Development Policy Manual cites for consideration when evaluating requests for zoning changes:

★ Would the change alter the population density pattern and thereby increase the demand placed upon public facilities (schools, sewers, streets)? [Comprehensiveness, item c]

★ Will the change create or excessively increase traffic congestion? [Public Welfare, item b]

TIAs are commonplace in many Texas and U.S. communities. They are used to help evaluate if the scale of development is appropriate for a particular site and what mitigation steps may be necessary, on and/or off the site, to ensure safe and efficient access and maintain traffic flow on affected public roadways and at nearby intersections. TIAs are essential for significant new development and redevelopment projects as this information helps to clarify when an adverse impact is isolated to a particular site and its newly-generated traffic. Even if it is City policy to encourage economic development by not placing the entire burden of mitigation on individual private projects (especially significant off-site and intersection improvements), the TIA will highlight impacts that need to be addressed immediately or near term to avoid very localized congestion and/or unsafe traffic conditions. Cities and county and state governments plan for phased widening and improvement of primary roadways over time to accommodate economic development and increased traffic volume. However, they cannot anticipate how a certain development at a particular location may impact traffic flow and safety along a given roadway segment or at a nearby intersection.

Any TIA provisions should be very clear in spelling out the specific thresholds when such an analysis will be required and the study expectations, including evaluation of potential mitigation measures. The
scope and complexity of TIAs varies depending on the type and size of the proposed development, but most are brief and quickly conducted and submitted. In practice, mitigation measures are often a shared effort between the developer and the public agency.

20. Thoroughfare Plan Approach for Implementation of Bicycle/Pedestrian Network. Ensure that a map of planned alignments and improvements comprising an eventual community-wide network for pedestrian and bicycle circulation is formally adopted by the City Commission so it can function just as a Thoroughfare Plan does. It is then well-established practice by cities in Texas and elsewhere to require linear land dedications during subdivision and/or development platting, as well as construction (on a proportionate basis) of associated trail or bikeway segments in some cases, in accordance with City specifications. In effect, the adopted plan depicts another form of future “public ways” for which rights-of-way must be preserved, either for public or private construction of improvements. Easements are an alternative way to provide for public circulation and improvements but have various shortcomings relative to permanently dedicated land.

Some ordinances require development applicants with property affected by the bike/ped network plan to meet early with City staff to determine potential dedication and/or improvement requirements (including criteria to ensure feasible routes and conditions for construction, public use, and long-term maintenance). Any trails internal to the development should also be designed to link to the city-wide system. Compensation and/or cost reimbursement provisions can also be included for cases where the dedication or construction disproportionately affects a particular site.

The bike/ped system should also be developed similar to a community’s thoroughfare network, with primary and secondary alignments established and designed according to their anticipated system role and utilization level—and with principal segments usually built first, followed by secondary linkages.
This aerial image of northwest Amarillo, to the north and west of Amarillo Boulevard, illustrates how variance from the section-line arterial grid network that holds in most of the City was necessary due to terrain conditions once development emerged in the vicinity of Tascosa Road.

Red-light cameras are a new enforcement method available to Texas cities, which the City of Amarillo has already implemented at various locations to improve intersection safety.

This view at the current western terminus of SW 45th Avenue highlights the importance of orderly extension of the thoroughfare network, in conjunction with new growth and land development, such as may occur to the west of Soncy Road in coming years.
Older segments of Amarillo Boulevard illustrate the lack of access management controls in earlier arterial construction, even on roadways designated as U.S. and/or State highways (Business 40 in this case). The proliferation of driveways along a major thoroughfare, together with a continuous center left turn lane, not only detracts from smooth traffic flow, but each driveway (along with intersecting side streets) creates a potential conflict point between entering and exiting vehicles and pedestrians and bicyclists moving along the arterial.

On this stretch of Amarillo Boulevard, west of Hughes Street to Western Street (and continuing on the south side of Business 40 to NW 4th Avenue), parallel frontage roads provide access to various businesses that front toward this major thoroughfare while protecting the integrity of the main lanes of Business 40 for higher-speed, through-traffic flow.

These scenes from W. Amarillo Boulevard (above) and Soncy Road south of Hillside (below) show the benefits of a median, even where frontage access is still allowed, to help control left turn locations and provide a roadway cross section that is more conducive for higher speeds.
This example shows the extent of access (orange) that was permitted for earlier site development, even for a corner property at the intersection of two major highways (Bus. 40 and U.S. 287).

Soncy Road, south of IH-40, could never fulfill its intended, eventual function as part of a circumferential loop highway around the City once single-family detached residential and commercial development began to hem in the corridor, together with direct tie-in of collector and local cross streets, alleys (below), and numerous access drives to abutting properties. As one public meeting attendee noted, “Soncy became just another commercial street in town.”

In this example of newer commercial development along Coulter Street at SW 45th Avenue, off-street cross-access links between the larger stores and smaller adjacent businesses and pad sites helps to reduce the number of direct access points along the Coulter frontage. This also leaves more area for frontage landscaping and enhanced corridor aesthetics as a result.
Some public meeting attendees were appreciative of the City’s existing bike lanes around the community but suggested better placement and connectivity of such lanes going forward. The scene below depicts another concern of bike lane users – the placement of some bike lanes relative to on-street parallel parking.

Another community concern is the inability of pedestrians and bicyclists to use some bridges and railroad overpasses due to their auto-focused design.

Most newer arterials were built with sidewalks. In other places, gaps in the sidewalk network lead to dangerous situations such as below, as well as pedestrians following well-worn paths adjacent to major streets where sidewalks are absent.

Drop curbs and wheelchair ramps are an essential feature as street and sidewalk upgrades are completed.
4.29

The decision to use readily available public transit services, for those who have other mobility options, is strongly influenced by the convenience and appeal of this alternative. Like all transit agencies, ACT has the challenge of devoting limited resources to basic operations while hoping to invest in upgrades and amenities, such as enhanced and sheltered bus stops, that residents say would make transit use more attractive. These photos show examples of current conditions at some area bus stops.

A “Complete Streets” approach aims to optimize the use of available rights-of-way and also balance the mobility needs of pedestrians and bicyclists with private vehicles and public transit. In this example, the pavement width provides for a vehicular travel lane in each direction (blue), a marked bike lane (green) placed away from the curb line, and space for on-street parking (yellow) between the bike lane and curb line, which, in this case, is being used by a pedestrian given the absence of sidewalks (and the bike lane provides some buffering between the pedestrian and vehicular traffic).

Wide and curving sidewalks along Hillside, associated with the Greenways development, provide a more pleasant pedestrian environment along an arterial, as well as safer school access.
Chapter Five

Parks & Cultural Resources

Countless aspects of a community contribute to its livability and to individual quality of life. Residents often mention local parks first when considering the amenities they most value within their city. A full-service park and recreation system encourages outdoor exercise, participation in athletic programs, and community gatherings. Beyond leisure activities, these open spaces also provide relief from an intense urban environment, serve environmental functions such as flood control and habitat protection, and enhance community character. Typically, arts and culture also rate highly as particular benefits of living in a larger city, with the joys and inspiration they bring. Furthermore, historic areas, sites, and structures enable both long-time residents and relative newcomers to appreciate and maintain links to their city’s past.

This chapter focuses on Amarillo’s quality of life amenities including its park and recreation facilities, open space areas and views, cultural resources, and leisure opportunities. Given Amarillo’s role as the key trade-center city for the entire Panhandle and a multi-state area, its parks and cultural offerings also serve many more people than just City residents.

Parks, open space, and recreation facilities are an essential part of a healthy and sustainable community, offering relaxation and exercise outside of the home, after work, and beyond school activities. Much like streets, utilities, and police and fire protection, parks and open spaces are integral parts of any municipality. This includes maintaining and enhancing existing facilities, increasing the quantity of developed recreation areas, and capitalizing on natural features and assets of the High Plains landscape.

Regarding Amarillo’s vibrant arts and entertainment scene, one resident in an early public discussion for this Comprehensive Plan pointed out that, “We are not a suburb to a larger city and, therefore, Amarillo had to create things for
itself.” This Amarillo has done well, as highlighted in this chapter, with substantial charitable and private support, backed by strong community spirit and pride. Another public meeting participant noted that historic buildings and areas are a signature asset for Amarillo that visitors and newcomers are always impressed by: “Maybe they were not expecting it; historic preservation is another way of investing within the City” when it is spreading out so much with growth.”

RESULTS OF PAST PLANNING

A look back at the last Amarillo Comprehensive Plan from the 1980s indicates both areas of community progress, as well as lingering challenges that will again be a focus of this new plan. Goals and policies from the 1980s plan that are still relevant to this plan were contained in the land use, community facilities, central business district, and historic preservation sections:

Provide properly proportioned amounts of land uses for the community use, and direct the location of land uses in accordance with physical constraints that would affect development. This will ensure that an efficient, harmonious, and active city will evolve from these coordinated development efforts. [Land Use Goal]

Provide a full range of community facilities, including public buildings, parks and related areas, and structures to meet the broad social, cultural, recreational, educational, safety, and service needs of the citizens of Amarillo and the region. [Community Facilities Goal]

Make the Central Business District the heart of Amarillo by preserving and promoting the concentration of businesses, offices, and governmental services and making the CBD the cultural and entertainment focus of the City. [Central Business District Goal]

Preserve, enhance, and promote the integrity and authenticity of historically significant structures which are characteristic of Amarillo’s past. [Historic Preservation Goal]

Successful outcomes over the last several decades from this planning legacy include:
Continued growth in public parkland across the community. As of the 1980s plan there were 2,320 acres of land set aside for parks and open areas, and today that figure is 2,928 acres, or 608 additional acres in the overall system. Of the 1980s total, about 59% (1,375 acres) had already been developed for public use. The current developed acreage is 2,125, with about 73% of the total current acreage developed. Based on local park system standards at the time, Amarillo should have had 1,600 developed acres in the 1980s, so the community was about 225 acres short.

Significant improvements to the overall park system in recent years, as resources have allowed. It was noted in the 1980s plan that resources for park development were limited and required effective prioritization of park development projects. Of the 41% of the parkland inventory that remained undeveloped in the 1980s, significant acreage was within the three major regional parks: Thompson Memorial, Southwest, and Southeast (plus Medical Center Nature Park). These major City parks are much improved today.

Employing a variety of programs and tools, including Community Development Block Grant (CDBG) and Tax Increment Reinvestment Zone (TIRZ) funds and Public Improvement Districts (PIDs), along with the City’s ongoing capital improvements programming, to refurbish older parks and add recreational amenities within the City’s oldest neighborhoods.

Maintaining a Parks Master Plan and incorporating parks-related guidance in the City’s Development Policy Manual to highlight the need to acquire and improve public parkland in conjunction with overall City growth and new residential development.

Using parkland acquisition as a vehicle for preserving open spaces and unique natural features, including multiple playa lakes within the urbanized area (e.g., Southeast Park, John Stiff Memorial Park) and drainageways (Medical Center Park). This was in line with a Community Facilities policy statement in the 1980s plan that called on the City to “Conserve and develop as park land the unique recreational potentials of area playa lakes and creeks.”

Accomplishing a large nature preserve in the “rough terrain” area of northwest Amarillo, to the west of Soncy Road, through the non-profit Wildcat Bluff Nature Center. The 1980s plan had envisioned...
another regional public park in this location, along with significant expansion of the Southeast and Southwest (now John Stiff Memorial) parks.

- Continuing to follow the Neighborhood Unit Concept, as highlighted in Chapter 2-Land Use & Community Character, by expanding to what is now a 29-campus network of school parks achieved through partnerships between the City, school districts, and land developers. This approach currently provides 240+ acres of convenient recreational and play space within a variety of Amarillo neighborhoods. This is a notable success from the 1980s plan (and dating back to original City policies in the 1950s and 1960s), which included a policy directive to “Combine elementary schools and park sites, wherever possible.”

- Taking advantage of opportunities to put unique and underutilized spaces to public recreational use, especially near neighborhoods and commercial areas, as with the Rock Island Rails to Trails linear park.

- Nurturing a cultural/entertainment focal point in downtown Amarillo through the clustered development of a multi-purpose Civic Center, the Globe-News Center for the Performing Arts, and the Central Library, together with expanded dining and nightlife offerings in downtown—plus ongoing efforts to revive downtown lodging. This is consistent with a policy in the 1980s plan to “Encourage people-oriented activities for both day and night such as cultural, entertainment, and recreational uses.” Additionally, with the combined initiatives of Downtown Amarillo Inc., Center City, and the Amarillo Convention & Visitor Council, Amarillo has followed through on another key policy in the 1980s plan to “Create a downtown organization or association which would include both City government and private sector interests to develop and implement a successful redevelopment program and to market the CBD as a whole.” Along with its funding support, the City of Amarillo provides other essential revitalization tools, including the creation of a Tax Increment Reinvestment Zone (TIRZ) for downtown.

- Maintaining diverse leisure and entertainment facilities and attractions for all ages—with wide-ranging support from private and charitable interests—through the downtown arts and event venues
(with performances by the Amarillo Opera and Symphony and the Lone Star Ballet, plus professional sporting events); Amarillo Little Theatre; the Amarillo Museum of Art, American Quarter Horse Hall of Fame & Museum, Panhandle-Plains Historical Museum, Kwahadi Museum of the American Indian, and other area museums; Amarillo Zoo, Amarillo Botanical Gardens, Don Harrington Discovery Center, Wonderland Amusement Park, and Splash Amarillo; the Tri-State Fairgrounds and Amarillo National Center; and the Historic Route 66 district. Local public schools and higher education institutions provide additional cultural activities around the community. Across the Panhandle region, outdoor recreation opportunities are close by at Palo Duro Canyon State Park, Lake Meredith National Recreation Area, and other unique destinations.

Issues and needs that are carried over from the previous Comprehensive Plan, even after more than 25 years of growth and change in the community, include:

- Adequate funding and support for timely development of new parkland and periodic enhancement of older, established parks.

- The continuing challenge of acquiring adequate acreage and suitable sites for neighborhood park development in conjunction with subdivision platting given the lack of required parkland dedication in Amarillo. The 1980s Comprehensive Plan recommended that the City “Enact and implement an ordinance requiring mandatory dedication of parks or fees in lieu of parkland dedication for future developments” (Community Facilities Policy 18), but this approach has never been adopted in Amarillo as in many other Texas cities.

- The opportunity to preserve and enhance more playa lake locations, both within older portions of Amarillo’s urbanized area, as well as in new growth areas given the lakes’ environmental, aesthetic, and recreational value.

- The importance of linear park opportunities as a way to serve walkers, runners, and bicyclists near multiple neighborhoods and accommodate longer-distance recreational activities; provide greenbelts along creek corridors, arroyos, and natural drainage ways, which addresses both environmental protection needs and the need for community amenities; serve as an attractive element of parkway treatments on key streets and boulevards with medians, both within
The Park and Recreational Areas Map in the 1980s plan included a series of proposed linear parks along drainageways generally north of the City. This concept was consistent with Physical Environment Policy 4, which suggested that the community “Preserve drainageways in their natural state as feasible” while adding more passive recreation opportunities to the park system.

- The need to continue building consensus on the value of hike-and-bike improvements to the community in terms of the amount of City resources put toward this activity relative to other programs and initiatives.

- The opportunity to continue highlighting the ecological and sustainability role of and example set by City parkland, especially in terms of water conservation, including capture and re-use opportunities; xeriscaping; low-impact drainage methods; habitat protection; efficient lighting and reduced energy use in general; recycling; and community gardening locations.
PARK SYSTEM INVENTORY

The City’s Parks & Recreation Department maintains 69 parks and special use facilities. This includes 2,125.1 acres of developed land and 802.5 acres of undeveloped land.

The locations of these parks and facilities are displayed on Map 5.1, Park System. The system accommodates traditional recreation sports and offers a diverse selection of community amenities, such as the Amarillo Zoo and National Tennis Center.

The City has been actively renovating existing facilities, including annual upgrades to the zoo and continual improvements to athletic fields, as well as constructing new parks. In the last three years, five parks have either been built or begun construction, and several additional ones are planned.

Functional Types of Parks

A well-balanced parks and recreation system offers all types and sizes, ensuring adequate and equal opportunity for all persons, and, ultimately, encouraging use by all population groups. In accordance with the 2008 Parks Master Plan, this section defines a comprehensive system by function, service area, and facilities offered, which is applicable to all parks needs for the City of Amarillo. The standards and classifications are primarily derived from the Master Plan, with the addition of “Special Use Facilities” to accommodate unique community assets.

In order to evaluate existing conditions and future needs, all existing parklands have been classified into one of six functional classifications:

1. Regional parks;
2. Community parks;

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1 In addition to parks and special use facilities, this total includes the area associated with public buildings, public improvement districts, and traffic islands. See Table 5.2, System Inventory, for information on each category.
3. Neighborhoods parks;
4. School parks;
5. Linear parks; and
6. Special use facilities.

The following descriptions are supplemented by park standards and total acreages found in Table 5.1, Park Classifications.

Regional Parks
Regional parks accommodate the most users, offering a diverse range of recreational activities. They serve local residents and visitors from surrounding towns, warranting close proximity to freeways, expressways, or major arterials. Amenities include equipment and buildings found in smaller parks plus features such as a swimming pool, model airplane flying field, and softball and baseball fields.

Community Parks
Community parks provide a wide range of both active and passive recreation activities for a large service area. This requires adequate on- and off-street parking. For ease of access and visibility, these parks should be located near major arterial streets. Amenities may include lighted fields, restroom facilities, and a community center.

Neighborhood Parks
Neighborhood parks are small parks centrally located within a residential neighborhood. School parks are designed at a similar scale as neighborhood parks, but for planning purposes they are classified as their own category. Amenities typically include passive recreation areas and playground equipment.

School Parks
School parks consist of leased or City-owned property dedicated for park purposes in addition to the school-owned property. Because school districts only acquire 10-acre sites, the City obtains the remaining five acres by dedication from developers when the property is platted for development. School park amenities are similar to neighborhood parks.
Linear Parks
Amarillo’s unique and varied topographic features facilitate the development of linear parks. These parks can be incorporated into man-made and natural features, such as street rights-of-way and natural drainageways. While the Rock Island Rails-to-Trails path is the only recognized linear park, several potential opportunities have been identified along the tributaries of East and West Amarillo Creeks and the Canadian River Breaks.

Special Use Facilities
Special use facilities serve the region and accommodate specific recreational and leisure activities. These buildings and facilities typically emphasize one or two uses, such as tennis or golfing, rather than a mix of active and passive activity.

SYSTEM INVENTORY
In addition to the six park classifications, public buildings, public improvement districts, and traffic islands have been included in the system inventory. Table 5.2, System Inventory, summarizes the total area for all parks, recreation facilities, open space, and accessory buildings.

NEEDS ASSESSMENT
The demand for a varied range of park facilities has increased over the years because of changing conditions such as per capita income, mobility, size and age of population, and the amount of available leisure time. According to the objectives in the 2008 Parks Master Plan, the City aims to provide for an equitable geographic distribution of parks, recreation programs, and facilities. For Amarillo to meet its current and future park and open space needs, the park system must coordinate with other elements of the Comprehensive Plan such as the transportation system, the land use plan, and other community facilities. All these factors must fit the topography and be designed to serve the probable future population.
### TABLE 5.1
Park Classifications

<table>
<thead>
<tr>
<th>Regional Parks (5)</th>
<th>Developed</th>
<th>Undeveloped</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong> Serves entire populations of a community or region. Exhibits unique natural amenities or cultural characteristics, as well as a variety of recreational facilities.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Service Area:</strong> Citywide and surrounding region</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Desirable Minimum Size:</strong> No standard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Density:</strong> No standard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Characteristics:</strong> Protect and preserve natural amenities, sufficiently buffered from nearby urban development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>John S. Stiff Memorial Park</td>
<td>198.4</td>
<td>168.8</td>
<td>367.2</td>
</tr>
<tr>
<td>Martin Road Park</td>
<td>60.7</td>
<td>4.1</td>
<td>64.8</td>
</tr>
<tr>
<td>Medical Center Park</td>
<td>58.2</td>
<td>20.0</td>
<td>78.2</td>
</tr>
<tr>
<td>Southeast Regional Park</td>
<td>60.7</td>
<td>10.8</td>
<td>71.5</td>
</tr>
<tr>
<td>Thompson Memorial Park</td>
<td>227.3</td>
<td>24.5</td>
<td>251.8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>605.3</strong></td>
<td><strong>228.2</strong></td>
<td><strong>833.5</strong></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Community Parks (8)</th>
<th>Developed</th>
<th>Undeveloped</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong> Serves the broad community. Includes facilities for active and passive recreation and leisure, including athletic fields, swimming pools, picnic areas, walking/jogging paths, open play areas, exercise stations, and restrooms, among other improvements.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Service Area:</strong> 4 to 8 square miles (1.6 mile radius)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Desirable Minimum Size:</strong> 20 acres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Density:</strong> 1 acre per 1,000 residents</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Characteristics:</strong> Located to provide full access to the city.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ellwood Park</td>
<td>27</td>
<td>-</td>
<td>27</td>
</tr>
<tr>
<td>El Alamo Park</td>
<td>9.7</td>
<td>-</td>
<td>9.7</td>
</tr>
<tr>
<td>Gene Howe Park</td>
<td>28.1</td>
<td>-</td>
<td>28.1</td>
</tr>
<tr>
<td>Hines Memorial Park</td>
<td>13.4</td>
<td>-</td>
<td>13.4</td>
</tr>
<tr>
<td>Memorial Park</td>
<td>15.2</td>
<td>-</td>
<td>15.2</td>
</tr>
<tr>
<td>Rick Klein Athletic Complex</td>
<td>83.8</td>
<td>420.4</td>
<td>504.2</td>
</tr>
<tr>
<td>River Road Park</td>
<td>27.0</td>
<td>-</td>
<td>27.0</td>
</tr>
<tr>
<td>Southeast Complex</td>
<td>18.2</td>
<td>4.5</td>
<td>22.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>222.4</strong></td>
<td><strong>424.9</strong></td>
<td><strong>647.3</strong></td>
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### Table 5.1
**Park Classifications (continued)**

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<tr>
<th>Neighborhood Parks (20)</th>
<th>Developed</th>
<th>Undeveloped</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong> Serves neighborhood residents within walking distance. Facilities are for active use (e.g., sports activities, playgrounds) and passive use (e.g., walking, picnicking). <strong>Service Area:</strong> 1 square mile (0.6 mile radius) <strong>Desirable Minimum Area:</strong> 10 acres <strong>Density:</strong> 2 acres per 1,000 residents <strong>Site Characteristics:</strong> Centrally located with a residential neighborhood.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benton Park</td>
<td>7.3</td>
<td>-</td>
<td>7.3</td>
</tr>
<tr>
<td>Bones Hooks Park</td>
<td>7.0</td>
<td>-</td>
<td>7.0</td>
</tr>
<tr>
<td>Buena Vista Complex</td>
<td>10.0</td>
<td>-</td>
<td>10.0</td>
</tr>
<tr>
<td>East Park</td>
<td>5.3</td>
<td>-</td>
<td>5.3</td>
</tr>
<tr>
<td>Glenwood Park</td>
<td>5.5</td>
<td>-</td>
<td>5.5</td>
</tr>
<tr>
<td>Greenways Park*</td>
<td>15.0</td>
<td>38.0</td>
<td>53.0</td>
</tr>
<tr>
<td>Martin Luther King Jr. Park</td>
<td>9.2</td>
<td>-</td>
<td>9.2</td>
</tr>
<tr>
<td>Mary Hazeltig Park</td>
<td>2.7</td>
<td>-</td>
<td>2.7</td>
</tr>
<tr>
<td>Oliver Eakle Park</td>
<td>2.5</td>
<td>-</td>
<td>2.5</td>
</tr>
<tr>
<td>Paramount Park</td>
<td>8.0</td>
<td>-</td>
<td>8.0</td>
</tr>
<tr>
<td>Pleasant Valley Park</td>
<td>8.9</td>
<td>-</td>
<td>8.9</td>
</tr>
<tr>
<td>Sam Houston Park</td>
<td>14.0</td>
<td>-</td>
<td>14.0</td>
</tr>
<tr>
<td>San Jacinto Park</td>
<td>7.5</td>
<td>-</td>
<td>7.5</td>
</tr>
<tr>
<td>Sanborn Park</td>
<td>2.7</td>
<td>-</td>
<td>2.7</td>
</tr>
<tr>
<td>SF Austin Park</td>
<td>8.1</td>
<td>-</td>
<td>8.1</td>
</tr>
<tr>
<td>Southlawn Park</td>
<td>7.9</td>
<td>-</td>
<td>7.9</td>
</tr>
<tr>
<td>Taylor St. Park</td>
<td>0.3</td>
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<td>0.3</td>
</tr>
<tr>
<td>Vest Park*</td>
<td>0.5</td>
<td>-</td>
<td>0.5</td>
</tr>
<tr>
<td>West Hills Park</td>
<td>20.9</td>
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<td>20.9</td>
</tr>
<tr>
<td>Will Rogers Park</td>
<td>3.9</td>
<td>-</td>
<td>3.9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>147.2</td>
<td>38.0</td>
<td>185.2</td>
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</table>

<table>
<thead>
<tr>
<th>School Parks (29)</th>
<th>Developed</th>
<th>Undeveloped</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong> Joint use with existing school. <strong>Service Area:</strong> 1 square mile (0.6 mile radius) <strong>Desirable Minimum Size:</strong> 10 acres <strong>Density:</strong> 2 acres per 1,000 residents <strong>Site Characteristics:</strong> Centrally located with a residential neighborhood.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alice Landergin Park</td>
<td>3.5</td>
<td>-</td>
<td>3.5</td>
</tr>
<tr>
<td>Arden Road Park</td>
<td>11.4</td>
<td>-</td>
<td>11.4</td>
</tr>
<tr>
<td>Avondale Park</td>
<td>6.5</td>
<td>-</td>
<td>6.5</td>
</tr>
<tr>
<td>Belmar Park</td>
<td>19.3</td>
<td>-</td>
<td>19.3</td>
</tr>
<tr>
<td>City View Park*</td>
<td>7.5</td>
<td>-</td>
<td>7.5</td>
</tr>
<tr>
<td>Eastridge Park</td>
<td>13.6</td>
<td>-</td>
<td>13.6</td>
</tr>
<tr>
<td>Forest Hill Park</td>
<td>6.5</td>
<td>-</td>
<td>6.5</td>
</tr>
<tr>
<td>Gene Howe School Park</td>
<td>5.8</td>
<td>-</td>
<td>5.8</td>
</tr>
<tr>
<td>Hamlet Park</td>
<td>9.1</td>
<td>-</td>
<td>9.1</td>
</tr>
<tr>
<td>West Hillside Park*</td>
<td>4.4</td>
<td>-</td>
<td>4.4</td>
</tr>
<tr>
<td>Hilltop Park</td>
<td>10.3</td>
<td>-</td>
<td>10.3</td>
</tr>
<tr>
<td>Lamar Park</td>
<td>4.0</td>
<td>-</td>
<td>4.0</td>
</tr>
<tr>
<td>Lawndale Park</td>
<td>8.5</td>
<td>-</td>
<td>8.5</td>
</tr>
<tr>
<td>Margaret Wills Park</td>
<td>5.4</td>
<td>-</td>
<td>5.4</td>
</tr>
<tr>
<td>Mesa Verde Park</td>
<td>10.1</td>
<td>-</td>
<td>10.1</td>
</tr>
<tr>
<td>Oakdale Park</td>
<td>6.2</td>
<td>-</td>
<td>6.2</td>
</tr>
<tr>
<td>School Parks (29)</td>
<td>Developed</td>
<td>Undeveloped</td>
<td>Total</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------</td>
</tr>
<tr>
<td>Olsen Park</td>
<td>6.7</td>
<td>-</td>
<td>6.7</td>
</tr>
<tr>
<td>Puckett Park</td>
<td>15.9</td>
<td>-</td>
<td>15.9</td>
</tr>
<tr>
<td>Ridgecrest Park</td>
<td>13.5</td>
<td>-</td>
<td>13.5</td>
</tr>
<tr>
<td>Robert E. Lee Park</td>
<td>6.6</td>
<td>-</td>
<td>6.6</td>
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<tr>
<td>Sleepy Hollow Park</td>
<td>11.1</td>
<td>-</td>
<td>11.1</td>
</tr>
<tr>
<td>South Georgia Park</td>
<td>8.4</td>
<td>-</td>
<td>8.4</td>
</tr>
<tr>
<td>Sunrise Park</td>
<td>11.5</td>
<td>-</td>
<td>11.5</td>
</tr>
<tr>
<td>Tradewinds Park</td>
<td>3.5</td>
<td>-</td>
<td>3.5</td>
</tr>
<tr>
<td>Western Plateau Park</td>
<td>9.4</td>
<td>-</td>
<td>9.4</td>
</tr>
<tr>
<td>Westover Park*</td>
<td>5.8</td>
<td>-</td>
<td>5.8</td>
</tr>
<tr>
<td>Willow Vista Park</td>
<td>14.0</td>
<td>-</td>
<td>14.0</td>
</tr>
<tr>
<td>Windsor Park</td>
<td>10.2</td>
<td>-</td>
<td>10.2</td>
</tr>
<tr>
<td>Woodlands Park</td>
<td>10.7</td>
<td>-</td>
<td>10.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>259.4</td>
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<td>259.4</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Linear Parks (1)</th>
<th>Developed</th>
<th>Undeveloped</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong> Developed for bicycling, hiking, walking and jogging, and commonly used as a linkage between parks.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Service area:</strong> Citywide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Desirable Size:</strong> Sufficient size to accommodate expected use and provide adequate travel distance, typically a minimum of ½ mile</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Density:</strong> No minimum standard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Characteristics:</strong> Typically follows a linear natural feature, such as a river, as well as rights-of-way or easements.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rails to Trails (Rock Island)</td>
<td>53.0</td>
<td>-</td>
<td>53.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Special Use Facilities (6)</th>
<th>Developed</th>
<th>Undeveloped</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong> Serves the broader community or region for specialized, multi-purpose recreation activities (e.g., performance center).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Service Area:</strong> Available to all persons</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Desirable Size:</strong> No minimum standard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Density:</strong> No minimum standard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Characteristics:</strong> Intended for city-wide or regional use.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amarillo National Tennis Center*</td>
<td>1.1</td>
<td>-</td>
<td>1.1</td>
</tr>
<tr>
<td>Amarillo Zoo</td>
<td>14.0</td>
<td>-</td>
<td>14.0</td>
</tr>
<tr>
<td>Comanche Trails (36 Holes)</td>
<td>431.6</td>
<td>-</td>
<td>431.6</td>
</tr>
<tr>
<td>Ross Rogers Golf Course (36 Holes)</td>
<td>300.0</td>
<td>-</td>
<td>300.0</td>
</tr>
<tr>
<td>Shooting Complex*</td>
<td>-</td>
<td>111.4</td>
<td>111.4</td>
</tr>
<tr>
<td>Southeast Pool*</td>
<td>2.7</td>
<td>-</td>
<td>2.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>749.4</td>
<td>111.4</td>
<td>860.8</td>
</tr>
</tbody>
</table>

**SOURCE:** Updated from the 2008 Parks Master Plan (*) – Amarillo Parks & Recreation Department, Kendig Keast Collaborative

ADOPTED 10-12-10
TABLE 5.2
System Inventory

<table>
<thead>
<tr>
<th>Type</th>
<th>Total Acres</th>
<th>Developed Acres</th>
<th>Undeveloped Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Parks</td>
<td>833.5</td>
<td>605.3</td>
<td>228.2</td>
</tr>
<tr>
<td>Community Parks</td>
<td>647.3</td>
<td>222.4</td>
<td>424.9</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>185.2</td>
<td>147.2</td>
<td>38.0</td>
</tr>
<tr>
<td>School Parks</td>
<td>259.4</td>
<td>259.4</td>
<td>-</td>
</tr>
<tr>
<td>Linear Parks</td>
<td>53.0</td>
<td>53.0</td>
<td>-</td>
</tr>
<tr>
<td>Special Use Facilities</td>
<td>860.8</td>
<td>749.4</td>
<td>111.4</td>
</tr>
<tr>
<td>Public Buildings</td>
<td>32.9</td>
<td>32.6</td>
<td>-</td>
</tr>
<tr>
<td>Public Improvement</td>
<td>37.1</td>
<td>37.1</td>
<td>-</td>
</tr>
<tr>
<td>Districts</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic Islands</td>
<td>18.5</td>
<td>18.5</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,927.4</strong></td>
<td><strong>2,124.9</strong></td>
<td><strong>802.5</strong></td>
</tr>
</tbody>
</table>

SOURCE: Updated from the 2008 Parks Master Plan (*) – Amarillo Parks & Recreation Department, Kendig Keast Collaborative

** Rounding based on subtotal

The purpose of the needs assessment is to identify current and future needs for additional park acreage, new facilities, and other improvements. This need is measured by determining the degree to which the existing parks and recreation facilities are in sufficient supply, from a system-wide and quantity perspective, and whether they provide sufficient geographic coverage, from a locational perspective relative to the City’s residential areas.

Industry Standards

The standards-based assessment offers a benchmark comparison for evaluating Amarillo’s present and future park needs, typically expressed in terms of acres of land dedicated per unit of population. Based on local characteristics and community input, national standards published by organizations such as the National Recreation and Park Association (NRPA) have been customized by the Park and Recreation Commission and City of Amarillo Parks & Recreation Department.

Traditionally, a ratio of acres-to-people has been utilized for park planning purposes. Displayed in Table 5.3, Future Park Needs, are the acreages of community, neighborhood, and school parks that will be needed to meet future demands. The amount of parkland was calculated by applying acreage
As indicated in the bottom row of Table 5.3, a general standard of 10 acres of developed parkland for each 1,000 residents is desirable and considered to be appropriate for the entire system. As the system row also shows, this translates into a current target of 1,915 total acres for Amarillo. The City exceeds this amount with 2,927.4 acres of overall supply and 2,124.9 acres of existing developed parkland. However, for purposes of standards comparison, golf course land is typically deducted since it skews the acreage totals and is a specialized type of recreational land relative to the broader needs met by community, neighborhood, and other basic park types. When Amarillo’s 731.6 acres of public golf course area is deducted, then the existing developed supply is 1,393.3 acres. This adjusted amount is 521.7 acres below

### TABLE 5.3
Future Park Needs

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Standard (Developed)</th>
<th>Existing Developed Supply</th>
<th>Existing Undeveloped Supply</th>
<th>Total Supply</th>
<th>Standard Supply (Developed)</th>
<th>Surplus / Deficit*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Current</td>
<td>2030</td>
<td>Current</td>
<td>2030</td>
<td>Current</td>
</tr>
<tr>
<td>Community</td>
<td>1 acre/1,000 residents</td>
<td>222.4</td>
<td>424.9</td>
<td>647.3</td>
<td>191.5</td>
<td>250.7</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>2 acres/1,000 residents</td>
<td>147.2</td>
<td>38.0</td>
<td>185.2</td>
<td>383.0</td>
<td>501.4</td>
</tr>
<tr>
<td>School</td>
<td>2 acres/1,000 residents</td>
<td>259.4</td>
<td>-</td>
<td>259.4</td>
<td>383.0</td>
<td>501.4</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>629.0</td>
<td>462.9</td>
<td>1,091.9</td>
<td>957.5</td>
<td>1,253.5</td>
</tr>
<tr>
<td>System</td>
<td>10 acres/1,000 residents</td>
<td>2,124.9</td>
<td>802.5</td>
<td>2,927.4</td>
<td>1,915.0</td>
<td>2,507.0</td>
</tr>
</tbody>
</table>

* The "current" acreage deficit does not account for the proposed parks as they are not yet part of the system.

NOTE: This table assumes an estimated 2009 population of 191,500 and a projected 2030 population of 250,700 (1.29% average annual growth rate).
the current target acreage of 1,915 acres of basic developed parkland for the entire system.

Standards-based evaluation of parkland acreage focuses especially on the amount of land dedicated to parks in the community, neighborhood, and school categories as these types are intended to meet basic needs every day. According to the City’s park standards, and as shown in the Total row of Table 5.3, Amarillo should already have a supply of 957.5 acres of developed community, neighborhood, and school parkland. The City currently maintains 1,091.9 acres, surpassing the overall standard by 134.1 acres. However, there is a current deficit of 328.5 acres when only developed acreage (629 acres) is considered. The deficit would increase to 624.6 acres by 2030 based on projected population and the current parkland inventory.

With regard to the three basic park categories, Table 5.3 shows that the existing park system exceeds current, standard-based acreage needs only in the community park category (by 30.9 acres). The neighborhood park deficit is 235.8 acres, and an additional 123.6 acres of school parkland is already needed. By 2030 the overall acreage target increases to 1,253.5 acres, or another 161.6 acres beyond the current total supply, both developed and undeveloped, in the community, neighborhood, and school categories.

The major challenge for the City will be to meet the current standards while keeping pace with anticipated population growth and ongoing residential development. Amarillo currently has ample parkland in undeveloped reserves to accommodate future construction. As the City continues to grow primarily to the southwest, proposed parks such as Colonies School/Park and the future neighborhood park near Gene Howe Elementary School will help to meet these needs.

**Service Areas**

The service area assessment evaluates the geographic distribution rather than the total acres of parks across the City. The location of these recreation opportunities plays into the effectiveness of the entire system. A service area buffer is drawn around each park within the following classifications: regional, community, neighborhood, and school parks. The larger the park, the more residents are attracted to the facility. Therefore, community parks serve up to eight square miles; neighborhood and school parks cover one square mile. This analysis identifies under-served areas, or gaps, as depicted
on Map 5.2, Park Service Areas. The following conclusions can be drawn based on this map:

- From a locational standpoint, the analysis indicates that the City has adequate spatial coverage of parks throughout its developed areas. The even distribution of regional and community parks alleviates neighborhood and school park deficiencies to some extent.

- Community parks have a primary service area of four to eight square miles, meaning that most people who utilize these area-wide parks generally reside within this radius. The combined service areas of Amarillo’s eight community parks primarily cover the eastern half of the City. Larger-scale regional parks such as Medical Center Park and John S. Stiff Memorial Park compensate for any gaps in western Amarillo. As the City expands, parkland acquisition needs to be directly and promptly coordinated in conjunction with land development activity (through parkland dedication requirements or continual negotiation of voluntary dedications).

- Neighborhood and school parks are designed to be evenly spaced and within close proximity to most residentially developed areas. They are also some of the easiest to plan given their smaller size and frequent association with master-planned subdivisions. As displayed, the current array of neighborhood parks provides good coverage in concentrated nodes, but there are several gaps in these categories:

  - The older neighborhood between Ellwood, Austin, and Margaret Wills parks does not fall within the service areas of any neighborhood or school parks. However, this area was developed with a signature landscaped median along a portion of Julian Boulevard that terminates in a triangular open space block within the neighborhood. Nearby access to Ellwood Park and Rails-to-Trails linear park also offers equitable amenities compared to the smaller parks of newer developments.

  - The southwest neighborhood to the west of John S. Stiff Memorial Park lacks nearby parkland of any type. The proposed site of Colonies School and Park will fill this need to the west. Additionally, Greenways Park has the potential to expand and increase its level of service. The City owns 38 undeveloped acres in conjunction with the 15 it has already developed.
LEGEND

- Proposed Parks
- Other Parks
- Regional Parks
- Community Parks
- Neighborhood Parks
- School Parks
- Regional Park Service Area*
- Community Park Service Area
- Neighborhood Park Service Area
- School Park Service Area
- School District Boundaries
- Streams and Water Bodies
- City Limits
- Railroad

* The service area standards for community parks were applied to regional parks. Standards for regional parks typically vary and benefit local residents and visitors within and outside the city limits. To neighborhoods in close proximity, regional parks can also function like community parks by offering comparable amenities.
- The southwest quadrant has another gap to the east of Windsor Park. This area has experienced new activity with the recent addition of City View Park. Two new neighborhood parks are planned—one to the southwest and one to the northwest of City View Park. Once built, they will help to connect John Stiff Memorial Park with the periphery and strengthen the overall network.

- The southeast lacks a concentration of neighborhood parks, but the combination of Southeast Regional Park, Rick Klein Athletic Complex (encompassing Rick Klein North), and Comanche Trail Municipal Golf Course will accommodate the recreation needs of new growth in this area. Furthermore, the City owns more than 400 undeveloped acres between these parks, allowing for expansion or subdivision.

★ As the City plans for additional parks, new parkland must be selected based on suitability measures and land availability—not just location. For instance, land to the north and northwest of Amarillo has more challenging topography, requiring strict adherence to the slope standards in the Parks Master Plan.

**JOINT USE**

The City of Amarillo has partnered with local school systems to coordinate school and park development, resulting in 29 shared-use facilities across the community. The City of Amarillo initiated joint park and school projects in 1951 with the development of the Avondale Park and School site. These partnerships promote the development of superior facilities, and they help to avoid needless duplication of amenities and maintenance.

The City’s Park and Recreation Commission, which is responsible for studying and encouraging the development and expansion of parks and recreation areas, adopted updated policies for the development of Amarillo’s park system in June 2007. These policies call for development of a neighborhood park in each residentially developed section of land in conjunction with public school sites, with community parks and regional parks to be appropriately located throughout the City to serve...
multiple neighborhoods or major sections of the community. The system of providing school parks results in a cooperative venture between the City and the applicable school district to acquire the land and make improvements. When development of the park is completed, the school district pays water costs and the City is responsible for maintenance and labor.

Amarillo’s municipal parks and recreation system is supplemented by the various improvements found on middle school and high school campuses. These sites are located throughout the City and provide athletic-type facilities for attending students. Middle school sites, which contribute to Amarillo’s open space, include Austin, Bonham, Bowie, Crockett, Fannin, Houston, Mann, Travis, and Valleyview. Facilities for recreational activities such as baseball, track events, and football are also found at high schools such as Amarillo, Caprock, Palo Duro, Tascosa, Randall, and Highland Park. Privately owned recreational facilities such as the Maverick Club, YMCA, numerous health clubs, the Amarillo and Tascosa Country Clubs, and Amarillo Technical College (ATC) also help to meet community demand for facilities and recreation options.

IMPLEMENTATION

The 2008 Parks Master Plan established a framework for system expansion, setting a five-year strategy for upgrading the parks and recreation system. In the last three years, the City has added five of the eight proposed projects for a total of 69 parks and special use facilities. The Parks & Recreation Department is currently focused on designing a $15.5 million aquatic center, which will likely be funded through municipal bonds and completed in 2012. This 68,000 square foot, indoor facility will accommodate leisure and competitive swimming. Table 5.4, Implementation Schedule, identifies recently completed and proposed projects.
## TABLE 5.4
Implementation Schedule

### Completed Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comanche Maintenance Barn Expansion</td>
<td>$150,000</td>
</tr>
<tr>
<td>Comanche Tomahawk Drainage Std</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Ross Maintenance Barn Expansion Std</td>
<td>$100,000</td>
</tr>
<tr>
<td>Trade Winds School Park</td>
<td>$400,000</td>
</tr>
<tr>
<td>Westover Park</td>
<td>$400,000</td>
</tr>
</tbody>
</table>

### Under Construction

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City View Park</td>
<td>$750,000</td>
</tr>
<tr>
<td>Comanche Club House Renovation</td>
<td>$20,000</td>
</tr>
<tr>
<td>West Hillside Park</td>
<td>$750,000</td>
</tr>
</tbody>
</table>

### Ongoing

- Automate/Renovate Irrigation
- Continue Zoo Expansion
- John Stiff Development
- Medi-Park Shoreline Stabilization
- Outlying Softball Fields Improvements
- Park Security Lighting
- Playground Improvements
- Restroom Replace-Area Parks
- Softball Building Renovation
- Swimming Pool Renovations

### Near Term (0 to 4 years)

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amarillo Skate Park Extension</td>
<td>$50,000</td>
</tr>
<tr>
<td>Baseball Complex Lighting</td>
<td>$100,000</td>
</tr>
<tr>
<td>Ellwood Parking</td>
<td>$200,000</td>
</tr>
<tr>
<td>New Picnic Shelter</td>
<td>$770,000</td>
</tr>
<tr>
<td>Park Road at John Stiff Park</td>
<td>$350,000</td>
</tr>
<tr>
<td>Park Spraygrounds</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>Pheasant Run Park</td>
<td>$700,000</td>
</tr>
<tr>
<td>Practice Soccer Field Lighting</td>
<td>$350,000</td>
</tr>
<tr>
<td>Ross East Renovation</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>SW Pool Slides</td>
<td>$200,000</td>
</tr>
<tr>
<td>Thompson Park Building Renovation (Old Kids, Inc.)</td>
<td>$100,000</td>
</tr>
<tr>
<td>Youth Girls Softball Complex</td>
<td>$3,200,000</td>
</tr>
</tbody>
</table>

### Long Term (5 to 10 years)

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Community Center Study</td>
<td>$80,000</td>
</tr>
<tr>
<td>Indoor Reunion Pavilion</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>Rails to Trails Walking/Trail Imp</td>
<td>$400,000</td>
</tr>
<tr>
<td>Soccer Complex</td>
<td>$1,900,000</td>
</tr>
<tr>
<td>Tennis Center Expansion</td>
<td>$910,000</td>
</tr>
</tbody>
</table>

**SOURCE:** Updated from the 2008 Parks Master Plan – Amarillo Parks & Recreation Department, Kendig Keast Collaborative
KEY PLANNING THEMES

Amarillo faces an economic imperative to continue to develop even more and better amenities and leisure options for its residents and visitors. The City and region are in competition with others across the nation which have long recognized that economic competitiveness depends on more than just available and inexpensive land, a sound labor force, transportation facilities, and the like. A truly complete community retains and attracts both businesses and workers by making itself appealing in all ways, not just as a place to grow a business and earn a living.

One Amarillo resident noted that his community has “a small city feel with big town amenities.” Enjoyable and well-maintained parks, access to performing and visual arts, and attention to community history help to round out a community already made attractive by stable neighborhoods, good schools, medical facilities, and shopping and dining options. In sum, as another resident concluded, “Quality of life investment is economic development investment,” and also essential to retaining the area’s youth along with better education and job opportunities.

Based on the concerns and hopes expressed by residents, public and private leaders, and key community stakeholders and investors, the following themes emerged as priorities for this Parks & Cultural Resources element of the Plan:

1. Build on a Strong Park System
2. Cluster Cultural and Entertainment Assets
3. Enhance Local Heritage Initiatives and Tools

Build on a Strong Park System

The City of Amarillo updated its Parks Master Plan within the last few years, in 2008, and is currently finalizing an update to its 2003 Hike & Bike Master Plan. The breadth and quality of local parks and recreation facilities is yet another legacy of a long history of planning and phased action in Amarillo.

The stated mission of the City’s Parks & Recreation Department is to, “Enhance the quality of life for Amarillo citizens through quality parks, programs, and people.” The following series of objectives in the Parks Master Plan captures the many ways that a diverse and effective park system can touch residents’ lives and contribute to a quality community:

ADOPTED 10-12-10
★ Develop long-range park master plans that guide the continued development of the Amarillo park system.
★ Increase the quality of parks and recreational opportunities for Amarillo citizens.
★ Provide for year-round recreational and leisure opportunities.
★ Provide for an equitable geographic distribution of parks, recreation programs and facilities.
★ Develop effective programs that increase citizen awareness of parks and recreation programs.
★ Seek increased levels of customer service and satisfaction.
★ Seek increased community participation in parks and recreation programs and special events.
★ Provide for the orderly replacement of aging park and recreational infrastructure to insure that recreational opportunities are not lost.
★ Encourage cooperation with local school districts, community organizations and the business community, in order to optimize benefits to citizens.
★ Provide for enhanced maintenance of all parks and park facilities.
★ Encourage conservation of native habitat, natural and wildlife areas in the City of Amarillo.

**Cluster Cultural and Entertainment Assets**
A clear link exists between downtown revitalization and the continued growth and enhancement of Amarillo’s cultural and entertainment venues and offerings. As stated so well in the City’s 1980s Comprehensive Plan, “The basic objective in revitalizing the downtown economy is to attract more people more frequently and to keep them as long as possible by creating a variety of reasons to come and stay downtown.” The 1980s plan also pointed out fundamental aesthetic issues in downtown that remain a priority focus today: the extent of surface parking in the core area of downtown, and the need for further streetscape enhancements to soften the intensity of the downtown urban environment.

As is likely to be recommended through the pending land use and facilities study for downtown, Amarillo, like many large cities, should continue to
cluster its cultural facilities and entertainment venues within the Central Business District to build on a critical mass of people-attracting activities there. This basic strategy will support various other planning and revitalization objectives including:

- Making downtown a more active and vital place on evenings and weekends, supplementing its prime business and government functions on weekdays.

- Taking advantage of downtown’s central location and highway accessibility, plus its available street capacity and on- and off-street parking supply to accommodate large events and patronage, as well as to handle multiple simultaneous events better than any other location in the City.

- Building on the established clustering of the Civic Center, the Globe-News Center for the Performing Arts, the Central Library, and City Hall with even more events and activity that will provide further impetus for “nightlife” commerce (restaurants, bars, clubs, hotels, extended-hour retail, etc.).

- Making structured parking economically feasible and a welcome convenience by enabling arts and entertainment patrons to park closer to their destinations, and, depending on facility design, possibly protect them from inclement weather through covered walkways and/or tunnel connections.

- With the addition of structured parking, opening the way for elimination of more surface parking in the vicinity, which can lead to more productive use of land; opportunities for civic amenities such as plazas, fountains, and continuous green links within and between certain downtown blocks; and general “greening” of the downtown cultural/entertainment node with less need for expansive surface parking areas immediately adjacent to facilities. [City staff estimated that the Civic Center and Globe-News Center, together, can host multiple events at once that can involve some 5,000 patrons, with just enough capacity in the surface lots around the facilities to park the associated number of vehicles – assuming no other sizable events are happening nearby in downtown.]
Based on pending study recommendations and ongoing downtown planning, the City and community may choose to invest in other new or upgraded types of facilities or venues in coming years. In the meantime, discussions with City staff for this Comprehensive Plan confirmed that the City does not face any significant “physical plant” issues with its current arts/entertainment/event facilities thanks to ongoing attention and financial commitment to routine maintenance and repair/replacement schedules. Considering its 42-year history, the Amarillo Civic Center is in remarkably good condition. As a much more recent addition, the Globe-News Center remains a new and very attractive community landmark, designed and constructed through public/private partnering before the City assumed responsibility for its long-term management.

Amarillo’s civic and performance facilities have seen a 125% increase in utilization since 2000 based on event activity counts tabulated by City staff (from 784 events in 2000-01 to 1,763 in 2008-09). This includes a wide variety of activities, from banquets, dances, and cultural performances to trade shows and conventions, meetings/seminars, concerts, and sports events. Over these same years annual attendance has averaged 684,000, including a peak of 747,798 in 2005-06. With many visitors included in these attendance figures, the Civic Center helps to inject millions of outside dollars into the local economy.
One area where some public meeting attendees indicated less satisfaction involves the City’s sports arena space. City staff noted that the north expansion of the Civic Center was pursued in a previous round of facility improvements rather than replacement of the Cal Farley Coliseum. Staff also pointed out that seating capacity is an issue at times in several Civic Center venues, although Amarillo will never compete with the United Spirit Arena in Lubbock for certain concerts and larger-scale events, especially with the university connection there. Addressing technological limitations in the current venues is an immediate focus given the needs of various contemporary users.

Operation and maintenance of the Civic Center and Globe-News Center are funded through the facilities’ own revenue streams, and also through the City’s capital budget. Hotel occupancy tax revenue is utilized as these facilities contribute directly to visitation, tourism, and hotel patronage in Amarillo. However, a highly significant capital investment, such as design and construction of a parking deck, would require other forms of funding support.

**Enhance Local Heritage Initiatives and Tools**

Through its Landmarks and Historic Districts ordinance (Chapter 4-11, Landmarks and Historic Preservation, in the City Code of Ordinances), as initially adopted in 1991, the City of Amarillo has available the typical array of municipal tools and administrative and hearing procedures for protecting and managing the preservation, restoration, rehabilitation, reconstruction, alteration, relocation – and, where unavoidable, demolition – of “historically, culturally, architecturally, and archaeologically significant sites and structures which represent a distinct aspect of the City and serve as reminders of our culture and heritage” (Section 4-11-2(1)). This includes:

- An appointed Board of Review for Landmarks and Historic Districts;
- A Certificate of Appropriateness mechanism, including permits specifically for proposed demolitions, and associated review/approval and hearing procedures (with avenues for appeals to the Planning and Zoning Commission and the City Commission, as appropriate);
- Use of zoning and site plan review mechanisms (linked to the Planned Development provisions and procedures in the City’s zoning ordinance);
- Provisions for ongoing survey, inventory, and designation efforts; and
Property tax incentives provided through Article VI of Chapter 4-11 (potential 10-year freeze in assessed valuation of the subject land and structure, equal to the assessed value prior to the preservation work).

The purpose statement in the ordinance cites the many benefits that accrue to a community over time through such efforts, including in the arenas of economic prosperity, cultural and educational enrichment, development compatibility and resource protection, and strengthened civic pride. Action strategies for this topic highlight potential ways to build on current regulatory capabilities, expand funding support, and broaden public awareness of the importance of heritage preservation activities by both the public sector and private interests.

**ACTION STRATEGIES**

This section provides potential action strategies for responding to the key planning themes related to parks and cultural resources in Amarillo that were outlined earlier in this chapter:

1. Build on a Strong Park System
2. Cluster Cultural and Entertainment Assets
3. Enhance Local Heritage Initiatives and Tools

**Table 5.1, Parks & Cultural Resources Actions**, summarizes the action possibilities that were considered by the Comprehensive Plan Steering Committee, and which were classified as Basic actions that are relatively straightforward to implement, Intermediate actions that could be more challenging and require more advanced work, and Advanced actions that would represent “stretch” objectives for the City because they are new (or a break from past practice), potentially controversial, or otherwise more difficult to accomplish due to cost or other considerations. They also fall into five categories which represent the main ways that comprehensive plans are implemented (as elaborated upon in Chapter 7-Implementation):

- Capital investments
- Programs/initiatives
- Regulations and standards
- Partnerships/cooperation
Ongoing study/planning (especially as required to qualify for external funding opportunities)

These options are elaborated on in the remainder of this chapter.

**TABLE 5.5**

Parks & Cultural Resources Actions

### Basic Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Needs assessment</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>2. Ongoing fiscal support (facilities)</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>3. Arts/cultural education and outreach</td>
<td>Partnerships / Coordination</td>
</tr>
<tr>
<td>4. Parks system role</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>5. Effective marketing</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>6. Maximization of grant funding</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>7. Opportunities close the home</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>8. Fiscal support (arts, preservation)</td>
<td>Program / Initiative</td>
</tr>
<tr>
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1. **Needs Assessment.** Complete a thorough physical conditions review and needs assessment to confirm and prioritize necessary improvements to the Civic Center and related buildings to maintain sound operations and appealing, competitive facilities. Technological upgrades are a current priority given the evolving technical expectations and sophistication of facility users.

2. **Ongoing Fiscal Support.** Continue to maintain routine budget support and a multi-year capital budget for the City’s arts/entertainment/exhibition facilities to finance routine and periodic “big-ticket” maintenance items and avoid deferred maintenance issues that can undermine facility integrity over time and lead to even more substantial capital infusions on short notice.

3. **Arts/Cultural Education and Outreach.** Continue to build on the remarkable Window on a Wider World (WOWW) program, which is “dedicated to enriching the education of Texas Panhandle students through arts, science and cultural experiences” (www.windowonawiderworld.org). WOWW is an educational outreach initiative of the Globe-News Center for the Performing Arts accomplished through a partnership between the Amarillo Area Foundation, West Texas A&M University, Amarillo Independent School District, Region 16 Education Service Center and region school districts, and participating arts, science and cultural organizations in the region, with support from charitable and private sponsors. After involving seven schools in its 2006-07 pilot year, the program has grown to 43 campuses in 2009-10, with the goal of inviting all K-5 schools in Region 16 to take advantage of opportunities to enrich classroom curricula and benefit from a wide array of program offerings. WOWW provides direct funding to each participating school ($5 per child), an Educators’ Resource Guide for every teacher (plus an online searchable database of educational programs, as identified by participating non-profit organizations, for access by any educator in the region), campus professional development and curriculum/program support, and support of related research at West
Texas A&M. Schools may also apply their WOWW funds toward transportation costs to/from programs.

4. **Parks System Role.** Continue to pursue opportunities to incorporate arts and humanities into the community’s parks and along trails, especially in flexible, accessible, and visible spaces that are appropriate for temporary exhibitions, murals, performances, and other programming, as well as hosting of local festivals and other special events. Creatively designed infrastructure elements are another way for the City to elevate arts appreciation (e.g., benches, bicycle racks, lighting fixtures, trash containers, signage, etc.). Also, through the City’s recreational programming and other community resources, continue to nurture young local artists and offer leisure and cultural education activities to youth, adults, and seniors.

5. **Effective Marketing.** Continue the very good joint marketing which occurs through the Amarillo Convention & Visitor Council. This includes through the Council’s attractive, interactive, and comprehensive website (and link to the ArtsinAmarillo site and online events calendar) and through airport displays, brochures, and other traditional outlets that highlight very effectively the entire range of entertainment and cultural attractions in Amarillo. The ArtsinAmarillo website, which is a service of the Arts Committee of the Amarillo Chamber of Commerce, also provides a one-stop resource with links to all major arts organizations in the community, in the categories of music, theatre, museums, dance, and arts events/shows/classes. The Participating Organizations page on the Window on a Wider World website (www.windowonawiderworld.org) provides another handy listing with website links and contact information.

6. **Maximization of Grant Funding.** Continue to pursue external funding (plus other forms of support) available to arts organizations and specific cultural activities, including through the Texas Commission on the Arts. The TCA website (www.arts.state.tx.us) highlights just over $100,000 in grant awards to Amarillo area organizations during the current 2010 fiscal year (September 2009-August 2010), including to the Amarillo Little Theatre ($13,500); Amarillo Museum of Art ($17,500); Amarillo Opera ($8,500); Amarillo Symphony ($29,935); Amarillo Youth Choirs ($8,500); Globe-News Center for the Performing Arts ($2,000); Lone Star Ballet ($9,000); and the Windows on a Wider World program of the Globe-News
5.29

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Center ($14,500). The Route 66 Corridor Preservation Program, managed by the National Park Service, is another essential resource for Amarillo given the inclusion of the 6th Street Historic District in the National Register of Historic Places.

7. **Opportunities Close to Home.** Relative to downtown and community-wide cultural/entertainment offerings, promote greater neighborhood-level support and patronage at band and orchestra concerts, plays and musical performances, and visual arts exhibits at area public and private schools. Some school districts have special discount programs for senior citizens, college students, returning school alumni, and others to promote such community interest.

8. **Fiscal Support.** With continued hotel construction and developer interest in Amarillo’s hospitality market, consider opportunities to tap further into hotel occupancy tax revenue and increase the City’s direct funding support for arts, cultural, and heritage asset programs and initiatives that clearly boost local tourism and draw visitors to the community and Panhandle region.

9. **Early Consideration in Regulatory Processes.** In zoning, subdivision, and other regulatory processes governing land development and redevelopment in Amarillo, continue to make reference to the “Measuring Land Development Impacts” guidance in the City’s Development Policy Manual. Specifically, among the Topics for Evaluation is Aesthetic & Cultural Values, including the question of whether a proposed development promotes “the preservation of any cultural, historic, or scientific landmarks or areas?”

10. **Volunteerism and Effective Organization.** Continue to coordinate with and support the efforts and effectiveness of volunteer-based organizations that promote heritage protection and awareness in Amarillo, including Preservation Amarillo and the Historic Route 66 Merchants Association.

11. **Parkland Dedication and Fee-in-Lieu Requirements.** As noted earlier in this chapter, for the last several decades Amarillo has continued to approve and support new

**ONGOING PARKS MASTER PLAN IMPLEMENTATION**

A primary purpose of the parks portion of this chapter is to incorporate into the Comprehensive Plan the principles and direction of the City’s adopted Parks Master Plan. With regard to priority actions, this is accomplished through Table 5.4, Implementation Schedule, which brings into this chapter the phased action agenda already laid out in the Master Plan, with the latest updates also reflected. Added here to this pre-existing action agenda is an overarching topic of concern: the reasons why adoption of a mandatory parkland dedication procedure for new residential development should be seriously considered in Amarillo.
residential development in the community without parkland dedication provisions, which were recommended in the 1980s Comprehensive Plan (along with a “fee-in-lieu” option), and which is common practice among nearly all large cities in Texas and across the nation. Instead, Amarillo has relied on a voluntary system in which City staff must coordinate with land developers to identify areas within new subdivisions that will be dedicated for public park development, use, and long-term maintenance by the City. This is usually done in conjunction with the school district to accomplish a joint City/school park site within a new neighborhood in keeping with the Neighborhood Unit Concept that is a key part of Amarillo’s planning legacy.

It must be said that, over the years—and even through some recent subdivisions—Amarillo has developed a relatively good network of neighborhood and school parks under this longstanding, negotiation-based approach that definitely relies on community-mindedness and public/private cooperation. However, the problem with this voluntary approach is that it only takes a few instances of developers declining to participate—or to dedicate sufficient or suitable acreage for park purposes—before unacceptable outcomes result. Several residential sections within the City are without any locally accessible park space, or adequate space for the amount of population, to serve the recreational needs of nearby homeowners and residents.

Among the purposes stated for the City’s subdivision regulations is “to provide adequate … parks, playground, recreation, and other public requirements and facilities” (Section 4-6-3, Purpose). Then the regulations require development applicants to show any existing or proposed parks on their submitted plats, but there are no provisions to require land set-asides for public parkland within new residential developments.

The City’s Development Policy Manual includes a brief section on Neighborhood Parks and School Parks (Section 16, pp. 172-173). But this section is focused more on the standards for whatever parks come about (e.g., population to be served, desirable park size, spacing between parks) versus a regulatory-based procedure to ensure that every new neighborhood enjoys the permanent benefit of adequate, suitable public park space. Similarly, the section within the Development Policy Manual that is specifically tied to the subdivision regulations (Section 2) includes guidance on Measuring Land Development Impacts. This section does
recognize that Open Space and Public Facilities are among the items that must be addressed in conjunction with land development which accommodates new population and/or population density in the community (p. 38). But, once again, no procedure is outlined for ensuring that public parkland is dedicated during the platting process, pointing toward the reliance on voluntary cooperation by and negotiation with subdivision applicants. [Interestingly, a Planning Standards section in Section 5, Utility Extension and Service Tap Policy, outlines circumstances under which a development applicant in the ETJ “will dedicate” land to the City for a future park site as one minimum condition for possible extension of City utility service. This mandatory provision uses very direct language, and is among several other provisions described as necessary “to assure the orderly growth of areas outside the City of Amarillo ...”]

Some typical reasons why required parkland dedication works for so many communities are:

- Public acquisition of new parkland occurs in conjunction with the very residential development that will generate the demand for new recreational space.

- It is highly efficient to plan for public park sites when laying out new residential neighborhoods to ensure that the park will be of adequate size, in a convenient and accessible location, and with characteristics that will make it suitable for cost-effective park development and ongoing maintenance.

- If the City cannot rely on mandatory dedication to ensure that new residential areas will have park space, which is a clear citizen expectation in Amarillo as elsewhere (with the City’s existing neighborhood parks highly utilized), then several scenarios can result when a developer declines to dedicate land voluntarily:

  1. the City must scramble to find available sites in the area that are appropriately situated and will be suitable for park development and use;

  2. the City will be looking to purchase property on its own at a time when development pressure already exists in the subject area, resulting in higher land costs to the City and its taxpayers; and/or
(3) residents in the newly developed area may have to go without a neighborhood park for some time if the City cannot secure an appropriate site or does not have the resources for both acquiring and developing a new park site in the near term.

- A well-established dedication procedure, with associated standards for park size and location, provides predictability for development applicants, the City, and residents and taxpayers. It also ensures a “level playing field” for all applicants versus an approach that relies on case-by-case negotiation, especially where the City has little leverage to require that community expectations and standards for public parkland be met consistently by every new development.

- While parkland dedication is a type of exaction versus a development impact fee, it serves one of the same basic purposes. That is to ensure that public facilities and services necessitated by new development are provided and/or financially supported by that development, as much as possible, to minimize the burden that existing residents, businesses, and taxpayers must bear to subsidize the public costs of serving new development.

Important considerations when implementing parkland dedication requirements include:

- Any ordinance provisions drafted and ultimately adopted in Amarillo can draw from lessons learned in numerous other Texas cities that have many years of experience with parkland dedication. But all such requirements must be tailored to the local situation to ensure they are realistic and not onerous.

- Land suitability standards should be included to ensure that the City is not presented with “leftover” pieces for dedication that are inappropriate for practical and cost-effective park development, public use, and/or maintenance based on their relative inaccessibility, topography/slope, drainage conditions, etc. Some cities have erred by adopting dedication requirements without including these critical stipulations.

- ETJ areas should be included in the parkland dedication system. This ensures that any relatively dense residential subdivisions outside the City limits, especially in areas likely to be annexed into the City within some reasonable timeframe, will provide for public parkland
from the start rather than this service having to be addressed after the fact. As with many of the growth guidance strategies in Chapter 3, Growth Management & Capacity, part of the rationale is to ensure that developments outside the City limits do not have particular advantages over in-City developments, in this case, by not having to provide for public parkland as part of new residential development.

★ A fee-in-lieu option should be included, as is widely used by other cities, to enable payment of a fee by the development applicant instead of actual land dedication, subject to certain criteria. The fee option also gives the City flexibility in planning for future land acquisition and park improvements.

★ A series of park planning and improvement zones will need to be delineated across the City limits, and these can be incorporated into a future Parks Master Plan update. This is because one principle of the fee-in-lieu approach is that fee revenue generated in a particular area should be escrowed and dedicated to finance improvements to benefit new development in that same area (versus fee revenue being spent for improvements elsewhere in the community).

★ Elected officials in too many cities with parkland dedication requirements defer increases in local park fees due to economic or political considerations. As a result, the fees do not keep up with increasing land costs over time, as well as the rising costs of parkland development and improvements. This leaves their cities with inadequate revenue to accomplish planned improvements and keep pace with the added demands of new development. Some Texas ordinances include an automatic escalator clause for this reason, tied to the local rate of inflation or other measurable indicators.

★ Provisions for linear/corridor land dedications can be included to support trail network expansion in conjunction with new development, as is described further in the action item in Chapter 4, Mobility, regarding a Thoroughfare Plan Approach for Implementation of Bicycle/Pedestrian Network.
Texas Cultural Districts
Enabling legislation for the Cultural Districts program of the Texas Commission on the Arts defines such districts as:

A well-recognized, labeled, mixed-use area of a community in which a high concentration of cultural facilities serves as the anchor of attraction. Typical district facilities include performance spaces, museums, galleries, artist studios, arts-related retail shops, music or media production studios, dance studios, high schools or colleges dedicated to the arts, libraries, and/or arboretums and gardens.

Goals of cultural districts include:
- Revitalizing a particular area of the community.
- Offering evening activities, extending hours during which the area is used.
- Making an area safe and attractive.
- Providing facilities for arts activities and arts organizations.
- Providing arts activities for residents and visitors.
- Providing employment and housing for artists.
- Connecting the arts more intimately with community development.

According to the Texas Commission on the Arts, "The impact of cultural districts is measurable. The arts attract residents and visitors who support businesses as well as lodging and dining establishments. Having the arts present enhances property values, the profitability of surrounding businesses and the tax base of the region. The arts can be a key incentive for new and relocating businesses. The arts contribute to the creativity and innovation of a community."

SOURCE: Texas Commission on the Arts website.

City staff noted that larger residential developments in Amarillo typically want to provide for a neighborhood school and park as they see the value in this design approach. This is clearly borne out by academic research on the benefit that accrues to private property owners from nearby public park and open space investments. However, staff also pointed out recent examples of developments that did not cooperate with the City on parkland provision and public dedication, and another case where only half the land needed for a suitable park site was offered. These outcomes are cost-inefficient for the City and its taxpayers, unfair to residents of the new developments, inequitable for residential and non-residential taxpayers citywide, counter to the "level playing field" notion that benefits all area developments—provided that all participate in a voluntary system, and ultimately a burden on City staff who must pursue other options to ensure that all City residents have access to nearby park and recreational space.

12. Cultural District Designation. Pursue designation of downtown Amarillo as a state-recognized Cultural District. The Texas Legislature authorized the Texas Commission on the Arts (TCA) to make such designations in cities across Texas. A single organization on its own or representing a collaborative effort must file an application with the Commission (and must be a Texas-based non-profit). A TCA assessment study must first be requested through a simple one-page description of the cultural district plans and timeline. A TCA-led assessment team meets with

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2 Crompton, J. L. (2004) The proximity principle: The impact of parks, open spaces and water features on residential property values and the property tax base, Ashburn, VA, National Recreation and Park Association [along with related and subsequent publications on this general topic by the author, who is a Professor in the Department of Recreation, Park and Tourism Sciences at Texas A&M University—and, more recently, was elected to the City Council in College Station].

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the applying organization, completes a site visit, and prepares a report. The TCA advises that “applications should be written to demonstrate the measurable impact that the Cultural District will bring to the community. Impact could be described in terms of tourism activity, artist advancement, job creation, property value enhancement, and/or general community revitalization.”

Cultural districts are categorized by TCA in five ways, and the “Major Arts Institution Focus” category would likely be the best fit for Amarillo:

- Major arts institutions such as large concert halls, playhouses, libraries and museums, anchor these cultural districts.
- Smaller arts organizations and entertainment facilities such as nightclubs and cinemas are often a part of these districts.
- Many of the Major Arts Institution cultural districts are located close to the central business district and often near convention and other tourism sites. These districts can have a particular culture genre, such as museums or theaters.

The “Downtown Focus” category is another possibility but is indicated as better for smaller communities where most all venues, museums, and other visitor attractions are in one area, which is not the case in Amarillo:

- A cultural district that encompasses most of the downtown area, including the central business district, and uses most or all of a community’s cultural attractions to attract citizens and visitors. “Culture” in these districts is broadly defined and includes major arts institutions, popular attractions, restaurants, nightclubs, movie theaters, parks and tourism sites.

Another benefit of the Cultural District designation is that the community is highlighted on a statewide map of cities with state-recognized districts, on the “Explore Arts in Texas” portion of the TCA website. To date, the TCA has designated districts in Abilene, Austin, Dallas, Denison, Fort Worth, Houston, Huntsville, Lubbock, McAllen, San Angelo, and Winnsboro.

13. **Downtown Plan Implementation.** Continue to pursue key initiatives from the Downtown Amarillo Strategic Action Plan and subsequent studies, including the concept of a downtown convention center hotel, the 6th Avenue urban design and streetscape link between the Civic Center
and municipal complex node and the Polk Street entertainment/retail area, a potential multi-purpose sports facility, and loft residential and/or live/work units which can be attractive to artists and others involved with cultural pursuits. One aim of some public/private partnerships and development subsidies is to ensure that a redeveloped building or site includes space dedicated to arts programs (e.g., studios, galleries, rehearsal rooms, classrooms, administrative offices, etc.). Also, through the proposed new Urban Design Standards for downtown and other initiatives (e.g., Center City’s “Hoof Prints” art horse installations), continue to create a distinct sense of place, especially if the Cultural District designation is pursued through the Texas Commission on the Arts.

14. Public Art. Continue to capitalize on opportunities to install and maintain public art pieces in high-profile locations for the enjoyment of residents and visitors to Amarillo, in conjunction with local arts institutions and organizations, Amarillo College, other levels of government and area school districts, the Texas Department of Transportation, and private businesses and community groups. The City and other public agencies should also maximize the use of available wall and open floor space within their facilities for temporary exhibitions, rotating displays, and informal performances by local arts and school groups—and also recognize downtown office building owners and other private interests for doing the same in their spaces. Finally, public infrastructure can be supplemented with art and design elements that help to enliven and/or screen an otherwise utilitarian capital project. Possibilities include underpasses and viaducts, roadway medians, ground and elevated water storage tanks, utility boxes, fire hydrants, and irrigation facilities.

15. Umbrella Organization. Consider creating a non-profit organization to serve as an umbrella mechanism for coordinating arts fundraising and grant efforts, coordinated programming/scheduling, joint marketing and promotion (including community-wide events, such as the annual Celebration of the Arts event organized by the Arts Assembly of Midland), educational offerings, financial and other support to small cultural organizations and individual artists, and networking within the local and regional arts communities and beyond. The Texas Commission on the Arts website includes a listing of, and provides links to, more than 40 such organizations across the state, including the Abilene Cultural
Affairs Council, Lubbock Arts Alliance, Arts Assembly of Midland, Odessa Council for the Arts & Humanities, and the San Angelo Cultural Affairs Council. To the extent that much of this synergistic activity and fundraising already occurs through existing means (Arts Committee of the Amarillo Chamber of Commerce, area foundations, Center City, etc.), then Amarillo can weigh the pros and cons of building on existing arrangements or potentially moving toward a more collaborative model based on those found in other Texas communities. In Abilene, the Cultural Affairs Council remains an affiliate of the Abilene Chamber of Commerce. In El Paso, City government provides for this type of function internally through its Museums and Cultural Affairs Department.

16. Community Outreach and Recognitions. Beyond the Board of Review’s internal annual report required by Section 2-6-247(13), provide for a much higher profile, colorful, and very public update to the community on historic preservation successes and major accomplishments, as well as continuing challenges and areas, sites, and structures that are at particular risk of irreparable decline and/or demolition. This would also provide another opportunity to recognize exceptional efforts by private property owners and positive results of public/private/non-profit partnerships.

17. Local Training and Networking. Aim to host regional and statewide conferences and seminars related to heritage preservation programs and historic resource topics to provide local opportunities for training, continuing education, networking, and identification of new grant opportunities and technical assistance resources; to increase local community awareness; and to raise Amarillo’s profile as a historic preservation leader in Texas and the Southwest. This can include annual conferences and/or other special events sponsored by the Texas Main Street Program and Texas Heritage Trails Program (both under the Texas Historical Commission), Preservation Texas, Texas Downtown Association, and affiliates of the National Trust for Historic Preservation.

18. Neighborhood Conservation Link. Use the Neighborhood Conservation zoning approach recommended in Chapter 2-Land Use & Community Character and Chapter 6-Housing & Neighborhoods to further clarify—and customize for specifically designated Neighborhood Conservation zones—the development standards and design criteria upon which Certificate of Appropriateness determinations will be considered and made for such areas. For example, Section 4-11-17 refers generally to the scale of structures and evaluation of “appurtenant” features such as signs,
sidewalks, fences, light fixtures, and landscaping. Then, in Section 4-11-16 regarding site plan criteria, various items are cited that factor into the ultimate compatibility of new development and redevelopment. These include the type and extent of structural alterations allowed; permitted and special uses; height and area regulations; minimum dwelling size; floor area; sign regulations; landscaping and open spaces; paving and parking areas; and other design guideline elements for a nominated landmark or historic district. Many of these parameters can be pre-defined for a specific area through a Neighborhood Conservation zoning district, and then individual Planned Development applications can propose further modifications and refinements.

19. Another Benefit of Small-Area Planning After the Comprehensive Plan.
Use the neighborhood/district/corridor planning efforts recommended elsewhere in this Comprehensive Plan to boost and support various responsibilities assigned, by ordinance, to the Board of Review for Landmarks and Historic Districts. This includes:

- Refining design guidelines related to historic resources and landmarks (Board responsibilities 2 and 3 in Section 2-6-247, Powers and Duties).
- Conducting resource surveys/inventories (item 4, as well as to bolster the “continuing survey and research” efforts called for in Section 4-11-15(a) of the Landmarks and Historic Districts ordinance, which, notably, are indicated as being “subject to available funds”).
- Identifying priority landmark structures for potential public acquisition (item 7).
- Raising community awareness and expanding public education on historic resources and preservation mechanisms (item 9).
- Recognizing private owners involved in protection and preservation (item 10).
- Identifying further additions/amendments to the City Code of Ordinances to support historic resource protection, preservation and/or restoration, especially as it relates to specific districts and/or designated Planned Development areas on the City’s official zoning district map (item 11).
20. **Demolition Waiting Period.** With regard to the maximum time currently afforded the Board of Review to complete its consideration of a Certificate of Appropriateness application to demolish a structure (30 days per Section 4-11-28(a)), consider amending the Landmarks and Historic Districts ordinance to provide the Board the ability to extend its consideration period to as much as 60 or 90 days. (This potential code amendment would also affect Section 4-11-21, Failure to Issue Certificate of Appropriateness in a Timely Fashion, which similarly specifies the maximum 30-day decision period for the Board of Review.) As applied in other cities, this “waiting period” would provide additional time during which the pending demolition could spur prospective private interests and/or non-profit organizations to formulate and approach the applicant with purchase offers and/or other proposed arrangements aimed at postponing or eliminating the need for demolition.

Current code provisions in Section 4-11-29, Completion of Hearing Process, recognize that such interaction and exploration of options (property sale, arrangements to move the structure to a new location, etc.) might occur after an applicant has been denied a demolition permit, has exhausted all available appeals, or has decided not to appeal. At that point no further consideration of demolition is allowed for one year. In the interim the Board of Review is required to lend its support to (“shall support”) potential offers to and negotiations with the property owner. (Section 4-11-29(a)(3) also acknowledges that this 12-month period could allow for eminent domain proceedings by the City, based on a Board of Review recommendation to the City Commission, to condemn and acquire a property “for rehabilitation or reuse by the City with appropriate preservation restrictions in order to promote the historic preservation purposes of this Chapter.”)

The crucial distinction motivating this recommendation is that the current procedure relies on denial of the initial demolition application and of all subsequent appeals as the way that time will be bought for possible alternative outcomes. Yet, because an applicant can request and the Board
of Review approve a demolition permit within 30 days, this scenario leaves little time for other interested parties to consider and execute potential intervention efforts. As an alternative to the “waiting period” approach, the list of decision criteria in Section 4-11-28(a) could be amended to also require confirmation by the applicant that he/she has not received inquiries from any individuals, businesses, or organizations regarding their potential interest in acquiring the property for purposes of conservation or to offer financial or technical assistance that could make feasible an alternative course of action short of demolition.

Through Section 4-11-28, the City’s Building Official would still be authorized to determine that a structure poses an immediate hazard to public safety and should be addressed expeditiously, including demolition as appropriate.
Chapter Six

Housing & Neighborhoods

Attentiveness to the quantity and quality of housing in a community is a core focus of urban planning. Shelter is among the most basic of human needs. For most individuals and families, the ongoing cost of a home or apartment is also one of the largest expenditures within their overall cost of living—but also at the heart of attaining the “American Dream.” At a community-wide scale, residential land uses typically represent the majority of developed acreage within a city. The physical arrangement of buildings and related spaces to accommodate the way people live dictates so much else about a community’s “fabric.” In this way, residential land use serves as a starting point for other essential community building blocks such as schools, parks and neighborhood stores and services. Across all the diverse groups in a community, there is a basic desire for affordable, safe, and quality housing located within livable and attractive neighborhood settings.

The purpose of this chapter is to consider current and future housing issues and priorities in Amarillo based on review of the existing housing stock, activity and trends in the area housing market, and projected population growth over the next several decades. This chapter also builds on all previous sections of the Comprehensive Plan by highlighting the various elements that contribute to quality and sustainable neighborhoods, both in new construction and in the City’s oldest residential areas.

While the development of new residences and rehabilitation of older housing occurs primarily through the private sector, municipal government and other public and non-profit partners have an essential role to play in protecting residential investments over time, as well as the local economy and tax base which strong neighborhoods support. Having a diverse stock of housing—new and old, big and small, ownership and rental—is instrumental in offering choice and providing for the individual needs of all households, regardless of economic conditions.
RESULTS OF PAST PLANNING

A look back at the last Amarillo Comprehensive Plan from the 1980s indicates both areas of community progress, as well as lingering challenges that will again be a focus of this new plan. The overall goal for housing stated in the 1980s plan was:

Promote the conservation and expansion of Amarillo’s housing stock to ensure an adequate supply of decent, safe, and sanitary housing with a wide range of housing types and price ranges. This should provide the greatest possible housing choice to all residents, and protect, stabilize, and improve residential neighborhoods.

Successful outcomes over the last several decades from this planning legacy include:

★ Continuing to respond to local housing demand with an adequate supply of dwelling units. Between 1980 and 2008, the supply of housing increased by 33.2%, from 60,242 to 80,247 units, while population increased by 27.3%, from 149,230 to approximately 190,000 in 2008. Units coming to the market somewhat faster than the market itself is growing results in more available units per person, which can contribute to housing choice and reduced price pressure.
Maintaining a balance of housing types over time. The share of the local housing stock devoted to single-family detached units was nearly unchanged in recent decades, estimated at 71.7% in 2008 as compared to 70.9% in the late 1980s. Similarly, multi-family units accounted for 20.6% of the housing stock toward the end of the 1980s, and today their share is only slightly lower at 19.3%.

As highlighted in Chapter 2-Land Use & Community Character and Chapter 5-Parks & Cultural Resources, remaining committed to the Neighborhood Unit Concept, which promotes quality neighborhoods with a balance of housing types and convenient access to elementary school campuses, neighborhood parks, and nearby commercial and service uses.

Continuing to clear vacant and unsafe residential structures that have deteriorated beyond the point of cost-effective rehabilitation. This action by the City, which requires considerable resources and legal process, benefits nearby properties and surrounding neighborhoods, while also creating potential sites for redevelopment activity and infill housing. Data in the City’s Survey of Housing 2009 report shows that 451 substandard structures were razed from 2000 to 2008, or an average of 43 per year (with a high of 89 in 2005 and low of 24 in 2001). Of the total demolitions over these nine years, 410, or 91%, were in the Potter County portion of Amarillo given the relative age and condition of many north-side structures.

Issues and needs that are carried over from the previous Comprehensive Plan, even after more than 25 years of growth and change in the community, include:

Efforts to increase homeownership opportunities and rates as the percentage of owner-occupied units in Amarillo was estimated at 62.7% in 2008 as compared to 67% in the Census results from both 1970 and 1980.
Continued attention to housing affordability, especially for first-time homebuyers. Comparisons between 2008 and the late 1980s show that while median family income in Amarillo has increased 53.8% over the last two decades (from $35,000 in 1989 to $53,822 in 2008 according to the U.S. Census Bureau), the median home value has increased 137.4% (from $40,000 in 1988 to $94,975 in 2008 according to the Potter Randall Appraisal District). Likewise, the average Multiple Listing Service price for all new and existing home sales increased 140.6% (from $59,779 in 1988 to $143,800 in 2008).

The ongoing need for neighborhood reinvestment and revitalization in north/northeast Amarillo. As reproduced on the next page, Map 7 in the City’s Survey of Housing 2009 shows that 17 Census tracts generally to the north and east of downtown each had 100 or more vacant platted lots in 2008. Taken together, this sizable land area within the City contained 4,746 vacant platted lots. Applying Amarillo’s average household size of 2.70 persons, this number of additional homes would theoretically accommodate 12,814 people— or just over one-fifth (21.6%) of the 59,200 growth increment projected through 2030 in this Comprehensive Plan. Comparison of Map 5 against Map 7 shows that these same 17 Census tracts saw just 26 residential building permits issued during 2008, or only 5.1% of the 505 permits issued citywide. The 2009 Survey report provides building permit data by tract back to 2003, which shows that 2003 was when the number of residential permits (73) and the share of the City total (9.6%) last peaked in the subject Census tracts. In the intervening years the permit total has ranged from 29 in 2005 (3.5% of citywide total) to 59 in 2004 (8.3% of total). Additionally, Map 3 in the City report shows that of 17 retirement centers and 11 licensed nursing homes in Amarillo as of 2008, only one is east of downtown and north of Interstate 40.

Renewed interest in downtown residential use after many years of outward City growth. The 1980s plan noted that the Central Business District had lost 36% of its housing supply (227 units) during the 1970s (along with housing losses in Census tracts all around downtown) as fringe areas of the City to the west and southwest were experiencing explosive rates of new housing development. Some newer living options became available in downtown in recent years, but residential population in the City’s core is still limited.
HOUSING MARKET TRENDS AND CONDITIONS

Demographics

The following indicators provide a picture of the quantity and types of people living in and seeking new or different housing within Amarillo. All data, unless otherwise noted, are estimates for 2008 and come from the American Community Survey which the U.S. Census Bureau conducts periodically between decennial census years.

- **Households in Amarillo.** The U.S. Census Bureau estimated that Amarillo had 68,842 households in 2008. The average household size was 2.70 persons, slightly below the 2.82 household size statewide. In owner-occupied housing, the average household size was 2.83 in 2008, compared to 2.46 for renter-occupied housing. (In its Survey of Housing 2009, and based on the results of a city-wide apartment survey that takes into account current occupancy levels, the City reported a much lower average of 1.90 persons per occupied apartment unit.)

- **Household Characteristics.** The estimated median age in Amarillo during 2008 was 33.1 years, roughly equivalent to the statewide median (33.2 years). Also similar to all of Texas was the percentage of households having one or more persons age 65 or older—20.6% in Amarillo and 20.3% statewide. 37.1% of households had one or more persons under age 18.

- **Residency Turnover.** Amarillo’s population is somewhat more transient than in other places. Among the City’s residents in 2008, 21.3% had lived in a different home one year earlier compared to 17.5% for all of Texas, which had been absorbing significant new

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1 Much more information about the area housing market, including detail by geographic sub-areas, is available in the Survey of Housing reports prepared periodically by the City of Amarillo Planning Department. This includes data on mortgage activity, rental rates, platted and vacant lots, and housing for the elderly. Additionally, concurrent to this Comprehensive Plan, the City of Amarillo is updating its 5-Year Strategic Plan in compliance with the Consolidated Planning requirements of the U.S. Department of Housing & Urban Development to maintain eligibility for federal funding. The Strategic Plan report will also include considerable detail on a variety of topics related to housing and community development in Amarillo, beyond the overview level of discussion provided in this Comprehensive Plan chapter.
population, in general, especially as the economic recession impacted other parts of the nation more severely. Just over half of those who had changed their residence still lived within the same county. About 3,700 individuals, or 2% of the local population, were estimated to have lived in a different state one year earlier, and about 14,500 persons were newcomers to Amarillo from elsewhere in Texas. Less than 1%, or about 650 individuals, had relocated from outside the U.S.

**Value of Existing Homes – City of Amarillo, 2008**

<table>
<thead>
<tr>
<th>Price Range</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $50,000</td>
<td>6,944</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>15,248</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>10,196</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>6,257</td>
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<td>2,771</td>
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<tr>
<td>$300,000 to $499,999</td>
<td>1,363</td>
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<tr>
<td>$500,000 to $999,999</td>
<td>287</td>
</tr>
<tr>
<td>$1,000,000 or more</td>
<td>66</td>
</tr>
</tbody>
</table>

**Source:** U.S. Census Bureau

Among the estimated 43,132 owner-occupied units in Amarillo during 2008, the median value was $97,900 compared to $126,800 statewide. As illustrated in the chart above, the greatest share of these homes (35.4%) was in the $50,000-$99,999 range (the largest percentage statewide is also in this range but only at 24.2%). With another 23.6% of local homes in the $100,000-$149,999 range, this means that almost 60% of owner-occupied units in Amarillo are valued within a range from $50,000 to $149,999. The percentage in this range for all of Texas is only 46.9%.

These figures confirm the extent of home ownership opportunities in Amarillo at relatively low prices. Looking at higher price ranges, 14.5% of local homes in 2008 were valued in the $150,000 to $199,999 range, comparable to 16% statewide. But only 10.4% were above the $200,000 mark relative to 24.5% across the state. According to the U.S. Census Bureau data, less than 1% of homes in Amarillo were valued at $1 million or more.
**Housing Stock**

The following indicators describe various characteristics of the dwellings already on the ground in Amarillo. All data, unless otherwise noted, are estimates for 2008 from the U.S. Census Bureau’s American Community Survey.

- **Housing Units.** The U.S. Census Bureau estimated that Amarillo had 76,661 total housing units as of 2008 (the City of Amarillo estimate for 2008 was slightly over 80,000). Among the existing units in 2008, it was estimated that 89.8% were occupied and the remaining 10.2% were vacant. Among owner-occupied units, the vacancy rate was only 2.7%, compared to 11.4% for rental units. (The City’s Survey of Housing 2009 reported a vacancy level of 14.7% for apartment sites with eight or more units. Additionally, occupancy of multi-family units had fallen from 92.5% in 2000 to the mid-80% range later in the decade due, in part, to the surge in apartment construction.)

- **Home Ownership.** Among all occupied housing units in Amarillo in 2008, 62.7% were owner-occupied and 37.3% were renter-occupied. This is slightly below the statewide home ownership rate of 64.9%. In its Survey of Housing 2009, the City estimated that approximately 25,000 Amarillo residents lived in apartments.

- **Housing Types.** Among all housing in Amarillo in 2008, 71.7% were single-family detached units. Two-unit duplexes accounted for 3.1% of the housing stock. Also, “mobile homes” accounted for 4.0% of all units (approximately 3,000 units, with the City of Amarillo Planning Department pinpointing the 2008 total at 3,092 manufactured home units based on data from the Potter Randall Appraisal District).

- **Increased Stock of Apartments.** Through its Survey of Housing 2009, the City estimated 15,455 multi-family units in 2008, including tri-plexes and four-plexes. This was compared to 12,780 units in 2000. As a result, the share of multi-family units among all local housing increased from 17.7% to 19.3%.

- **Senior Housing.** In its Survey of Housing 2009, the City highlighted a trend toward more construction of assisted living facilities and retirement centers in Amarillo given an aging population locally as in Texas and nationwide.
Amarillo’s overall housing vacancy rate in 2008 was estimated at 10.2% by the U.S. Census Bureau. However, among ownership units, the vacancy rate was very low at only 2.7% in 2008.

A rule of thumb often used by economists is that 5% to 8% is a "natural" vacancy level that promotes healthy functioning of the housing market, as well as supporting the community’s economic development. When the vacancy rate is too low, demand for housing will push up rents and prices as consumers vie for scarce units. Conversely, when vacancy rates are higher, new and relocating households can be accommodated by the existing stock of housing, and new units are not necessary.
A significant data set compiled by the Real Estate Center at Texas A&M University is Months of Inventory. This figure indicates the number of months it would take for the entire existing backlog of unsold homes in an area to be sold off, assuming a typical sales pace, if no more units were listed in the meantime. The chart above shows that the Months of Inventory figure for the Amarillo Multiple Listing Service area was in the 4-6.5 month range over the last decade, falling to its lowest point in 2005. The fact that the Months of Inventory indicator has remained in a good range for so long means that, even with the steady pace of home construction in the area in recent years, demand for these new homes has been sufficient to ensure a high "absorption" rate (i.e., a "seller’s market") and avoid a glut of unsold homes (i.e., a "buyer’s market"). On the other hand, if an area’s housing inventory falls too far too fast, too few homes on the market can have cost and choice implications for prospective buyers until the market adjusts.

The bar chart portion of the figure above also illustrates that home sale activity peaked during 2006 and then fell off somewhat the last several years with the national economic recession and real estate finance difficulties.

Source: Real Estate Center at Texas A&M University

Source: Market Report 2009 - Amarillo, Real Estate Center at Texas A&M University
The chart above shows that, among homes sold during 2008 in the Amarillo Multiple Listing Service (MLS) area, the highest number were in the $120,000 to $139,999 range. Also, it was during 2007 that the most sales occurred within this range for the first time. The chart below shows the steady increase in average sales price over the last decade, from under $100,000 in 1999 to more than $140,000 by 2008. Nearly half of all sales (46.4%) in 2008 were in the $100,000s.

SOURCE: Market Report 2009 – Amarillo, Real Estate Center at Texas A&M University
The Affordability Equation

Along with home prices, income is the other essential factor that determines the "affordability" of housing within a market area. The following indicators capture various aspects of the income picture in Amarillo. All data, unless otherwise noted, are estimates for 2008 from the U.S. Census Bureau’s American Community Survey.

* Income Comparison. The generally low cost-of-living environment in Amarillo is reflected in area income levels. The estimated 2008 median household income of $42,886 compared to $50,043 statewide. Additionally, only 24.1% of local households had incomes above $75,000 while the percentage was 38.3% for all of Texas. At the $100,000 level, only 13.1% of Amarillo households were above this point versus 24.5% in the state. Finally, just less than 5% in Amarillo exceeded $150,000 median income relative to 10.5% statewide.
**Incidence of Poverty.** In Amarillo, 13.5% of families and 17.1% of all individuals had incomes in 2008 that put them below the federally-defined poverty level. This was compared to 12.4% of families and 15.8% of individuals statewide.

The next important consideration is housing-related expenditures. Among owner-occupied housing units in Amarillo in 2008, 61.1% of owners were paying off a mortgage compared to 64.2% for all of Texas. The Census Bureau estimated that among those with a mortgage in Amarillo, typical monthly owner costs (including mortgage payment, property taxes, insurance, utilities, association fees, etc.) were at a median of $1,085 per month. The statewide median monthly housing expenditure was considerably higher at $1,380.

In percentage terms, only 56.7% of local housing units were paying $1,000 or more per month compared to 75.3% at that level for all of Texas. The highest proportion both locally and statewide were in the range from $1,000 to $1,499—and nearly identical with 32.8% within this range in Amarillo and 33.1% in Texas. The key difference is that a much higher percentage in Amarillo fall within the range from $500 to $999—22.3% locally versus only 16.6% statewide given that a much larger share of households across the state are above the $1,000 per month mark. Then, only 15.5% in the local area were paying more than $1,500 per month compared to a much higher 42.4% statewide. For housing units without a mortgage, median monthly owner costs were $403 in Amarillo and $425 for all of Texas.

A common way of gauging housing affordability is to consider monthly owner costs relative to household income. Shelter costs are typically considered excessive when they surpass 30%-35% of household income. The chart to the right reflects that 7,681 units in Amarillo were estimated to be spending 30% or more on housing in 2008, meaning that about 29% of home owners with a mortgage were expending a high proportion of their income on housing costs (31.4% statewide). Just over one-fifth (21.6%) locally were at the 35% or higher threshold.
6.14

On the other hand, a solid majority (60.6%) of Amarillo home owners who were carrying mortgages in 2008 were devoting less than 25% of their incomes to housing costs. This is where the benefit of a lower-cost environment is evident, especially since nearly half (43%) of owners were paying less than 20% toward housing. For those owners without a mortgage, only 11% were putting more than 30% of their income toward housing costs (13.9% for all of Texas), which shows the long-term benefits of homeownership for most people after a mortgage is fully paid.

Among occupied rental units in Amarillo during 2008, the median rent was estimated at $645, which was more than $100 lower than the statewide median ($768). (In its Survey of Housing 2009, the City reported an average rent of $586 based on sampling results.) Also, only 12.2% of these local units had rents over $1,000. However, among Amarillo renters, nearly half (46.6%) were spending above 30% of their income on rent (similar to all of Texas at 47.7%). This included 37.2% who were at or above the 35%-of-income threshold, which was also similar to the statewide situation (38.6%). However, HUD defines any household paying more than 35% of its income toward housing as “cost burdened.” This means they must often forego other essential needs—or choose to sacrifice quality of life in another manner.

Focusing again on the income side of the housing affordability equation—and given a median household income of $42,886 in Amarillo during 2008—the median household should have aimed to pay no more than $1,072 monthly toward housing costs, with an absolute maximum of $1,251 per month (35%). This table also shows the monthly “affordability” (30% of income) amount for households at various points above or below the area’s estimated median household income for 2008.
The Real Estate Center at Texas A&M University publishes Housing Affordability Index (HAI) data for communities in Texas, the entire state, and the nation. The index indicates general housing affordability in terms of the ability of the median-income family to purchase the median-priced existing house in the area using standard, conventional financing terms. A ratio of exactly 1.0 would mean that the median family income is exactly equal to the income a conventional lender would require for the family to purchase the median-priced house. A ratio of greater than 1.0 indicates that a median-income family earns more than enough to buy the median-priced house (that is, the family could afford to buy a house priced above the median price). A ratio of less than 1.0 means that a median-income family has insufficient income to qualify for a loan to purchase the median-priced house.

The latest HAI data, for 2008, has the index for Amarillo at 1.84. As explained above, this means the median-income family in Amarillo (earning $53,900) would presumably qualify to purchase a substantially higher value house beyond the median-priced home ($124,600 in 2008). So this is another indicator of the degree of housing affordability in Amarillo. The table above also shows that the statewide ratio in 2008 was even higher at 2.39. However, both Amarillo and all of Texas had a clear affordability advantage over the country in general since the national HAI was 1.33. The Real Estate Center also publishes a first-time home buyers index, which for Amarillo in 2008 was 1.40. This was more than double the national number of 0.66. So this data clearly indicates that overall housing affordability conditions in Amarillo (and within Texas in general) are very favorable compared to what prospective homebuyers face in many other markets around the country.

<table>
<thead>
<tr>
<th>MLS</th>
<th>2008 Median-Priced Home</th>
<th>Required Income to Qualify</th>
<th>Median Family Income</th>
<th>HAI*</th>
<th>HAI for First-Time Homebuyers**</th>
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</tr>
<tr>
<td>United States</td>
<td>$196,600</td>
<td>$46,152</td>
<td>$61,500</td>
<td>1.33</td>
<td>0.66</td>
</tr>
</tbody>
</table>

*The HAI is the ratio of the median family income to the income required to buy the median-priced house using standard mortgage financing at the current interest rate. Standard financing is a fixed-rate, 30-year loan covering 80 percent of the cost of the home. A HAI of 1.00 indicates that the median family income is exactly equal to the required income to qualify for the standard loan to purchase the median-priced house.

**First-time homebuyer is assumed to purchase a home equal to the first quartile home price using a 90 percent home loan at an interest rate 0.5 percent greater than the standard current rate.

Source: Real Estate Center at Texas A&M University
At the time this Comprehensive Plan was being prepared, the nation was emerging from the worst economic recession since the Great Depression of the 1930s. A key factor in this severe downturn was unwise mortgage lending.
and borrowing in the residential sector, as well as an unsustainable “bubble” in housing prices in many U.S. markets. Fortunately, Amarillo came through this slump in much better shape than many cities around the country in terms of the relative slowdown in home value appreciation, home sales, and residential construction locally.

The City’s Survey of Housing 2009 report points out that Amarillo’s housing market should continue to be spurred by a strong local economy that holds down unemployment and boosts local incomes:

When mortgage rates are low and individuals feel secure in their employment and income levels, buying a house becomes a very attractive purchasing opportunity. While Amarillo still creates these favorable conditions, much of the nation does not.

The continuing challenge for Amarillo is to enhance neighborhood quality and sustainability in its lowest-income areas. On the north and east sides, this is made even more complicated by the absence of the Neighborhood Unit Concept in some areas as implemented so well elsewhere in the City. As a result, maintaining neighborhood stability has been difficult for many years in locations where clusters of housing are isolated by, or even interspersed with commercial and industrial uses (and railroad corridors), as well as vacant properties. As was stated so well in the 1980s Comprehensive Plan:

The dispersion of residential uses in the northern part of the City impedes residential cohesion. This in turn prevents any physical neighborhood pattern from developing. There is a direct correlation between scattered, disorganized neighborhood areas and the concentrations of poor and deteriorating housing. The most serious housing problems in Amarillo are concentrated in residential areas interspersed with nonresidential uses and containing a large amount of undeveloped land.

Housing Market Strength

Despite the drop off since 2006, two national real estate forecasters rank Amarillo in the top five hottest U.S. housing markets. On October 27th, 2008, on NBC’s “Today” show, Barbara Corcoran, a New York real estate mogul, listed Amarillo as the second best place for real estate investors to “make money.” Additionally, Veros Real Estate Solutions also predicted Amarillo to be the fourth strongest housing market in the nation for the 12-month period between September 2008 and September 2009.

Survey of Housing 2009
City of Amarillo
Based on the concerns and hopes expressed by residents, public and private leaders, and key community stakeholders and investors, the following themes emerged as priorities for this Housing & Neighborhoods element of the Plan:

1. Variety and Balance
2. Quality and Sustainability
3. Neighborhood Integrity

**Variety and Balance**

The local housing market is one of the most important plusses for ongoing economic development efforts in Amarillo given the variety and options it offers to prospective buyers and renters at various price points. Additionally, given the diversity and age distribution of the City’s population, it is essential to have a balanced housing stock that supports a “life-cycle housing” philosophy. This involves the notion that a wide range of housing types, styles, and price ranges should be available so that residents can readily make lifestyle transitions within their own community as they age (e.g., from “starter” housing, perhaps into a larger dwelling to accommodate a family, then perhaps into an “empty nester” situation, and finally into a down-sized space and/or “assisted living” or full-time care facility as health conditions dictate). Furthermore, senior housing options are especially important in most all U.S. communities today as the nation is still at the front end of the Baby Boomer retirement wave of the next several decades.

Discussions with representatives of the Amarillo Association of Realtors (AAR) yielded the following observations:

* Townhomes and garden homes are a more important segment of the local housing market compared to 10 years ago, and even for young singles and not just “empty nesters” and retirees looking to downsize their home and yard space.

* Despite some talk of recent overbuilding in the apartment sector, more new multi-family housing could still be on the way as long as: (1) financing of home purchases remains difficult; (2) Amarillo—
along with the rest of Texas—continues to be on the receiving end of an economic migration wave from elsewhere in the nation; (3) growing medical employment continues to draw more singles into the market; and (4) upscale apartment projects are able to charge relatively high rents while providing more amenities.

- While Amarillo is not an obvious retirement destination for people outside the area, it is drawing seniors moving into the bigger city from small Panhandle communities and rural areas, as well as the tri-state area. Many are looking to downsize, be closer to medical services, and be near family.

- Interest in downtown living is on the rise in Amarillo, although it may still be an idea ahead of its time for many people. In reality, it will likely be the upper end of the housing market that can afford to live in lofts, townhomes, brownstones, condominiums, or other housing types that might prove economically feasible downtown. Those looking for a more “green” lifestyle, with more walking and biking and less auto dependence, are also drawn to downtown areas. The AAR representatives predicted that other Center City revitalization efforts (e.g., hotels, arts and culture, grocery store) must work for downtown residential to be successful.

As illustrated by the data in this chapter, Amarillo is, in general, a highly affordable housing market for many residents. However, some individuals and families with less disposable income still find it difficult to secure decent housing at a mortgage or rent level that does not command an unreasonable portion of their monthly budget. As a result, housing assistance programs through the City and other government and non-profit entities must continue to make a difference for these persons. According to the City’s Survey of Housing 2009 report, 41% of all homes purchased locally during 2007 were financed through Federal Housing Administration (FHA), Veterans Administration (VA), or Farm Service Agency (FSA) or Rural Housing Services (RHS) loans. As stated in the report, “The high percentage of loans financed through government programs demonstrates this large gap in consumer affordability and the continued trend towards homebuyer assistance.”

AAR representatives cited the Tradewinds area as having perhaps the most affordable new single-family home construction in Amarillo. But earlier prices just below the $100,000 mark have been on the rise as demand
increased, including from people who work nearby and recognized the convenience of this location. Additionally, rising development costs in Amarillo are putting upward pressure on lot and home prices, especially in northwest Amarillo given the terrain factor there. But increased labor and material costs during construction are a reality in all parts of the community.

Downtown Amarillo Inc. was in the process of studying downtown residential opportunities and considerations at the time of this comprehensive planning effort. Clarifying potential housing types and costs were among the study objectives. In Spring 2010, it was also announced that all seven local banks had agreed to participate in a lending consortium to establish a $5.6 million revolving loan fund to support downtown redevelopment, with particular emphasis on residential real estate projects. The banks are partnering with Downtown Amarillo Inc. and Center City Inc. in this unique effort designed to promote infill development and rehabilitation of existing structures within the downtown Tax Increment Reinvestment Zone. It is significant that the initiative backers identify mixed-use and housing projects as priorities “because revitalization needs housing.” Assisted projects will have to be consistent with the Downtown Strategic Action Plan and new urban design standards for downtown. Qualified projects will be expected to have a primary loan source already, with the revolving fund intended to provide secondary “bridge” financing at the front and/or back end of a project to boost their viability.

Quality and Sustainability

Providing quality housing and neighborhoods is fundamental in creating a desirable place to live. Neighborhoods are the foundation of any community as they are places where residents live, recreate, interact, and call home. When well-designed and protected, they are a source of community pride. When poorly designed, marketed with few amenities, or allowed to decline over time, they detract from the appeal of the entire community. The condition, availability, and choice of housing are important to the integrity of neighborhoods and to the quality of life of residents. Sustainable, diverse, attractive, and vibrant neighborhoods enhance economic development, improve livability, and maintain property values and the City’s tax base.
This is where this Housing & Neighborhoods section of the Comprehensive Plan links back to all others in terms of physical factors like neighborhood design and character, buffering of residential areas from incompatible uses and development intensities, traffic calming, convenient and safe circulation options for pedestrians and bicyclists, and overall community aesthetics. Additionally, because Amarillo does not have code provisions for parkland dedication at the time of subdivision platting and development, it is up to the City to anticipate emerging needs for public land acquisition and park development in close proximity to new neighborhoods and population concentrations.

Several of Amarillo’s newest residential developments have also raised the bar on amenities and incorporation of open spaces and landscaping. For example, local media coverage of the pending “upscale” Redstone project in southwest Amarillo noted that its developers conducted focus groups with builders, prospective homebuyers, and others, and also surveyed about 10,000 Amarillo residents, to help them fine-tune their development master plan. As a result, the development, to the south of Loop 335/Hollywood Road between Coulter Street and Soncy Road, will feature a mix of single-family homes (on 10,000 and 20,000 square foot lots) plus garden and townhomes; space for retail and office uses; tree-lined streets; water features; both nature and play parks; trails “designed to encourage walking and biking and connect to commercial areas”; and a site for a future Canyon ISD school. In some cases this level of design quality is made more feasible by the use of Public Improvement Districts (PIDs). The districts provide the developer a mechanism for recouping certain infrastructure and amenity costs through property assessments absorbed by the new homeowners.

Attentiveness to neighborhood conditions by individual homeowners is essential to maintain residential stability over time. However, as some neighborhoods age, private covenants eventually lapse, and rental properties emerge, careful enforcement of City building and property maintenance standards can make all the difference in preventing a gradual erosion in conditions that may accelerate into blight if left unchecked. Rental properties, especially those with distant/absentee ownership, usually warrant ongoing scrutiny regarding code compliance.

**Neighborhood Integrity**

In addition to ensuring the design and development of sustainable new neighborhoods, Amarillo should also work to safeguard the long-term integrity of its older housing areas. Established neighborhoods often lack the size, design, and amenities of new housing development. However, many communities are beginning to understand that, in return, older neighborhoods offer intangibles such as history, culture, proximity, and a stronger sense of community. In Amarillo, some older areas have been well maintained while others require infill development, infrastructure improvements, and further revitalization efforts.

The condition of structures and the maintenance of properties contribute to the health and welfare of residents, as well as the appearance of neighborhoods and the larger community. Housing that appears to need upkeep can create the impression of a community in a state of decline. Freshly painted and well-maintained homes are indicative of a positive community with a promising future. Frequent turnover of residents and the loss of “pride of ownership” are often reflected in how residences are maintained. In areas where smaller, lower-value dwellings have transitioned to rental properties, absentee ownership and/or negligent landlords can also undermine efforts to maintain the quality and stability of a neighborhood. The cumulative effect of inadequate maintenance can undermine whole blocks—or entire multi-family complexes. Effective code enforcement is needed to ensure that basic standards are upheld, which stabilizes individual properties and safeguards
the entire vicinity. But code enforcement and nuisance abatement only go so far, requiring the City to intervene to ensure the eventual removal of blighting influences that are beyond restoration.

QUALITY NEIGHBORHOOD DESIGN
Contemporary subdivision design too often overlooks the time-honored elements of what makes a neighborhood appealing and sustainable for the long term. Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, place of worship, or small-scale commercial activity, that enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks along or away from streets, and/or a network of off-street trails, provide for pedestrian and bicycle circulation (especially for school children) and promote interconnectivity of adjacent neighborhoods.
- A variety of dwelling types to address a range of needs among potential residents (based on age, income level, household size, etc.).
- Access to schools, recreation and daily conveniences within relatively close proximity to the neighborhood, if not within or at its edges (such as along bordering major streets).
- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic.
- Appealing streetscapes, whether achieved through street trees or other design elements, which “soften” an otherwise urban atmosphere and draw residents to enjoy common areas of their neighborhood. Landscape designs consistent with local climate and vegetation.
- Compatibility of fringe or adjacent uses, or measures to buffer the neighborhood from incompatible development.
- Evident definition of the neighborhood “unit” through recognizable identity and edges, without going so far (through walls and other physical barriers) as to establish “fortress” neighborhoods.
- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.
- Use of local streets for parking to reduce the lot area that must be devoted to driveways and garages, and for the traffic calming benefits of on-street parking.
- Respect for historic sites and structures, and incorporation of such assets into neighborhood design.
All of this points to a continuing, essential role for City government, along with other partners, to support and revitalize local neighborhoods. The City’s Planning Department already has an ongoing role in ensuring development compatibility and quality in and around residential areas. Many other aspects of neighborhood integrity and revitalization are an ongoing focus of the various funding programs and capital initiatives overseen by the City’s Community Development Division and coordinated through a multi-year, HUD-approved Consolidated Plan and associated Annual Action Plan. Without this type of proactive assistance and neighborhood empowerment, in conjunction with self-help and volunteerism, troubled areas can be at risk of falling into permanent disrepair and disinvestment.

The only multi-family building permits issued citywide during 2008 were for construction of the new Cypress Creek Apartments on Jason Avenue, a 160-unit development in north Amarillo, and the adjacent Mariposa Apartments, which offers 92 units designed for residents 55 years and older. This subsidized new housing is an essential injection of new residential activity in an older area of the community.
ACTION STRATEGIES
This section provides potential action strategies for responding to the key planning themes related to housing and neighborhoods in Amarillo that were outlined earlier in this chapter:

1. Variety and Balance
2. Quality and Sustainability
3. Neighborhood Integrity

Table 6.1, Housing and Neighborhood Actions, summarizes the action possibilities that were considered by the Comprehensive Plan Steering Committee, and which were classified as Basic actions that are relatively straightforward to implement, Intermediate actions that could be more challenging and require more advance work, and Advanced actions that would represent “stretch” objectives for the City because they are new (or a break from past practice), potentially controversial, or otherwise more difficult to accomplish due to cost or other considerations. They also fall into five categories which represent the main ways that comprehensive plans are implemented (as elaborated upon in Chapter 7-Implementation):

★ Capital investments
★ Programs/initiatives
★ Regulations and standards
★ Partnerships/coordination
★ Ongoing study/planning (especially as required to qualify for external funding opportunities)

These options are elaborated on in the remainder of this chapter.
TABLE 6.1
Housing and Neighborhood Actions

### Basic Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Coordinated strategies</td>
<td>All Types</td>
</tr>
<tr>
<td>2. Code enforcement strategy</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>3. Economic development link</td>
<td>Ongoing Study / Planning</td>
</tr>
<tr>
<td>4. Census 2010 results</td>
<td>Ongoing Study / Planning</td>
</tr>
</tbody>
</table>

### Intermediate Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Preserve small-lot/footprint homes</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>6. Downtown residential</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>7. Neighborhood identity</td>
<td>Capital Investment</td>
</tr>
<tr>
<td>8. Redevelopment incentives</td>
<td>Program / Initiative</td>
</tr>
<tr>
<td>9. Neighborhood outreach and coordination</td>
<td>Partnerships / Coordination</td>
</tr>
</tbody>
</table>

### Advanced Actions

<table>
<thead>
<tr>
<th>Action</th>
<th>Action Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Accessory dwelling units</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>11. Multiple housing types for density bonus</td>
<td>Regulation / Standards</td>
</tr>
<tr>
<td>12. Density bonus for “affordable” units</td>
<td>Regulation / Standards</td>
</tr>
</tbody>
</table>

1. **Coordinated Strategies.** Pursue action items in other sections of this Comprehensive Plan that would support housing variety/affordability and quality neighborhoods, including:

   - **Chapter 2-Land Use & Community Character:** Neighborhood Unit Concept, character emphasis (and lot coverage standards), flexible residential districts, non-residential compatibility provisions near residential uses, Neighborhood Conservation zoning, Traditional Neighborhood Development provisions, regulatory relief for redevelopment, flexible bufferyards, anti-monotony provisions, public facility design in residential areas.
★ Chapter 3-Growth Management & Capacity: Zoning for rural character, “country living” options within City, natural resource conservation, lot size averaging, cluster and conservation development provisions, coordinated planning and public investments, traffic impact analysis, dark sky protection, green building practices, Public Improvement Districts (PIDs), development agreements.

★ Chapter 4-Mobility: Non-vehicular circulation and safety, context-sensitive roadway design, traffic impact analysis, “Complete Streets” approach, bicycle/pedestrian circulation within neighborhoods, trail alternative to sidewalks, screening without eliminating local circulation, traffic calming through original development design, school area safety.

★ Chapter 5-Parks & Recreation: Parkland dedication, new park development, park/playground upgrades and facility renovations (including pools, spraygrounds, picnic shelters, restrooms), trail improvements, security lighting, road and parking improvements.

Also, other action items already cited in Chapter 2-Land Use & Community Character, under the theme of Neighborhood and Commercial Revitalization in Older Areas of Amarillo, involving ongoing implementation of the City’s five-year HUD Consolidated Plan and annual Action Plans for community development and housing-related initiatives; continued use of special district mechanisms authorized through the Texas Local Government Code; and ongoing coordination with area foundations and the non-profit sector to address social services, educational attainment and skills training, and other fundamental factors in neighborhood and community revitalization beyond the physical factors that are the focus of this Comprehensive Plan.

2. Code Enforcement Strategy. Employ a pro-active code enforcement strategy that first offers helpful assistance to property owners in complying with municipal codes rather than a punitive approach, so that enforcement resources may be targeted to the worst areas and offenders. This can also involve cross-training of enforcement personnel in conflict management and resolution.

3. Economic Development Link. Coordinate with the Amarillo Economic Development Corporation, the Amarillo Chamber of Commerce, the Amarillo Association of Realtors, and others who monitor and/or can
provide insights about housing-related inquiries and concerns of major employers, small businesses, and economic development prospects exploring opportunities in Amarillo and the Panhandle region. Of particular interest should be the socioeconomic profile and potential home purchasing power (or rental needs) of workers in the area’s identified target industries. As another example, the City of Temple in Central Texas included in its public/private economic development strategy plan (20/20 Alliance Strategic Plan) specific targets for annual single-family housing starts in a variety of price ranges (including a certain number of “upper-end” multi-family units each year) to support business recruitment and retention efforts.

4. **Census 2010 Results.** Upon the release of Census 2010 data in 2011-12, complete a thorough review (and GIS mapping) of the newest detailed data down to the block level for an array of housing characteristics, as well as various other socioeconomic and housing market indicators.

5. **Preserve Small-Lot/Footprint Homes.** Inventory existing small homes within the community (i.e., units of less than 1,200 square feet), and clusters of such dwellings, and target them for preservation and rehabilitation, as needed, to maintain this essential component of the local housing stock. Also consider targeted assistance for homeowners planning additions and/or other improvements to older, relatively small dwellings that will enhance their marketability and continued value over time.

6. **Downtown Residential.** Pursue the strategies related to promotion of new residential and mixed-use activity in downtown as contained in the Downtown Amarillo Strategic Action Plan of 2008, and as extended and clarified through the downtown housing study conducted during 2010. This included recommendations for the east side Warehouse District (lofts, live/work units); the central Business and Financial Sector (vertical mixed use with upper-floor residential, building rehab/conversions); South Gateway Zone (residential infill, mixed use); Southwest Zone (continued senior housing focus and expansion, mixed use); and Northwest Zone (mixed use, “urban lifestyle” housing). The City’s Tax Increment Reinvestment Zone could be a potential source for funding physical improvements geared specifically toward encouraging residential investment. The new bank lending consortium and revolving
fund established for the TIRZ area is another essential tool to support revitalization efforts.

When people live in a relatively urban environment, they bring new foot traffic to the area (especially on evenings and weekends); additional retail, service and entertainment demands which can spur the immediate market; and expectations for a safe and hospitable environment in which to live, recreate, and host guests and visitors. So amenities and security are both necessary to create a favorable environment for more extensive residential living in and around the City’s historic core.

7. **Neighborhood Identity.** Promote neighborhood identity and pride through special street signage and/or potential installation of small monument signs and landscaping at entries to older neighborhoods that never had these identity features.

8. **Redevelopment Incentives.** Encourage residential redevelopment in targeted areas through a tax abatement or deferral program (or other incentive mechanism) that rewards infill activity and housing rehabilitation in older neighborhoods. Such a program could target lots where substandard structures were recently removed so that these lots are put back onto the market and tax rolls as promptly as possible. Other inducements can include fast-track permitting, fee waivers, and infrastructure cost-sharing for builders and organizations that complete infill construction on vacant lots.

9. **Neighborhood Outreach and Coordination.** Pursue multiple ways to maintain communication links to neighborhood leaders and representatives, such as through less formal neighborhood associations and/or councils where organized homeowners associations have lapsed over time (and require a certain level of voting and/or owner participation to be considered active). Such forums can prove valuable for inviting “grass roots” input into (and notice of) capital improvement priorities, park and public facility upgrades, street and infrastructure projects, pending zoning cases, crime prevention activities, code compliance initiatives, etc. Establishing a community-wide association or network of neighborhood councils can also lead to annual gatherings and/or other periodic meetings and seminars on issues of interest to all neighborhoods.

Examples of neighborhood-oriented events sponsored by larger cities and counties include:

The annual Neighborhood Conference (focused on community-wide networking and neighborhood leadership training) in Denver, Colorado (details at the City website: www.denvergov.org/mayor).

The 2010 Citizens Budget Conference in Seattle, Washington, sponsored by the City’s Department of Neighborhoods and the City Neighborhood Council, among others (details at the City website: www.seattle.gov/financedepartment).

The 25th anniversary CityLinks2010 Neighborhood Conference (themed “Rebuilding Our Community—You Count!”) in Dayton, Ohio (details at the upDayton website: updayton.com).

Periodic Neighborhood Seminar Suppers (in a recent example to provide block captain and neighborhood watch training through the Police Department) hosted by the Neighborhood Services Division in College Station, Texas (details at City website: www.cstx.gov).

The 7th annual Neighborhoods Conference 2010 in Hillsborough County, Florida (details at Hillsborough County Office of Neighborhood Relations website: www.hillsboroughcounty.org/onr/).

The 2010 Restore Omaha Conference (focused on historic preservation/restoration) in Omaha, Nebraska (details at the Restore Omaha website: restoreomaha.org).

The annual Neighborhood Conference in Riverside, California (details at the City website: www.riversideca.gov/neighborhoods).

10. **Accessory Dwelling Units.** Address accessory dwelling units more explicitly within the City’s zoning ordinance, along with appropriate provisions governing their use and compatibility. They are common and popular in some communities to accommodate elderly parents or relatives (“granny flats”), young adult family members wanting to live independently but close by, or local college students in need of basic, low-cost housing. It also provides another affordable living option within neighborhoods—and a rental income opportunity for homeowners.
The zoning ordinance currently provides only for “Servant’s or Caretaker’s Quarters” within the category of Accessory & Incidental Uses (in the use table in Section 4-10-82). Then, the provisions for this particular use specify that such quarters may only be used as living quarters by “persons employed on the premises or their immediate family” (Section 4-10-83(a)(16)). A “secondary housing unit” expressly cannot be “for rent or use as a separate housing unit” by anyone else, including persons related to the primary homeowner. The language in this section also indicates that a secondary housing unit must be a detached structure from the main residential structure. Elsewhere, provisions related to “Residential Accessory Buildings” state that such an accessory building is considered part of the main residential building when one or more walls are shared with the main structure or when the buildings are attached by a common roof (Section 4-10-83(a)(12a)). But even in these physical arrangements, an accessory dwelling unit (beyond servant/caretaker use) is not permitted since the typical uses cited are all non-residential: “private garage, tool house, greenhouse, home workshop, children’s playhouse, storehouse or garden shelter.”

The zoning ordinance should provide a legal avenue for accessory dwelling units. This can involve creation of a separate or semi-private living area within an existing dwelling, or the establishment of a garage apartment or separate living area in another accessory building on a lot as already addressed by the ordinance. Accessory units can be regulated in a variety of ways to address bulk, setback, and lot coverage issues; residential density; and parking, safety, and other potential concerns. Some ordinances aim to limit the leasing of such units through provisions disallowing separate utilities and utility billing, separate trash collection, or the establishment of a separate house number and mailing address on a lot.

11. **Multiple Housing Types for Density Bonus.** In connection with the action item in Chapter 3-Growth Management & Capacity related to cluster and conservation development approaches, consider requiring inclusion of multiple housing types in developments that exceed a certain density threshold. For example, as a potential condition for awarding a density bonus to such developments that will preserve a greater amount of permanent open space in return for smaller lot sizes, another housing type besides single-family detached dwellings (e.g., zero lot line patio homes, townhomes, etc.) could be required when lot sizes are reduced beyond a certain point. By incorporating such provisions into the City’s
development regulations, this mixed-housing outcome can be achieved directly without needing a Planned Development application and process—or by carving up a single project site into multiple zoning districts to accommodate different housing types and densities.

12. **Density Bonuses for “Affordable” Units.** Consider the use of density bonuses, through the City’s zoning ordinance, to reward projects that provide for a certain number or percentage of reduced-price units that are more affordable than current market-rate units. This helps to offset the financial impact to the developer while meeting affordable housing needs in the community. A development would be allowed a certain amount of additional residential density over and above the maximum limit allowed by existing zoning. In return, the designated units may be restricted to occupancy by certain target groups (e.g., seniors, disabled, veterans, persons/families meeting certain income criteria) and/or the units must remain affordable over time and multiple re-sales of the property. The zoning ordinance can also establish certain criteria to govern when a density bonus is appropriate with regard to compatibility, adequate site area, adequate parking, etc., and to ensure consistent design and finishes for the designated units.
Chapter Seven

Implementation

With the completion of a new Comprehensive Plan, the City of Amarillo has direction and priorities for the ongoing development, redevelopment, and enhancement of the community over the next 20 years. However, now comes the most challenging and important step in the planning process—implementing the plan by turning the community’s aspirations into reality. This will take the efforts and commitment of the City’s elected and appointed officials, staff, residents, business owners, institutions, other levels of government, and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. It will also require the City to make sound decisions, set priorities, and secure necessary resources to implement the action strategies set forth in this plan.

The Comprehensive Plan should be a “living document,” that is, a document that is frequently referred to for guidance in community decision-making. Equally important are formal procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered, new opportunities and challenges that have emerged, and any other change in circumstances which may require rethinking of plan priorities.

PLAN IMPLEMENTATION METHODS

Simply setting out an implementation framework in this chapter is not enough to ensure that the action items of this plan will be carried out and the community’s long-term goals ultimately achieved. The policies and action priorities in this plan should be consulted frequently and should be widely used by decision-makers as a basis for judgments regarding:

- The timing and availability of infrastructure improvements.
- Proposed development and redevelopment applications.
City-initiated and landowner-requested annexations.

Zone change requests and other zoning-related actions.

Expansion of public facilities, services and programs.

Annual capital budgeting.

Potential re-writes and amendments to the City’s development ordinances and related code elements.

Intergovernmental (including inter-City and City/County) coordination and agreements.

Operations, capital improvements, and programming related to individual City departments.

There are five general methods for plan implementation:

1. Capital improvements programming;
2. Special projects, programs and initiatives;
3. Land development regulations and engineering standards;
4. Coordination and partnerships; and
5. Ongoing study and planning.

**Capital Improvements Programming**

A capital improvements program, or “CIP,” is a multi-year plan (typically five years) that identifies budgeted capital projects, including street infrastructure; water, wastewater and drainage facilities; parks, trails and recreation facility construction and upgrades; construction of public buildings; and purchase of major equipment. Identifying and budgeting for major capital improvements will be essential to implementing this plan. Decisions regarding the prioritization of proposed capital improvements should take into account the policy and management directives of this plan.

**Special Projects, Programs and Initiatives**

Special projects and initiatives is another broad category of implementation measures. These may include initiating or adjusting City programs; expanding citizen participation programs; providing training; and other types of special projects.
Development Regulations and Standards
Land development regulations and engineering standards are fundamental for plan implementation. It is plain—but often underappreciated—that private investment decisions account for the vast majority of any City’s physical form. Consequently, zoning and subdivision regulations and associated development criteria and technical engineering standards are the basic keys to ensuring that the form, character and quality of development reflect the City’s planning objectives. These ordinances should reflect the community’s desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan principles and policies.

Coordination and Partnerships
Some community initiatives identified in the Comprehensive Plan cannot be accomplished by City government on its own. They may require direct coordination, intergovernmental agreements, or funding support from other public entities or levels of government. Additionally, the unique role of potential private and non-profit partners to advance the community’s action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and public/private financing of community improvements.

Specific Plans and Studies
There are a number of areas where additional planning work is recommended, at a “finer grain” level of detail than is appropriate in a comprehensive plan. As such, some parts of this plan will be implemented only after some additional planning or special study.

PLAN ADMINISTRATION
During the development of the plan, representatives of government, business, neighborhoods, civic groups, and others came together to inform the planning process. These community leaders, and new ones to emerge over the horizon of this plan, must maintain their commitment to the ongoing implementation of the plan’s policies—and to the periodic updating of the plan to adapt to changing conditions or unforeseen events.
**Education**

Comprehensive plans are relatively general in nature, but they are still complex policy documents that account for interrelationships among various policy choices. As such, educating decision-makers and administrators about plan implementation is an important first step after plan adoption. As the principal groups that will implement the plan, the City Commission, Planning and Zoning Commission, and City department heads should all be “on the same page” with regard to priorities, responsibilities and interpretations.

Consequently, an education initiative should be undertaken immediately after plan adoption, which should include:

- A discussion of the individual roles and responsibilities of the City Commission (and other advisory bodies), and individual staff members.
- A thorough overview of the entire Comprehensive Plan, with emphasis on the parts of the plan that relate to each individual group.
- Implementation tasking and priority setting, which should lead to each group establishing a one-year and three-year implementation agenda.
- Facilitation of a mock meeting in which the use of the plan and its policies and recommendations is illustrated.
- An in-depth question-and-answer session, with support from planning personnel, the City Attorney, the City Engineer, and other key staff.

**Definition of Roles**

As the community’s elected officials, the City Commission should assume the lead role in implementation of this plan. The key responsibilities of the City Commission are to decide and establish priorities, set timeframes by which each action will be initiated and completed, and determine the budget to be made available for implementation efforts. In conjunction with the City Manager, City Commission should also ensure effective coordination among the various groups that are responsible for carrying out the plan’s recommendations.
The City Commission should take the lead in the following general areas:

- Acting as a “champion” of the plan.
- Adopting and amending the plan, after recommendation by the Planning and Zoning Commission.
- Adopting new or amended land development regulations to implement the plan, after recommendation by the Planning and Zoning Commission.
- Approving interlocal agreements that implement the plan.
- Establishing the overall action priorities and timeframes by which each action item of the plan will be initiated and completed.
- Considering and approving the funding commitments that will be required.
- Offering final approval of projects and activities and the associated costs during the budget process, keeping in mind the need for consistency with the plan and its policies.
- Providing policy direction to the Planning and Zoning Commission, other appointed City boards and commissions, and City staff.

The Planning and Zoning Commission should take the lead in the following general areas:

- Hosting the education initiative described above.
- Periodically obtaining public input to keep the plan up to date, using a variety of community outreach and citizen and stakeholder involvement methods.
- Ensuring that recommendations forwarded to the City Commission are reflective of plan principles and action recommendations. This relates particularly to decisions involving development review and approval, zone change requests, and ordinance amendments.
- After holding one or more public hearings to discuss new or evolving community issues and needs, making recommendations to the City Commission regarding plan updates and plan amendments.
City Staff should take the lead in the following general areas:

- Managing day-to-day implementation of the plan, including coordination through an interdepartmental plan implementation committee.
- Supporting and carrying out capital improvement planning efforts.
- Managing the drafting of new or amended land development regulations, working with the appropriate Boards and Commissions.
- Conducting studies and developing additional plans (including management of consultant efforts, as necessary).
- Reviewing applications for consistency with the Comprehensive Plan as required by the City’s land development regulations.
- Negotiating the specifics of interlocal agreements.
- Administering collaborative programs and ensuring open channels of communication with various private, public and non-profit implementation partners.
- Providing briefings on plan implementation progress and activities to the Planning and Zoning Commission no less than annually.
- Maintaining an inventory of potential plan amendments, as suggested by City staff and others, for consideration during annual and periodic plan review and update processes.

**ACTION AGENDA**

A community’s vision for its future, as expressed through its comprehensive plan, is attained, over time, through a variety of specific actions. This section highlights key action items from the various plan elements which should receive priority attention in the first several years of plan implementation. Further considerations for pursuing these initiatives are spelled out in **Table 7.1, Implementation Strategy for Near Term Action Priorities**, which appears at the end of this chapter. Important elements of this table include:

- **Further Prioritization.** The action items are further categorized as Priority 1, 2, or 3. This could relate to Years 1-3 following plan adoption, or it could just be a further indication of relative priority and readiness to take on a particular task over an initial implementation period not necessarily tied to calendar years.
For example, efforts on a Priority 1 item might begin in Year 1 but take several years to complete fully, while some advance work on a Priority 2 item might be possible toward the end of Year 1.

★ **Action Type.** This relates back to the five types of implementation methods highlighted earlier in this chapter.

★ **Next Steps.** This involves the essential task of breaking down larger efforts into “first and next steps” to lay the groundwork for measurable action and build momentum toward desired outcomes. This often involves further clarification of objectives and a realistic assessment of resources and capabilities to move an initiative forward.

★ **Implementation and Coordination Roles.** In addition to identifying which City department(s) or function(s) would likely lead a task, this portion of Table 7.1 also highlights a variety of local and regional agencies and entities that might have a role to play in certain initiatives. This could involve potential cost-sharing, technical assistance, direct cooperation (potentially through an interlocal agreement), or simply providing input and feedback on a matter in which they have some mutual interest. In particular, whenever potential regulatory actions or new or revised development standards are to be considered, participation of the development community is essential to ensure adequate “give and take” and consensus building. Some of the entities currently listed in Table 7.1 might not factor as much into the identified near-term action items, but they could in future years as other Comprehensive Plan action recommendations move to the forefront. Likewise, others will likely need to be added to later iterations of this table depending on the task at hand.

★ **Funding Sources.** This final set of columns in Table 7.1 indicates the typical ways to finance plan implementation efforts. An obvious source is through the City’s own annual operating budget, as well as multi-year capital budgeting, which is not only for physical construction projects but also for funding significant studies and plans (e.g., Transit Plan) that are intended to lay the groundwork for phased capital investments and construction over a period of years. An “Other Governments” column is included along with a “Grants” column because grants are often applied for and awarded through a competitive process, but a county or another government agency might choose to commit funds directly to an initiative along with the
City. On the other hand, “grants” can also come from foundations and other non-government sources. Finally, the “Private/Other” column is meant to underscore the potential for public/private initiatives, as well as corporate outreach and volunteerism, faith-based efforts, and other community and volunteer contributions (e.g., churches, Scouts, civic and service groups, etc.).

This table should be consulted in conjunction with the City’s annual budget process, during CIP preparation, and in support of departmental work planning. Then, the City staff member designated as the Comprehensive Plan Administrator should initiate a first-year work program in conjunction with City management, other departments, and other public and private implementation partners.

The near-term action priorities should be revisited by City officials and staff annually to recognize accomplishments, highlight areas where further attention and effort are needed, and determine whether some items have moved up or down on the priority list given changing circumstances and emerging needs. It should be kept in mind that early implementation of certain items, while perhaps not the uppermost priorities, may be expedited by the availability of related grant opportunities, by a state or federal mandate, or by the eagerness of one or more partners to pursue an initiative with the City. On the other hand, some high-priority items may prove difficult to tackle in the near term due to budget constraints, the lack of an obvious lead entity or individual to carry the initiative forward, or by the community’s readiness to take on a potentially controversial new program.

Progress on the Priority 1 items, in particular, should be the focus of the first annual review and report a year after Comprehensive Plan adoption, as described later in this chapter. Then, similar to multi-year capital improvements programming, the entire action agenda list in Table 7.1—and all other action items dispersed throughout the plan chapters—should be revisited annually to decide if any additional items are ready to move into the next near-term action timeframe, and whether as Priority 1, 2 or 3 items.

**PLAN AMENDMENT PROCESS**

The Amarillo Comprehensive Plan is meant to be a flexible document allowing for adjustment to changing conditions over time. Shifts in political,
economic, physical, technological, and social conditions, and other unforeseen circumstances, may influence and change the priorities and fiscal outlook of the community.

As the City evolves, new issues will emerge while others will no longer be as relevant. Some action statements will be found impractical or outdated while other plausible solutions will arise. To ensure that it continues to reflect the overall goals of the community and remains relevant and resourceful over time, the plan must be revisited on a regular basis to confirm that the plan elements are still on point and the associated planning themes and action statements are still appropriate.

Two types of revisions to the Comprehensive Plan may occur: (1) minor amendments, and (2) major updates. Minor plan amendments may be proposed at any time such as specific adjustments to the future land use plan related to particular land development applications or public improvement projects. Minor amendments can be addressed by the City in short order or, if not pressing, be documented and compiled for more holistic evaluation through an annual plan review process. For example, this is how and when the results of another specialized plan or study can be incorporated into relevant sections of the Comprehensive Plan. More significant plan modifications and updates should occur every five years at most. Major updates will involve reviewing the base conditions and anticipated growth trends; re-evaluating the guiding principles and recommendations in the plan—and formulating new ones as necessary; and adding, revising or removing action statements in the plan based on implementation progress.

**Annual Progress Report**

The Planning and Zoning Commission, with the assistance of staff, should prepare an annual progress report for presentation to the Mayor and City Commission. This ensures that the plan is consistently reviewed and that any needed modifications or clarifications are identified for the annual minor plan amendment process. Ongoing monitoring of consistency between the plan and the City’s implementing ordinances and regulations should be an essential part of this effort.

The Annual Progress Report should include and highlight:
Significant actions and accomplishments during the past year, including the status of implementation for each programmed task in the Comprehensive Plan.

Obstacles or problems in the implementation of the plan, including those encountered in administering the land use and transportation aspects, as well as any other elements of the plan.

Proposed amendments that have come forward during the course of the year, which may include revisions to the individual plan maps or other recommendations or text changes.

Recommendations for needed actions, programs and procedures to be developed and implemented in the coming year, including recommendation of projects to be included in the City’s CIP, other programs/projects to be funded, and priority coordination needs with public and private implementation partners.

**Annual Amendment Process**

Most substantive amendments to the Comprehensive Plan should be considered and acted on annually, allowing for proposed changes to be considered concurrently so that the cumulative effect may be understood (although some interim amendments during the year may be straightforward as the City’s future land use plan is refined in conjunction with specific land development approvals). When considering a plan amendment, the City should ensure the proposed amendment is consistent with the principles and policies set forth in the plan regarding character protection, development compatibility, infrastructure availability, conservation of environmentally sensitive areas, and other community priorities. Careful consideration should also be given to guard against site-specific plan changes that could negatively impact adjacent areas and uses or detract from the overall character of the area. Factors that should be considered in deciding on a proposed plan amendment include:

* Consistency with the principles and policies set forth in the plan.

* Adherence with the Future Land Use & Character map.

* Compatibility with the surrounding area.

* Impacts on infrastructure provision including water, wastewater, drainage, and the transportation network.
Criteria for Proposed Amendments to Future Land Use & Character Map

In addition to the overall plan monitoring and amendment procedures and timing outlined in this chapter, a further and specific issue involves consideration of proposed amendments to the adopted Future Land Use & Character map. A first consideration is whether a map amendment is necessary immediately, such as in conjunction with a particular rezoning request, or if the map proposal can wait so it can be examined more comprehensively through the annual Comprehensive Plan review and amendment process?

The list of items under Annual Amendment Process provides initial criteria for considering any type of Comprehensive Plan amendment, whether to the plan text or a particular map. The items below should also be reviewed and addressed when a Future Land Use & Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels, or would it affect a much larger area?
- **Change in Circumstances:** What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any applicable small area plans, utility or drainage plans, or other City plans?
- **Adequate Information:** Do City staff, the Planning and Zoning Commission, and/or City Commission have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns, and insights have been raised by area residents, property owners, business owners, or others?

- Impact on the City’s ability to provide, fund and maintain services.
- Impact on environmentally sensitive and natural areas.
- Whether the proposed amendment contributes to the overall direction and character of the community as captured in the plan (plus ongoing public input).
Five-Year Update – Evaluation and Appraisal Report

An evaluation and appraisal report should be prepared every five years. City staff should initiate this report with input from various City departments, the Planning and Zoning Commission, and other boards and commissions. The report process involves evaluating the existing plan and assessing how successful it has been in achieving the community’s goals. The purpose of the report is to identify the successes and shortcomings of the plan, look at what has changed over the last five years, and make recommendations on how the plan should be modified in light of those changes.

The report should review baseline conditions and assumptions about trends and growth indicators. It should also evaluate implementation potential and/or obstacles related to any unmet action recommendations. The evaluation report and process should result in an amended Comprehensive Plan, including identification of new or revised information that may lead to updated planning themes and/or action recommendations.

More specifically, the report should identify and evaluate the following:

(1) Summary of major actions and interim plan amendments undertaken over the last five years.

(2) Major issues in the community and how these issues have changed over time.

(3) Changes in the assumptions, trends and base studies data, including the following:
   - The rate at which growth and development is occurring relative to the projections put forward in the plan.
   - Shifts in demographics and other growth trends.
   - City-wide attitudes and whether apparent shifts, if significant, necessitate amendments to the stated priorities or strategies of the plan.
   - Other changes in political, social, economic, technological or environmental conditions that indicate a need for plan amendments.
Ability of the plan to continue to support progress toward achieving the community’s goals. The following should be evaluated and revised as needed:

- Individual statements or sections of the plan must be reviewed and rewritten, as necessary, to ensure that the plan provides sufficient information and direction to achieve the intended outcome.

- Conflicts between planning principles and action items that have been discovered in the implementation and administration of the plan must be pointed out and resolved.

- The action agenda must be reviewed and major accomplishments highlighted. Those not completed by the specified timeframe should be re-evaluated to ensure their continued relevance and/or to revise them appropriately.

- As conditions change, the timeframes for implementing the individual actions of the plan should be re-evaluated where necessary. Some actions may emerge as a higher priority given new or changed circumstances while others may become less important to achieving the goals and development objectives of the community.

- Based upon organizational, programmatic and procedural factors, as well as the status of previously assigned tasks, the implementation task assignments must be reviewed and altered, as needed, to ensure timely accomplishment of the plan’s recommended actions.

- Changes in laws, procedures, and missions may impact the ability of the community to achieve its goals. The plan review must assess these changes and their impacts on the success of implementation, leading to any suggested revisions in strategies or priorities.

**Ongoing Community Outreach and Engagement**

All review and update processes related to the Comprehensive Plan should emphasize and incorporate ongoing public input. The annual and continual plan evaluation and reporting process should also incorporate specific performance measures and quantitative indicators that can be compiled and
communicated both internally and to elected officials and citizens in a “report card” fashion. Examples might include:

- Acres of new development (plus number of residential units and square footage of commercial and other non-residential space) approved and constructed in conformance with this plan and related City codes.

- Various measures of service capacity (gallons, acre-feet, etc.) added to the City’s major utility systems as indicated in this plan and associated utility master plans—and the millions of dollars allocated to fund the necessary capital projects.

- Acres of parkland and miles of trail developed or improved in accordance with this plan and related parks, recreation and greenways plans.

- Indicators of City efforts to ensure neighborhood integrity as emphasized in this plan (e.g., code enforcement activity, results of neighborhood-focused policing, number of zone change and/or variance requests denied that were found to be contrary to neighborhood interests, etc.).

- Miles of new bike routes and transit routes added to the City’s transportation system to provide alternative mobility options as recommended in this plan.

- New and expanded businesses and associated tax revenue gains through the economic development initiatives and priorities cited in this and related plans.

- Indicators of the benefits of redeveloped sites and structures (appraised value, increased property and/or sales tax revenue, new residential units and retail and office spaces in urban mixed-use settings, etc.) as envisioned through this plan.

- The estimated dollar value of operating cost savings from reduced energy and water use, heating/cooling, etc., from green building practices and related conservation efforts in new and existing City facilities, as suggested in this plan.

- The numbers of residents and other stakeholders engaged through City-sponsored education and outreach events related to
Comprehensive Plan implementation and periodic review and updating, as outlined in this chapter.
### TABLE 7.1, Implementation Strategy for Near Term Action Priorities

<table>
<thead>
<tr>
<th>Item</th>
<th>ACTION</th>
<th>Action Type</th>
<th>NEXT STEPS</th>
<th>Implementation &amp; Coordination Roles</th>
<th>Funding Sources</th>
</tr>
</thead>
</table>
| 1    | Street-Drainage Utility mechanism and fee | Capital Investment | • Investigate programs in other cities.  
• Use inter-departmental team to draft utility proposal for City Commission consideration.  
• Project potential fee revenue scenarios. | City Manager, Public Works, Engineering, Finance, Legal | Property owners, development community |
| 2    | Initial ordinance amendments | Regulation | • Determine first priority items to address (e.g., character factors such as site coverage, flexibility and incentives).  
• Conduct early workshops with development community.  
• Draft potential amendments for Planning & Zoning Commission review and recommendation to City Commission. | Planning, Legal, Public Works, Engineering, Traffic Engineering | |
| 3    | Parkland dedication / fee-in-lieu ordinance | Regulation | • Explore similar ordinances in other Texas cities.  
• Draft proposed ordinance and park zone map for official and public review.  
• Project potential fee revenue. | Parks and Recreation, Planning, Legal, Finance | Property owners, development community |
| 4    | Targeted pedestrian / bicycle safety improvements | Capital Investment | • Prioritize critical locations for safety upgrades.  
• Coordinate with planned street and utility improvements.  
• Coordinate with other entities for state highways, county roads, etc.  
• Seek community input through small area plan projects.  
• Explore external funding and partnership possibilities. | Traffic Engineering, Public Works, Engineering, Parks and Recreation, Transit, Planning | TxDOT, development community, bicycle advocacy groups |
| 5    | Transit Summit and study | Program / Initiative | • Establish Steering Committee to plan Summit and recruit sponsors.  
• Determine study scope.  
• Prepare for consultant selection process. | City Manager, Transit, Traffic Engineering, Community Development, Planning | TxDOT |
| 6    | Downtown Plan implementation | Program / Initiative | • Follow through on newest studies (land use, facilities, parking).  
• Coordinate with CIP, streetscape, and other projects. | City Manager, Planning, Civic Center, Traffic Engineering, Public Works | Downtown merchants, property owners, development community, banks |
<table>
<thead>
<tr>
<th>Item</th>
<th>ACTION</th>
<th>NEXT STEPS</th>
<th>CITY OF AMARILLO</th>
<th>Implementations &amp; Coordination Roles</th>
<th>Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>AFAA</td>
<td>P-RAD</td>
</tr>
<tr>
<td>7</td>
<td>Special area plans (first round)</td>
<td>Program / Initiative</td>
<td>Identify and prioritize neighborhoods, districts and corridors for such plans.</td>
<td>Planning, Community Development</td>
<td>Residents, businesses, property owners, development community</td>
</tr>
<tr>
<td>8</td>
<td>Annexation planning</td>
<td>Ongoing study / Planning</td>
<td>Identify priority annexation areas and rationale.</td>
<td>City Manager, Planning, Public Works, Engineering, Traffic Engineering, Legal, Parks and Recreation, Police, Fire, Finance</td>
<td>Property owners, other service providers</td>
</tr>
<tr>
<td>9</td>
<td>City gateway enhancements</td>
<td>Capital Investment</td>
<td>Identify priority locations.</td>
<td>Engineering, Planning, Parks and Recreation</td>
<td>TxDOT</td>
</tr>
<tr>
<td>10</td>
<td>Umbrella arts organization</td>
<td>Program / Initiative</td>
<td>Evaluate organization models in other Texas cities.</td>
<td>Planning</td>
<td>Foundations and non-profits</td>
</tr>
<tr>
<td>11</td>
<td>Multi-purpose esplanade pilot projects</td>
<td>Capital Investment</td>
<td>Identify potential pilot locations.</td>
<td>Traffic Engineering, Planning, Parks and Recreation</td>
<td>TxDOT</td>
</tr>
</tbody>
</table>
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Access Management
A set of policies and standards intended to improve vehicle and pedestrian circulation and safety. Regulations may include: (a) restrictions on the type, number, location, spacing and design of access points (e.g., cross streets,
driveways) to public roadways; and (b) the use of physical controls, such as raised medians, channelization, signals and signage.

**Bufferyard**
A unit of land, between adjacent land uses or along a street or alley, devoted to plantings, berms, walls, and/or fences for screening and buffering purposes and to help mitigate incompatibilities between differing land uses and development intensities.

**Cluster Development**
Concentration of development on a portion of a site, typically to reduce the amount of land disturbance and/or avoid areas with floodplain, steep slopes, rougher terrain, or other constraints or natural features (and which can add value if preserved and incorporated as a development focal point or amenity). In some cases the clustering provides a built-in buffer around the site perimeter which helps the development to blend in with a rural or low-intensity setting while still enabling development and providing for area housing needs.

**Context-Sensitive Design (CSD)**
An interdisciplinary and creative approach to roadway design that aims to balance traffic movement needs with other community considerations, such as safety, bicycle and pedestrian circulation, environmental protection, and aesthetics. The CSD approach is characterized by early and ongoing stakeholder involvement, consideration of all modes of travel (i.e., potential road users), and the use of flexible standards and development practices to tailor a project to its particular setting.

**Curvilinear Streets**
Some degree of curvature in street layouts and design as opposed to very straight streets in a “gridiron” street pattern. Street curvature helps to slow traffic in neighborhoods and can also discourage non-local and “cut-through” traffic where a curvilinear street system provides few direct routes through neighborhoods.

**Front-Loading Garage**
Where a garage faces toward the street, often as part of the front façade of the structure, as opposed to garages which are located behind the building or oriented sideways so they are less visible from the street.
**Grade Separation**
The physical separation of two different travel paths (e.g., two intersecting roadways) or travel modes (e.g., automobiles from rail, or bikes/pedestrians from automobiles), typically by constructing an underpass or overpass.

**Green Building**
Architectural and site design practices which aim to reduce the environmental impact – as well as the ultimate costs – of both construction and ongoing operation and maintenance of new buildings and development sites. The National Association of Home Builders sponsors a National Green Building Program, and the U.S. Green Building Council created and oversees the Leadership in Energy & Environmental Design (LEED) certification system which recognizes meritorious projects.

**Greenfield**
A site never previously developed, usually in an area where land development activity is just emerging. Sometimes used in contrast to “brownfields” – previously developed sites, often in older, central city areas, where soil and/or water contamination from historical land use and industrial activity poses a barrier to redevelopment and new uses.

**Impervious Surface**
Pavement and other non-porous surfaces (building roofs, patios and decks, concrete pads, etc.) where storm water mostly runs off compared to natural and vegetated areas where more of the rainfall is absorbed into the ground or is retained locally versus running off to a creek or other drainageway.

**Infill Development**
Development of remaining vacant or under-utilized sites in areas that are otherwise mostly developed and already have public streets and infrastructure in place. This can also involve redevelopment of previously built sites for a different or more intensive use, which can sometimes raise compatibility concerns relative to the existing development pattern and style.

**Infrastructure Oversizing**
Construction of roads, water and sewer lines, storm water conveyances, and other infrastructure at a size and capacity to meet future projected needs versus just the needs of current development(s). This often involves cost-sharing or reimbursement arrangements with a current developer who
can efficiently construct the oversized improvements in conjunction with his project.

**Institutional Use**
Typically a non-profit or quasi-public activity that draws many visitors (and sometimes a large workforce or volunteer base of its own), such as hospitals and medical centers, schools and colleges, large religious campuses, museums and other cultural facilities, a government office complex, etc.

**Live/Work Unit**
A structure or building space with a unified design to enable one or more occupants to both work and live there, sometimes with the work area (office, retail, shop/studio) on a separate floor from the residence portion.

**Low Impact Development**
An approach to development planning and infrastructure design which aims to minimize environmental impacts and the disruption of natural processes. LID focuses especially on pre-development drainage patterns and water quality and the sensitive design of storm water retention and conveyance mechanisms as part of land development.

**Neighborhood-Scale Commercial Use**
A retail store or service establishment intended to serve a relatively small market area in close proximity. As a result, they need less floor area and number of employees than larger-scale establishments which aim to attract customers from a much broader area and, therefore, require larger sites that can accommodate larger buildings and parking areas, and which are usually highly visible and accessible along major streets.

**Passive Recreation**
Low-intensity recreational activities that often involve basic enjoyment of nature (such as hiking, bird-watching and picnicking) and, therefore, do not require significant parkland “development” as is necessary for active recreational activities such as field and court sports, playgrounds, swimming, etc.

**Site Coverage**
The amount of a site or property, often expressed in percentage terms, that is occupied (“covered”) by buildings, driveways and parking areas, and
other development-related improvements relative to areas that are left undisturbed or devoted to landscaping and other “non-built” uses and open space.

**Streetscape**
The visual appearance and appeal of a street or roadway corridor based on a combination of factors within the public right-of-way and on abutting private properties including: paving materials, use of medians/esplanades, landscaping and lighting in both public and private areas, location and appearance of utility poles and overhead wires, location and design of buildings, screening of parking and loading/service areas, design of traffic signals and signs, extent and design of private signs, placement and design of transit stops, design and screening of drainage infrastructure, etc.

**Structured Parking**
A parking garage, parking deck, or under-building or underground parking area designed for the parking or storage of motor vehicles. The structure may be open or enclosed.

**Swale**
A natural depression or wide shallow ditch used to convey and/or store storm water. As opposed to concrete drainageways and other “hard” infrastructure, swales are typically grassy or vegetated which provides for some natural ground absorption and filtering of pollutants from storm runoff.

**Traditional Neighborhood Design (TND)**
A design approach that aims to incorporate characteristics of more compact and walkable neighborhoods, such as: grid street system (often with alleys), shorter block lengths (and smaller lot sizes in some cases, or a mix of lot and house sizes), buildings oriented toward the street, front porches on houses, side versus front driveways or rear alley access, recessed or rear garages, village squares and greens, and often with compatible mixing of retail, office and/or civic uses.

**Traffic Calming**
Street design approaches, physical retrofitting measures, and/or regulations intended to reduce the impacts of motor vehicles in neighborhoods, school zones, retail districts, downtown areas, etc. by lowering vehicle speeds, discouraging through traffic, and causing motorists to be more attentive to pedestrians, cyclists and children at play in and near streets.
**Traffic Impact Analysis (TIA)**
A study of how a land use or development will affect traffic in the surrounding area and how such impacts might be mitigated, as necessary, through on- and/or off-site measures. These documents are typically prepared by a licensed professional traffic engineer or civil engineer in connection with a specified proposed land use (including public uses), subdivision, or zone change application.

**Vertical Mixed Use**
Mixing of uses among the floors of a multi-story building, such as upper-story residential units above ground-floor retail or office space, or incorporation of retail space into the street level of a multi-level parking garage.

**Zero Lot Line Development**
Placement of a building on a lot in such a manner that one or more of the building’s sidewalls rests directly on a lot line (and all associated fire code requirements for such placement are met, involving either the design of common walls or minimum spacing between structures). This approach allows site design flexibility while increasing the quantity of usable open space on the lot. This is a common practice in smaller lot, patio home developments. Additionally, in a downtown setting, “zero lot line” zoning may require zero or minimal building setback from front, side, and/or rear lot lines to maintain an urban architectural environment.
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- Read each item carefully before completing the blanks.
- Certify to each requirement by signing the last page.
- All attachments must be included in the QCP submission package.
- Once a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name: The Commons at St. Anthony's
Development Street Address: 200 N W 17th St, SWC Amarillo Blvd and N. Polk St
Development City: Amarillo
Development County: Potter
TDHCA # (for office use only): 19232

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: North Heights Advisory Association

This organization also made a submission to TDHCA in prior HTC Application Rounds:
- Check one: ☐ Yes ☑ No
- If YES, provide the years that the organization made submissions prior to 2019:

The Neighborhood Organization is a (select one of the following):
☐ Homeowners Association
☐ Property Owners Association
☐ Resident Council and all members occupy the existing development
☐ Other (explain): Non-Profit

As of January 4, 2019, (as applicable) this Neighborhood Organization is on record with (select one of the following):
☐ County
☐ Secretary of State

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Mildred Darton
Title: President
Physical Address: 2005 NW 14th Ave
Mailing Address (if different from above):
City: Amarillo
ZIP Code: 79107
Phone: 817-528-7729
Email: mjcornishcatt.net

Received 2-11-19

Page 6 of 6 January 23, 2019
2nd Contact Information
Name: Willie E. Atkins
Title: Treasurer
Physical Address: 2306 N. W. 11th Ave
Mailing Address (if different from above):
City: Amarillo
ZIP Code: 79107
Phone: 806-374-7459 Email: weatkins@yahoo.com

Part 4: Reason for Support or Opposition
The Neighborhood Organization: ☑ Supports ☐ Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

It is needed and I would love to see some development in my community that will help the area.

Part 5: Written Boundary Description
Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

Boundaries of The North Heights neighborhood are:
North First (on the North)
Front Street -> Seminole Rd (on the East)
Fullmore on the west
5.24551 on the North

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)
Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed on or before December 5, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 4, 2019 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.

(First and Second Contacts must sign below):

1st Contact Signature: Mildred Dorton  
Date: 02/03/19

1st Contact Printed Name: Mildred Dorton  
Title: President

2nd Contact Signature: Willie E. Atkins  
Date: 02/03/19

2nd Contact Printed Name: Willie E. Atkins  
Title: Treasurer
QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

REQUIRED ATTACHMENTS
(Only if not previously submitted to register with TDHCA)

In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:

1. Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)

2. Evidence of the Neighborhood Organization's existence (ex: bylaws, newsletter, minutes, etc.)

3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.

Example:

The solid line indicates the Neighborhood Organization's boundary.
The X indicates the development site.
February 4, 2019

Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 79701

Attention: Marni Holloway – Director, Multifamily Division

RE: Developer: The Commonwealth Companies  
  Project Name: The Commons and St. Anthony’s  
  Project Location: SWC Amarillo Blvd and Polk St.  
  Potter County, Texas

Dear Marni Holloway,

The board of directors of the North Heights Advisory Association is pleased to give its support to the Commonwealth Companies in its efforts to acquire Housing Tax Credits through the Texas Department of Housing and Community Affairs for a Senior Affordable Housing Community to be located near the intersection of Amarillo Blvd and Polk Street in Amarillo, Texas.

This development will not only increase the availability of quality affordable housing and better living for seniors in Amarillo, but it will also assist in adding to the tax base, creating jobs and redeveloping the community.

Sincerely,

[Signature]

Mildred Darton  
North Heights Advisory Association, President
Figure 13

Future Land Use of the North Heights Neighborhood

Legend
- North Heights Neighborhood Plan Boundary
- Future Land Use:
  - General
  - Commercial
  - General Residential
  - Industrial
  - Parks - Recreation
  - Rural

Site

1st Contact

2nd Contact
Office of the Secretary of State

CERTIFICATE OF FILING
OF

North Heights Advisory Association
File Number: 803053153

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation 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.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 06/18/2018
Effective: 06/18/2018

Rolando B. Pablos
Secretary of State

Come visit us on the internet at http://www.sos.state.tx.us/
Phone: (512) 463-5555
Fax: (512) 463-5709
Prepared by: Melissa Kerr
TID: 10306
Document: 820454280002
Dial: 7-1-1 for Relay Services
BYLAWS

of the

North Heights Advisory Association

A Texas Nonprofit Corporation

ARTICLE I.

NAME AND PURPOSE

Section 1.01: NAME: The name of the Corporation is North Heights Advisory Association, hereafter referred to as the Corporation. It shall be a nonprofit organization incorporated under the laws of the State of Texas.

Section 1.02: PURPOSE: The Corporation is organized for the following purpose(s):

(a) The Corporation is dedicated to charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding sections of any future federal tax code. The Corporation is organized and shall be operated for charitable and educational purposes, including combatting community deterioration, lessening neighborhood tension, and eliminating prejudice and discrimination.

(b) The corporation shall not participate or intervene in any political campaign on behalf of, or in opposition to, any candidate for public office to an extent that would disqualify it from tax exemption under section 501(c)(3) of the Internal Revenue Code.

(c) The corporation shall never be operated for the primary purpose of carrying on a trade or business for profit.

(d) This Corporation is not organized for profit, and no part of the net earnings of this corporation shall inure to the benefit of any member of the Board of Directors or any other individual except that this corporation may make payments of reasonable compensation for services rendered.

(e) Notwithstanding any provision of these Bylaws, this corporation shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States internal revenue law).

ARTICLE II.
OFFICES AND REGISTERED AGENT

Section 2.01 Principal Place of Business: The principal place of business of the Corporation is in Amarillo, Texas.

Section 2.02 Registered Office and Registered Agent: The Corporation shall have and continuously maintain in the State of Texas a registered office and a registered agent whose office is the Corporation's registered office, as required by the Texas Business Organizations Code.

(a) Acceptance of Appointment. The Registered Agent shall provide written Consent to Serve as Registered Agent pursuant to Texas Business Organizations Code §5.201(b). The written consent shall be maintained in the records of the Corporation.

(b) Registered Office. The registered office may, but need not, be identical to the principal office of the Corporation in the State of Texas, and the address of the registered office may be changed from time to time by the Board in accordance with the applicable law.

ARTICLE III.

AUTHORITY AND DUTIES OF DIRECTORS

Section 3.01 Authority of Directors: The Board of Directors ("the Board") is the policy making body and may exercise all the powers and authority granted to the Corporation by law. The Board shall oversee the Corporation's operations.

Section 3.02 Number of Directors: The Board shall consist of no more than fifteen (15) or fewer than three (3) Directors. The number of Directors may increase or decrease from time to time by Board resolution or amendment to these bylaws; however, a change in the number of Directors shall not remove a Director from his or her position as a Director prior to the expiration of his or her term of office. At all times, the majority of the members of the Board of Directors shall be appointed by Resolution of the Board of Directors of the Corporation. In the event that the number of Directors is zero, a nominating committee may appoint Directors to serve until the next meeting of the Board of Directors.

Section 3.03 Election and Term of Directors:

(a) The first Board of Directors of the Corporation shall consist of those persons named in the Certificate of Formation. Such persons shall hold office until the first election of Directors. Each Director shall hold office for a term of two years and can serve consecutive terms; however, Directors shall be elected so that the terms of approximately one-half of the Directors shall expire in alternate years.

(b) The Board shall set the number of Directors to be elected at each Annual Meeting so long as the total does not exceed fifteen (15).
Section 3.04  Resignation and Removal: Resignations are effective upon receipt by the Secretary (or receipt by the President or other officer if the Secretary is resigning) of written notification or a later date if provided in the written notification. One or more Directors may be removed, with or without cause, by majority vote of entire Board. If a Director fails to attend three consecutive meetings of the Board, the Board shall evaluate the Director's contribution to the work of the Corporation, his or her reasons for not attending the meetings, as well as any other relevant factors, and if it appears to be in the best interest of the Corporation, may declare the position vacant.

Section 3.05  Vacancies: Vacancies existing by reason of resignation, death, incapacity, or removal before the expiration of a term may be filled by the Board. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office and serve until his or her successor is elected and qualified.

Section 3.06  Meetings: The Board shall hold at least one (1) regular meeting annually, which shall be known as the Annual Meeting, and any other regular meetings to be designated by the President in a notice to the Board. Special meetings may be called by any two (2) Directors with telephone or written notice, including notice by electronic mail. The notice of any meeting shall state the date, time, and place of such meeting.

Section 3.07  Notices and Waivers of Notice: Notice of each regular meeting of the board must be given at least two days prior to the date of the meeting. Whenever notice is required to be given to any Director under any provision of law, the Certificate of Formation, or these bylaws, a written waiver signed by each Director entitled to such notice, whether before or after the time stated in the notice is equivalent to giving notice. The presence of any Director at a meeting, whether in person or by telephone conference who does not object to the lack of notice is considered to have waived notice of the meeting.

Section 3.08  Quorum and Voting: Unless a greater proportion is required by law, a quorum is a majority of the total number of Board members in office. All decisions will be by majority vote of those present at a meeting at which a quorum is present.

Section 3.09  Action Without a Meeting: Any action required or permitted to be taken at a meeting of the Board (including amendment of these Bylaws or the Certificate of Formation) or of any committee may be taken without a meeting if all the members of the Board or committee consent in writing to taking the action without a meeting and to approving the specific action. Such consents shall have the same force and effect as a unanimous vote of the Board or of the committee as the case may be.

Section 3.10  Participation in Meeting by Conference Telephone: Any or all members of the Board may participate in a meeting by conference telephone or similar communications equipment, so long as members participating in such meeting can hear one another, and such participation shall constitute presence in person at the meeting.
Section 3.11 Compensation of Directors: Directors shall not be compensated for serving on the Board, but the Corporation may reimburse Directors for documented reasonable expenses incurred in the performance of their duties to the Corporation.

ARTICLE IV.

COMMITTEES

Section 4.01 Composition: The Board may designate committees and appoint committee members. Committees shall consist of at least two (2) individuals. Those committees which exercise the authority of the Board shall consist only of Directors. An Executive Committee established under this paragraph, having and exercising the full power of the Board must consist of a minimum of three (3) Directors.

Section 4.02 Procedures & Authority: For both types of committees, the Board may make provisions for appointment of the Chair, establish procedures to govern their activities, and delegate authority as may be necessary or desirable for the efficient management of the property, affairs, business, and/or activities of the Corporation.

Section 4.03 Non-delegation of Fiduciary Duty: The designation and appointment of any such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon it or him or her by law.

ARTICLE V.

AUTHORITY AND DUTIES OF OFFICERS, AGENTS, AND EMPLOYEES

Section 5.01 Officers: The Officers of the Corporation shall be:

1) President,
2) Vice President,
3) Secretary, and
4) Treasurer,

And such other officers as the Board may designate. Two (2) or more offices may be held by the same person, except the offices of Secretary and President.

Section 5.02 Election of Officers: Terms of Office: The President, the Vice President, the Secretary, and the Treasurer and other officers, shall serve 2-year terms, and shall be elected at the Annual Meeting in each year. The terms of office shall expire at the next succeeding Annual Meeting and shall be filled by the Board, at a meeting or by action in writing.
pursuant to Section 2.09 for a term expiring at the next succeeding Annual Meeting. Officers shall be eligible for reelection.

Section 5.03 Powers and Duties of Officers: Subject to the control of the Board of Directors, all officers shall have such authority and shall perform such duties as may be provided in these Bylaws or by resolution of the Board.

(a) President: The President shall preside at all meetings of the Board of Directors, shall perform all duties customary to that office, and shall supervise and control all of the affairs of the Corporation in accordance with the policies and directives approved by the Board of Directors.

(b) Vice President: In the absence of the President or in the event of the President’s inability or refusal to act, the Vice President shall perform the duties of the President and shall have all of the powers of and be subject to all restrictions upon the President. The Vice President shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe by resolution or as the President may from time to time provide, subject to the powers and supervision of the Board of Directors.

(c) Secretary: The Secretary shall be responsible for the keeping of an accurate record of the proceedings of all meetings of the Board of Directors, shall give or cause to be given all notices in accordance with these Bylaws or as required by law, and in general shall perform all duties customary to the office of Secretary.

(d) Treasurer: The Treasurer shall be responsible for all funds and securities of the Corporation. He or she shall keep complete and accurate accounts of receipts and disbursements of the Corporation and shall deposit money and other valuable property of the Corporation in the name and to the credit of the Corporation in banks or depositories designated by the Board of Directors. Whenever required by the Board of Directors, the Treasurer shall prepare and provide a statement of accounts. The Treasurer shall at all reasonable times exhibit the books and accounts to any officer or Director of the Corporation and shall perform all other duties incident to the office of Treasurer, subject to the supervision of the Board. If required by the Board, the Treasurer shall give such bond or security for the faithful performance of his or her duties, for which the Treasurer shall be reimbursed.

Section 5.04 Resignation: Resignations are effective upon receipt by the Secretary (or receipt by the President or other officer if the Secretary is resigning) of written notification or a later date if provided in the written notification.

Section 5.05 Removal: One or more officers may be removed by the Board at a meeting called for that purpose, with or without cause.

Section 5.06 Vacancies: Vacancies existing by reason of resignation, death, incapacity, or removal before the expiration of a term may be filled by the Board for the remainder of the unexpired term.
Section 5.07 Executive Director: The Board of Directors may hire an Executive Director of the Corporation. The Executive Director shall be a nonvoting member of the Corporation. The Executive Director shall have general and active management of the programs and affairs of the Corporation and shall see that all orders and resolutions of the Board are carried into effect. The Executive Director shall perform such other duties and have such other authority and powers as the Board of Directors may from time to time prescribe. Unless a contract, these bylaws, or a law provide otherwise, the Board may remove the hired Executive Director at any time with or without cause at a meeting called for that purpose. A resolution to remove the Executive Director requires the vote of three-quarters of the total membership of the Board of Directors.

ARTICLE VI.

MEMBERS

The Corporation will not have members.

ARTICLE VII.

INDEMNIFICATION

Section 7.01 Definitions:

"Matter" shall mean any actual or threatened civil, criminal, or administrative action, arbitration proceeding, claim, suit, proceeding, or appeals therefrom, or any criminal, administrative, or congressional (or other body’s) investigation, hearing, or other proceeding.

"Eligible Person" shall mean any person who at any time was or is a Director, a member of any committee or subcommittee, an officer, an agent, an employee, or a volunteer of the Corporation.

Section 7.02 Right to Indemnification: Any Eligible Person made a party to or respondent in a Matter by reason of his or her position with or service to the Corporation shall, to the fullest extent permitted by law, be indemnified by the Corporation against all liabilities and all expenses reasonably incurred by him or her arising out of or in connection with such Matter, except in relation to Matters as to which (i) the Eligible Person failed to act in good faith and for a purpose which he or she reasonably believed to be in the best interests of the Corporation, (ii) in the case of a criminal Matter, the person had reasonable cause to believe that his or her conduct was unlawful, or (iii) the person shall be adjudged to be liable for misconduct or negligence in the performance of a duty.

Section 7.03 Limitation on Right of Indemnification: Except where an Eligible Person has been successful on the merits with respect to such Matter, any indemnification hereunder shall be made only after (i) the Board (acting by a quorum consisting of Directors who were not involved in such Matter) determines that the Eligible Person met the applicable indemnification standard set forth in Section 6.02 above; or (ii) in the absence of a quorum, a finding is rendered in a written
opinion by independent legal counsel that the person or persons met the applicable indemnification standard set forth in paragraph Section 6.02 above.

Section 7.04 Other Rights: The right of indemnification provided hereunder shall not be deemed exclusive of any other right to which any person may be entitled in addition to the indemnification provided hereunder. This indemnification shall in the case of the death of the person entitled to indemnification inure to the benefit of his or her heirs, executors or other lawful representative.

Section 7.05 Interim Indemnification: The Corporation shall, with respect to a Matter described in Section 7.02, advance attorney's fees as interim indemnification to any Eligible Person if the following conditions are satisfied: (i)(a) the Board (acting by a quorum consisting of Directors who are not involved in such litigation) determines that the Eligible Person is likely to meet the applicable indemnification standard set forth in Section 7.02 above, or (b) in the absence of such a quorum, a finding is rendered in a written opinion by independent legal counsel that the Eligible Person is likely to meet the applicable indemnification standard set forth in Section 7.02 above; and (ii) the Eligible Person (a) requests interim indemnification, (b) agrees to repay the interim indemnification promptly upon a determination unfavorable to him or her under Section 6.03, and (c) deposits a bond or equivalent security.

Section 7.06 Insurance: The Board may authorize the purchase of and maintain insurance on behalf of any Eligible Person against any liability asserted against or incurred by him/her which arises out of such person's status in such capacity or out of acts taken in such capacity, whether or not the Corporation would have the power to indemnify the person against that liability under law.

ARTICLE VIII.

CONFLICT OF INTEREST POLICY

Section 8.01 Purpose: The purpose of the conflict of interest policy is to protect the Corporation's interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of the Corporation or might result in a possible excess benefit transaction. This policy is intended to supplement but not replace any applicable state and federal laws governing conflict of interest applicable to nonprofit and charitable Corporations.

Section 8.02 Definitions:

"Interested Person": Any Director, principal officer, or member of a committee with Board delegated powers who has a direct or indirect financial interest, as defined below, is an interested person.

"Financial Interest": A person has a financial interest if the person has, directly or indirectly, through business, investment, or family:
(a) An ownership or investment interest in any entity with which the Corporation has a transaction or arrangement;

(b) A compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement; or

(c) Is considering an ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement.

“Compensation”: Direct and indirect remuneration, including gifts or favors that are not insubstantial.

“Conflict of Interest”: A conflict between the personal or financial interests and the official or professional responsibilities of a person in a position of trust. A “Conflict of interest” includes situations in which the employee, family member, or board member has a financial interest in the business or individual selected for the contract. A financial interest is not necessarily a conflict of interest. Under Section 8.03 (b), a person who has a financial interest may have a conflict of interest only if the appropriate Board or committee decides that a conflict of interest exists.

Section 8.03 Procedures:

(a) Duty to Disclose: If an actual or possible conflict of interest arises, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts to the Directors and members of committees considering the proposed transaction or arrangement.

(b) Determining Whether a Conflict of Interest Exists: After disclosure of the financial interest, whether direct or indirect, disclosure of all material facts, and after any discussion with the interested person, he or she shall leave the Board or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board or committee members shall decide if a conflict of interest exists.

(c) Procedures for Addressing the Conflict of Interest:

(i) An interested person may make a presentation at the Board or committee meeting, but after the presentation he or she shall leave the meeting during the discussion of and the vote on the transaction or arrangement involving the possible conflict of interest.
(ii) The Chair or President of the Board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

(iii) After exercising due diligence, the Board or committee shall determine whether the Corporation can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

(iv) If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested Directors or committee members whether the transaction or arrangement is in the Corporation's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination it shall make its decision as to whether to enter into the transaction or arrangement.

(d) Violations of the Conflicts of Interest Policy:

(i) If the Board or committee has reasonable cause to believe a member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

(ii) If, after hearing the member's response and after making further investigation as warranted by the circumstances, the Board or committee determines the member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

Section 8.04 Records of Proceedings: The minutes of the Board and all committees with Board delegated powers shall contain:

(a) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.

(b) The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

ARTICLE IX.
FINANCIAL ADMINISTRATION
Section 9.01 Fiscal Year: The fiscal year of the Corporation shall be January 1 to December 31 but may be changed by resolution of the Board.

Section 9.02 Loans to Management: The Corporation will make no loans to any of its Directors or Officers.

Section 9.03 Checks, Drafts, and Contracts: The Board of Directors shall determine who shall be authorized to sign checks, drafts, or other orders for payment of money; to sign acceptances, notes, or other instruments of indebtedness; to enter into contracts; or to execute and deliver other documents and instruments on the Corporation’s behalf.

(a) Checks: All checks drawn on the funds of the Corporation must have two signatories, at least one of which must be a member of the Board of Directors.

(b) Approval of Contracts: The Board of Directors shall approve any contract that creates a financial obligation on behalf of the Corporation in advance of acceptance of the contract.

Section 9.04 Reimbursement: Requests for reimbursement by any member of the Board of Directors, officer or agent must be submitted within 6 months of the date the expense is incurred. The request for reimbursement must be accompanied by receipts and any other supporting documents matching the amount requested for reimbursement.

Section 9.05 Annual Financial Statements: Complete financial statements prepared in conformity with generally accepted accounting principles (GAAP), accompanied by an audit report of an independent certified public accountant, may be presented to and reviewed by the Board after the close of each fiscal year. Financial statements should include: (i) significant categories of contributions and other income; (ii) expenses reported in categories corresponding to the description of major programs and activities contained in the Corporation’s annual report, solicitations and other informational materials; (iii) a detailed schedule of expenses by natural classification (e.g., salaries, employee benefits, occupancy, postage, etc.), representing the natural expenses incurred for each major program and supporting activity; (iv) accurate presentation of all fund-raising and administrative costs; and (v) total costs and the basis for allocating any fund-raising or other expenses associated with multi-purpose activities (e.g., fund raising combined with social advocacy or public education campaigns).

Section 9.06 Audit: The Board of Directors may authorize an audit of the Corporation.

Section 9.07 Procurement Policy: The policies and procedures below will be followed when equipment, materials, supplies, property, or services are purchased for the Corporation.

(a) Conflict of Interest: All directors, employees, or agents who participate in the selection or acceptance of a contract for equipment, materials, supplies, or services must comply with the Conflict of Interest Policy set forth in Article VIII of these Bylaws. No director, employee, or agent will participate in the selection or acceptance of a contract involving a conflict of interest without the approval of the board.
(b) Purchase of Items for Personal Use: Directors, employees, or agents who participate in the selection or acceptance of a contract for equipment, materials, supplies, or services shall not use such items for personal use.

(c) Receipt of Gratuities: Directors, employees, or agents of the Corporation shall not solicit or accept gratuities, favors, or anything of value from contractors, potential contractors, or parties to agreements with the nonprofit.

(d) Purchase of Items Not Approved in the Budget: Directors, employees, or agents shall not solicit or accept any equipment, materials, supplies, or services that have not been approved by the Board of Directors in the annual budget without prior approval of the board.

(e) Cost Analysis: The nonprofit shall conduct a cost analysis and document the analysis in the procurement files in conjunction with every purchase. The procurement file should include a justification for the lack of competition if competitive bids or offers are not obtained.

(f) Contract with Winning Bidder: If a contract is competitively bid, the Corporation will enter into a contract with the winning bidder that specifies the equipment, materials, supplies, property, or services to be purchased and the payment terms.

(g) Acquisition Procedure: The Corporation will conduct all procurement transaction in a manner that maximizes opportunities, increases quality, and reduces the cost of purchase. The Corporation reserves the right to reject any bids or offers if deemed to be in its best interest.

(h) Purchases: The Board of Directors must approve all purchases made on behalf of the nonprofit. Two approved signatories are required for all checks.

(i) Property and Inventory Policy: When purchasing property (both real estate and equipment), the title must be in the name of the North Heights Advisory Association. All property purchased belongs to the North Heights Advisory Association and title vests with the North Heights Advisory Association. A list of all property owned by the nonprofit shall be kept showing the type of property, identification number, original cost, and depreciated value.

(j) Whistleblower Policy: The Corporation will not retaliate against an individual who discloses or threatens to disclose to a supervisor, board member or a public body, any activity, policy, or practice of the Corporation that the employee reasonably believes is in violation of a law, or a rule or regulation mandated pursuant to law, or is in violation of a clear mandate or public policy concerning the health, safety, welfare, or protection of the environment.

ARTICLE X.

RECORDS
Section 10.01 Recordkeeping: The Secretary or his or her designee shall keep or cause to be kept adequate minutes of all Board or committee reflecting at a minimum the names of those in attendance, any resolutions passed and the outcomes of any votes taken.

Section 10.02 Public Disclosure: After receiving IRS recognition of its 501(c)(3) status, the Corporation shall keep available for public inspection at its principal place of business and any branch office copies of the Form 1023 (exemption application) as filed and any Form 990 (information tax return) filed within the past three years. Names and identifying information of contributors shall be redacted from publicly available copies. In addition, as required by the tax code and regulations, the Corporation shall either (i) make such materials widely available to the public, such as by posting on the Internet, or (ii) provide copies of the materials to any member of the public making a request in person during normal business hours or in writing. This public disclosure obligation shall be no broader than required by law and shall not apply, for example, if the Corporation is the target of a campaign of harassment.

Section 10.03 Record Retention and Destruction Policy:

(a) Scope: All employees, directors and officers of the Corporation must comply with the document retention requirements within this record retention policy.

(b) Purpose: Corporate records include essentially all records produced by the Corporation and its directors, officers and agents, whether paper or electronic. Records include but are not limited to items such as memoranda, emails, contracts, computerized desk calendars and appointment books and expense records. This policy is meant to establish the requirements for document destruction and end the accidental or innocent destruction of necessary documents.

(c) Inspection of Books and Records: All books and records of this Corporation may be inspected by any Director for any purpose at any reasonable time on written demand.

(d) Policy: Specific documents, identified below, are subject to a retention schedule and should not be destroyed until the expiration of the schedule.

i. Financial Records
Financial records, including bank statements, invoices and payroll records, expense reports, proof of deductions, and other documents should be maintained for at least 7 years from the date of filing the applicable tax return. Year-end financial statements, audit reports and 990 forms should be maintained permanently and should be available for public inspection upon request.

ii. Corporate Records
Incorporation documents, including certificate of formation, bylaws, and related documents should be kept permanently in the corporate records. Meeting minutes and related documents should also be retained in perpetuity in the corporate record book. Tax-exemption documents, including application for tax exemption (IRS Form 1023), IRS determination letter, and any related documents should be kept permanently in the corporate record book and should be available for public inspection upon request.
iii. Legal Files
Legal documents should generally be maintained for a period of 10 years.

iv. Legal Agreements & Contracts
Final, executed copies of legal agreements and contracts, such as mortgages and leases, should be maintained for three years after their expiration. Publicly filed contracts should be maintained longer.

v. Electronic Mail
E-mail that needs to be saved should be either:
   a. Printed in hard copy and kept in the appropriate file; or
   b. Downloaded to a computer file and kept electronically or on disk as a separate file.

ARTICLE XI.

AMENDMENTS

Section 11.01 Amendments: The Bylaws may be amended at any time by a vote of the two-thirds of the Board of Directors at a meeting where a quorum is present. The Board of Directors may adopt amendments to the Certificate of Formation by a vote of two-thirds of Directors present at a meeting where a quorum is present.

CERTIFICATION

I hereby certify that these bylaws were adopted by the Board of Directors of North Heights Advisory Association at its meeting held on this 16th day of July, 2018

[Signature]
Secretary
MINUTES, FIRST MEETING
OF BOARD OFFICERS

The first meeting of the officers of North Heights Advisory Association was held at 203 West 8th, Suite 600, Amarillo, Texas 79101 on the 16th day of July 2018, at 4:00 o'clock p.m.

The meeting was duly called and held by the President. There were present and participating at the meeting: Rev. Herman Moore, Mildred Darton, and Ludell Hill. Absent: Willie Esther Atkins

The required quorum of Officers was present.

Mildred Darton, President, presided and Ludell Hill, Secretary, recorded the minutes.

On motions duly made and seconded it was voted that:

1. The bylaws be accepted.
2. A Corporate Book be completed by Attorney Matthew Stringer.
3. A bank account be opened at Happy State Bank
4. The Signers on the account will be Rev. Herman Moore, Willie E. Atkins, and Ludell Hill, with two (2) signers required on checks
5. The EIN will be applied for by Attorney Stringer.

There being no further business, the meeting was adjourned.

Date: 7/16/2018

[Signature]
Secretary
MINUTES OF NORTH HEIGHTS ADVISORY ASSOCIATION BOARD MEETING

DATE: 10/11/2018

PRESENT: Mildred Darton, Elder Herman Moore, Nicole Luper, Shirley Ford, Wanda Nelson, Bettye Sue Briggs, Bobbie Alexander, Michael Brown, Joe Peterson, Ludell Hill


The meeting was called to order at 6:05 pm at AUFC by President Darton. After invocation by Rev. Moore, Sherry Bailey, Senior Planner, was introduced.

Sherry gave an update on what the city is doing as part of their contribution as described by the North Heights Plan:
- Infrastructure - Going well. Water lines being relined and extended. Sewer lines being installed.
- Working on demolition of dilapidated and dangerous structures in NH.
- Street lights being put into operation. Street lights responsibility is with Xcel, TxDot, and City. Assistance needed identifying location of lights not working. Write down nonworking lights location and call planning. Takes priority.
- Marcus Calderone wants to establish a culinary school in North Heights and is looking for a location.
- Bettye Sue questioned process of City Council not approving zone changes for manufactured homes. Much discussion followed.
- Zoning discussed. Sherry suggested we talk with property owners to make sure they understand the ramifications of the zoning letter.

President Darton led the discussion of getting Alphonso Vaughn and Floyd Anthony more involved. Motion made by Joe Peterson that we invite Alphonso and Floyd to a Board Meeting. Second by James Tudman. Motion passed.
- Rev. Tudman made a motion to invite Mersey Murgula to a Board Meeting. Second. Motion passed.
- President Darton charged Rev. Tudman with following up with invite of Mersey Murgula and letting us know of her availability.
- Rev. Tudman notified us of her availability on November 8, 2018.

President Darton discussed a Newsletter for the community. Joe Peterson suggested getting a student from AC or WT to volunteer for a grade project. Joe Peterson and Rev. Tudman to follow up.

Committees Established. See Attached.

Meeting Adjourned at 7:45 pm.
NORTH HEIGHTS ADVISORY ASSOCIATION

COMMITTEES

Budget – Joe Peterson, Ludell Hill
Fundraising – Nicole Luper, Mike Brown
History – Wanda Nelson, Shirley Ford
Infrastructure & Fire Hydrants – Rev. Moore, Mike Brown
Community School – Nicole Luper, Wanda Nelson, Rev. Tudman, Shirley Ford
Homes – Rev. Moore, Mike Brown
MINUTES OF NORTH HEIGHTS ADVISORY ASSOCIATION BOARD MEETING

11/08/2018


ABSENT: Rev. Joe Cofer, Rev. Bennie Anderson, Mike Brown, Chris Garnett

The meeting was called to order at 6:00 p.m. by President Daron with a moment of silent prayer. Mercey Murguia, County Commissioner, was introduced.

Commissioner Murguia began the discussion with the background of the three communities needs based on the recommendation of a consulting firm hired by the city to align Amarillo. Their result gave the lowest points to three neighborhoods in dire need of improvement and align them with the rest of the city. The County Commissioners put up $75,000 and convinced the City to contribute $75,000 for a total of $150,000 toward concentration on the Barrio, San Jacinto and the North Heights. The North Heights Plan was chosen to be the pilot plan and was adopted and all three was funded. She shared some data regarding 15th Street dividing the North Heights based on economic status. Above 15th are the majority homeowners and below 15th are low income & renters. She challenged each person in attendance to prioritize at least three action items from the plan and begin to address them. Ten priority items were identified to start with. She suggested pictures be taken of historical sites and document what makes it important to the community. Time was spent with questions and comments.

Caleb Roberts, of Executive Housing, was introduced. Caleb requested permission from the board to allow Himself and Adam to put together a task force of young people to train and get started on projects from the Plan.
Rev. Moore made a motion that Caleb put together a plan for training young people and present the plan in 1 month. Second by Joe Peterson. Motion passed by consensus of board.

Vice President and Treasurer's reports tabled until next board meeting due to presence of many non-board members.

President Daron called for discussion of having two board meetings a month. Not agreed on at this time.

Volunteers for a steering committee to prepare the objectives and action noted in the plan and needed for the 501(C) (3) completion. Nikki Luper and Joe Peterson will lead it.

Discussion regarding letters to homeowners from the association clarifying the Zoning issues effect on their property. Result the letters should go out.

Announcements:

Zoning meeting changed to Wednesday, 11/14, d/t holiday Monday.

Meeting called by Alphonso Vaughn, Saturday morning, 10:00am, November 17, community leaders invited

Meeting Adjourned at 7:40pm.

Next Board meeting on 12/13/2018 at 6 pm

Humbly Submitted,

Ludell Hill
NHAA Secretary
2019 REVISED Quantifiable Community Participation (QCP) Neighborhood Information Packet

The following are materials to assist Neighborhood Organizations in determining if they are a qualified Neighborhood Organization for the purpose of providing input for Quantifiable Community Participation ("QCP") and how to provide that input as provided under the State of Texas Qualified Allocation Plan ("QAP"). The materials include:

- Requirements for QCP Submission
- QCP Form
- Required Attachments
- Boundary Map Example

Este paquete contiene materiales e información para asistir a Organizaciones Vecindarios a determinar si califican para dar aportación a la Participación Cuantitativa Comunitaria ("QCP") y como proporcionar esa aportación según el State of Texas Qualified Allocation Plan ("QAP"). Si usted necesita asistencia o tiene preguntas sobre los requisitos del QAP, la plantilla, u otras preguntas con respecto al ciclo del Housing Tax Credit, favor de comunicarse con la División Multifamily Finance al 512-475-2201.

If you have questions regarding the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Division by email at nicole.fisher@tdhca.state.tx.us, or by phone at (512) 475-2201.
REQUIREMENTS FOR QCP SUBMISSION

Should there be any conflict between this guidance and the QAP, the QAP takes precedence.

Quantifiable Community Participation, referred to as "QCP", is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item allows qualified neighborhood organizations to have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(I) and §2306.6725(a)(2), Texas Government Code, the Texas Department of Housing and Community Affairs (the "Department" or "TDHCA") is required to rank applications using a competitive scoring system. QCP may qualify an Application for up to 9 points.

Written statements from a qualified Neighborhood Organization in current, valid existence with boundaries that contain the entire Development Site and which are on record with the Texas Secretary of State or county in which the development is to be located can be included in the QCP score.

DEADLINES

In order for its statement(s) to be eligible for points, a Neighborhood Organization:

- must have been in existence with boundaries containing the entire Development Site as of December 5, 2018 (30 days prior to the beginning of the Application Acceptance Period); and
- must have been on record with the Texas Secretary of State or county in which the development is to be located as of January 4, 2019.
- Letters of support, opposition, or neutrality must be received by the Department no later than 5:00 p.m. on March 1, 2019.

Statements may be mailed to the Department at:

Texas Department of Housing and Community Affairs
Attention: Housing Tax Credit Program, Neighborhood Input
PO Box 13941 (MC 332-10)
Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address. DO NOT SEND INFORMATION TO THIS ADDRESS VIA U.S. MAIL!

221 East 11th Street
Austin, TX 78701-2410

For faxes, please call: (512) 475-1695.

DEFINITION OF "NEIGHBORHOOD ORGANIZATION" [2306.004(23-a) TX Govt. Code]

An organization that is composed of persons living near one another within the organization's defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners' association or a property owners' association. For purposes of QCP, "persons living near one another" means two or more separate residential households.

In addition, the Neighborhood Organization must certify to the following:

Page 2 of 2  January 23, 2019
• At least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization; and

• None of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

**SUBMISSION REQUIREMENTS**

A Neighborhood Organization must submit the following:

• Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form ("QCP form").

• Documentation that the organization was on record with the county or Secretary of State on or before January 4, 2019. (County and Secretary of State registry may require additional documentation to be submitted upon request.) If the documentation submitted for being on record with the county or Secretary of State is dated after January 4, 2019, evidence of being on record on or prior to January 4, 2019 is also required.

• Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) with boundaries that include the entire Development Site as of December 5, 2018 (30 days prior to the beginning of the Application Acceptance Period) is required. If the documentation submitted for being in existence is dated after December 5, 2018, evidence of existence on or before December 5, 2018 is also required.

• Boundary Map – The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department’s approval. A street-level map can be created at [http://www.mapquest.com](http://www.mapquest.com) or at [http://maps.google.com](http://maps.google.com). Please contact the Department if assistance is needed to create an appropriate map.

**ADDITIONAL INFORMATION**

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization's form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department’s satisfaction within five business days from the date the notice is sent to the organization, the organization's form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the "Quantifiable Community Participation" process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

Letters received by the Department setting forth that the eligible Neighborhood Organization objects to or opposes the Application or Development will be added to the Application posted on the Department’s website. Written statements from the Neighborhood Organizations included in an Application and not received by the Department from the Neighborhood Organization will not be scored but will be counted as public comment. Any submission determined to be ineligible for QCP
scoring will be summarized for the Department’s Governing Board as public comment but will not be scored for QCP.

Any statement of opposition from a Neighborhood Organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity having jurisdiction or oversight over the finding or determination. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements. Should the neighborhood Organization’s statements be founds to be contrary to findings or determinations of a local Government Entity, or should the Neighborhood Organization not respond in seven (7) calendar days, then the Application shall be eligible for four (4) points under this scoring item.

INSTRUCTIONS FOR COMPLETING THE QCP FORM

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

Part 1: Development Information

This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as “the southwest corner of Smith St and Jones Rd” are acceptable.)

Part 2: Neighborhood Organization Information

This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is currently on record with the county or the Secretary of State, evidence of such is required to be attached to this form.

Part 3: Neighborhood Organization Contact Information

This section of the form requests contact information for two individuals who have authority to sign on behalf of the organization in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

Part 4: Reason for Support or Opposition

This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization’s support or opposition is required in order for the statement to qualify for points. A Neighborhood Organization should be prepared to provide additional information with regard to opposition.

Part 5: Written Boundary Description
This section of the form requests a written boundary description of the Neighborhood Organization's boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department’s Governing Board as part of public comment.

**Part 6: Certifications**

This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.

This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed. The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.
2019 HTC
Full Application

Part 9

TDHCA Review Tabs
Multifamily Finance Division staff will place scanned copies of deficiency documents behind this tab in the application .pdf
**All deficiencies must be corrected or clarified by 5 pm Austin local time on August 8, 2019. Please respond to this email as confirmation of receipt.**

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. The CRP seems to be lacking a history of sufficient, documented and committed funding to accomplish its purposes on its established timeline, and the timeline itself is vague (short, long, etc.). Provide evidence of funding committed specifically for the North heights Neighborhood Plan and a timeline for the use of those funds.

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

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §11.201(7)(B) of the 2019 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant...
will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2019 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.

Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPs System. Once the documents are submitted to the Serv-U HTTPs system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPs submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 11.1(h) of the 2019 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on August 8, 2019.**

Please respond to this email as confirmation of receipt.**

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

Regards,

Sharon D. Gamble MSW, PMP
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
(512) 936-7834
https://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/index.htm

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 §11.2(a)).

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

The CRP seems to be lacking a history of sufficient, documented and committed funding to accomplish its purposes on its established timeline, and the timeline itself is vague (short, long, etc.). Provide evidence of funding committed specifically for the North heights Neighborhood Plan and a timeline for the use of those funds.

Deficiency Response:

We believe documentation for both of the items listed above were provided in the original CRP packet and meet the requirements of the QAP.

1. History of funding, documented and committed funding to accomplish the purposes of the plan:

A. Please see attached letter from the City of Amarillo outlining the funding/activities that had been funded and undertaken to address goals outlined in the plan. As you will note from the Letter from the City, they estimate that $2.9M will be designated to the area for use by 2020 and that more than $800,000 had already been expended at the time of application – the activities and funding amounts have been highlighted to make their review easier. You will note that the items undertaken tie back to the Goals outlined in pages 36-48 of the plan, including infrastructure improvements, lighting improvements, and general improvements of the livability of the community. This documentation was submitted with the CRP packet at the time of Application.

B. To further prove additional funding since the application submission, we are providing an updated report on spending in CRP areas of the city. As you will note, the North Heights area has continued to have substantial funding/activities in support of the plan – over $5M as of March of 2019. Again these activities tie back to the Goal of the plans as outlined on pages 36-48.

2. Timeline for funding: The timeframe for funding for the activities for the Plan are outlined on pages 36-48 of the North Heights Neighborhood Plan. The timeframes outlined for use by the City are Short, Medium, and Long -- this is the process that the City has chosen for their established timetable for their planning document. We believe it should be considered sufficient as there are no specific requirements set forth in the QAP for a timetable to require specific dates or any other particular format other than that established by the City.
February 15, 2019

Sharon Gamble  
TDHCA  
221 E. 11th  
Austin, TX 78701

Dear Ms. Gamble:

I am writing this letter per the requirements of the 2019 QAP with respect to a concerted revitalization plan within the City of Amarillo. The Commons at St. Anthony’s development, located in the North Heights Neighborhood Planning area is within a revitalization area that was identified, studied, discussed, and addressed in the North Heights Neighborhood Plan. This plan was adopted by City Council via ordinance as an amendment to the City’s 2010 Comprehensive Plan.

The following progress report gives an overview of the measurable improvements achieved by the City in the revitalization area based on the targeted efforts outlined in the plan. The accomplishments of the objectives outlined in the plan, which is still in its infancy, are either complete or on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.

- Demolition of vacant structures – the City through its Community Development Department has demolished many unsafe and dilapidated structures. The most notable being an old hotel located along Amarillo Boulevard. This $800,000 investment by the City took care of a major concern of the residents and businesses in this area.
- Neighborhood cleanups – the City has coordinated with the nonprofit North Heights Advisory Board to hold neighborhood cleanups. Over 200 volunteers attended the most recent event. This helps build awareness and ownership in beautifying the neighborhood.
- Replacement of light bulbs in existing street lights – the City has partnered with the community members to identify lights that are either broken or burnt out to get them replaced, in order to help with visibility at night.
- Sidewalk project – the City is in the final stages of design and bidding of a sidewalk project that will add sidewalks where there are none on three different roadways within the neighborhood. Two of the roads will provide access to schools for pedestrians.
• Rehabilitation of existing apartment complex – the City was approached by a developer interested in saving a dilapidated 46 unit apartment complex. This complex was nearing the point where it would be required to be torn down. The City is in the final stages of approving a property tax rebate and other incentives to help this project move forward as planned.

• Art project fundraiser – the City recently participated in a fundraiser that encouraged artists to document the history of the neighborhood. The event had over 500 attend two art shows and raised $2,500 for the North Heights Association.

• Infrastructure participation – the City has participated via funding to help install sidewalks and extend utilities in areas that had none. These were done in collaboration with developers for areas that were unlikely to develop due to the increased costs associated with lack of infrastructure in place.

We believe these improvements and community projects have increased the livability of the area by 1) Improving neighborhood stability by creating a neighborhood comprised of high-quality, well maintained, mixed income housing that accommodates families and individuals; 2) Preserving the Neighborhood character and enhance livability; and 3) Improving the infrastructure. We believe that all of these projects have led to a safer, more attractive, amenity filled area appropriate for housing.

The Plan (which was adopted in January of 2017) and the efforts towards the Plan are still current and will continue at a minimum for the next three years. The neighborhood planning efforts have been supported by general fund dollars contributed by the City Council and Potter County, as well as City general obligation bond funding. There will be a total of $2.9 million designated by 2020 that will go toward all city neighborhood plan areas, including the North Heights. This does not include additional funds the city has invested in demolition of structures in the neighborhood through other funding sources.

We are excited at the prospect of affordable housing being available in this identified revitalization area and believe that it fits in well with the efforts the City and County have already undertaken.

Sincerely,

Andrew Freeman
Director of Planning & Development Services
806-378-5285
andrew.freeman@amarillo.gov
Update on Neighborhood Plans
March 19, 2019
North Heights Boundary
North Heights Highlights

• Maintaining a Strong, Vibrant Neighborhood
• Economic Development /Redevelopment
• Improve Transportation and Mobility Systems

Updates:
Sidewalk project planned, infrastructure participation, neighborhood cleanup, inventory of dilapidated structures, lighting – bulb replacement, St. Anthony’s property acquisition by the St. Anthony’s Legacy and Redevelopment Corporation (SALARC), and ongoing efforts to identify possible proactive zoning changes.
# Expenditures in Neighborhood Plan Areas

<table>
<thead>
<tr>
<th>Projects</th>
<th>Cost</th>
<th>Neighborhood</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Development for all plans</td>
<td>$ 6,961</td>
<td>All</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>Plan Implementation for all plans</td>
<td>$ 35,409</td>
<td>North Heights ADA ramps; design work for North Heights and Barrio</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>Sidewalk Project for 12th and 18th</td>
<td>$ 250,000</td>
<td>North Heights</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>Sidewalk Project for 24th</td>
<td>$ 50,000</td>
<td>North Heights</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>Barrio Mural 10th Street Underpass - Base Coat</td>
<td>$ 50,000</td>
<td>Barrio</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>Barrio Mural 10th Street Underpass - Artist</td>
<td>$ 25,000</td>
<td>Barrio</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>San Jacinto Planning Consultant for Plan Development</td>
<td>$ 49,827</td>
<td>San Jacinto</td>
<td>Proposition 1 and County Participation toward Neighborhood Plan Initiative</td>
</tr>
<tr>
<td>Inn of Amarillo Hotel Abestos and Demolition Project</td>
<td>$ 780,000</td>
<td>North Heights</td>
<td>General Fund Reserves, CDBG Funding</td>
</tr>
<tr>
<td>Community Development HOME grants for two separate duplex projects</td>
<td>$ 840,000</td>
<td>North Heights</td>
<td>Community Development HOME funding</td>
</tr>
<tr>
<td>Warford Rehabilitation Project</td>
<td>$ 2,500,000</td>
<td>North Heights</td>
<td>Construction Dollars - General Fund</td>
</tr>
<tr>
<td>Annual Pipebursting Project</td>
<td>$ 266,000</td>
<td>San Jacinto</td>
<td>Water and Sewer Revenue Bonds issued May 2017</td>
</tr>
<tr>
<td>Annual 2 Inch Water Main replacement Project</td>
<td>$ 536,000</td>
<td>North Heights</td>
<td>Water and Sewer Revenue Bonds issued May 2017</td>
</tr>
<tr>
<td>Waterline Extension Project</td>
<td>$ 25,000</td>
<td>North Heights (on Jefferson)</td>
<td>Utility Extension and Improvements - Enterprise Fund</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 7,895,489</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Implementation Tracking

The implementation of the North Heights Neighborhood Plan will be monitored on a regular basis. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be more difficult to schedule a firm completion date. Nevertheless, the status of every item proposed in the neighborhood plan will be tracked. The North Heights Neighborhood Plan Implementation Table Chart provides an easy way to check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the strategy statement, responsible party, proposed time frame, and the current status. This table will be updated regularly as more information becomes available and as the status of projects change. An regular update report summarizing the overall implementation status of the plan's recommendations is proposed to be given to the Planning and Zoning Commission and City Council. The plan and the implementation table will be available upon request from the City of Amarillo Planning department.

North Heights Neighborhood Plan Updates

To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The North Height Neighborhood Plan needs to be reviewed, at a minimum, annually. Planning department staff will conduct the review, update the status of the action items and consider any additions or amendments. Planning staff may also designate subcommittees to assist in this review. However, just as the original advisory committee represented a diverse mix of interests in the neighborhood, the updating subcommittee should include representatives of homeowner, renters, businesses and non-resident property owners as well. Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make and may warrant an amended plan to be adopted. How often this will be necessary depends on how much the conditions have changed in the neighborhood.

IMPLEMENTATION TABLE

Abbreviations:
BS – Building Safety
CD – Community Development
CP&D – Capital Projects & Development
ED – Economic Development
NO – Neighborhood Organization
PD – Police Dept.
P&R – Parks & Recreation
PL - Planning
PW – Public Works
TR – Transit
AISD – Amarillo Independent School District
TXDOT – Texas Dept of Transportation

Strategy Priority:
H – High
M – Medium
L - Low
### CREATE STRONG, VITAL NEIGHBORHOODS

**GOAL:** Improve neighborhood stability by creating a neighborhood comprised of high-quality, well maintained, mixed income housing that accommodates families and individuals.

**Strategy - Promote the development and maintenance of quality affordable housing**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Create economic incentive programs to attract potential property owners/builders, such as property tax abatement for new residential construction within residentially-zoned areas for the first five years after receiving a Certificate of Occupancy.</td>
<td>ED, PL, BS</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Actively market neighborhood to potential developers/builders.</td>
<td>ED, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Help facilitate loan programs from local financial institutions.</td>
<td>ED, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Encourage a mix of housing alternatives through zoning.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

**Strategy - Home Ownership and Occupancy**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Promote steps to maintain significant levels of home ownership and owner occupancy (incentives, deed restrictions, etc.).</td>
<td>PL, ED, NO</td>
<td>Short</td>
<td>Mid</td>
</tr>
<tr>
<td>M</td>
<td>Inventory absentee homeowners and notify them of neighborhood plan and efforts to decrease rental units and to increase homeownership, leading to a higher inventory of properties for sale and/or redevelopment.</td>
<td>ED, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Discourage rental housing with possible residential zoning regulations tailored to rental housing in priority/targeted areas.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Research and encourage rent-to-own programs.</td>
<td>ED</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>Action Priority</td>
<td>Action Summary</td>
<td>Responsible Party</td>
<td>Time Frame</td>
<td>Status</td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------</td>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>H</td>
<td>Facilitate the maintenance and rehabilitation of existing housing units and yards for all homeowners.</td>
<td>ED, BS, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Coordinate creation of a neighborhood association to organize the neighborhood and consider items such as deed restrictions.</td>
<td>NO</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Enforce applicable ordinances throughout neighborhood (dilapidated structures, weeds, junk and debris).</td>
<td>BS</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish programs to promote and educate residents on responsibilities of maintaining property, information on where and how to dispose of junk and/or debris, and being a “good neighbor”.</td>
<td>BS, PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Establish a network of professionals with services to assist property owners.</td>
<td>NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Identify and promote rehabilitation programs/assistance and educate property owners on their use.</td>
<td>BS, PL, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Establish neighborhood support groups/organizations to help property owners who need assistance maintaining properties.</td>
<td>NO, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Create incentive programs to defer taxes on any additions or remodeling to encourage investment.</td>
<td>ED, PL</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish a “recognition” program for older homes which have been successfully renovated/ repaired.</td>
<td>PL, NO</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>
### Strategy – Redevelopment of Vacant and Unused Properties

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Create catalyst areas (such as NW 13th – NW 17th Ave, east of N Jefferson, and west/south of Carver AISD site) for housing development, and offer new construction tax incentives for new residential construction.</td>
<td>ED, PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish land-banking policies in cooperation with local government entities for possible future private development.</td>
<td>ED, PL</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Analyze current residential and commercial land use patterns and address incompatible zoning issues.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage re-use of vacant major commercial/institutional buildings with support from local government entities through tax incentives.</td>
<td>ED, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Create incentive programs to defer taxes on development of vacant lots.</td>
<td>ED, PL</td>
<td>Mid</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy – Planning/Policies

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Develop policies that encourage and support a diverse mix of quality housing by way of zoning tools (Rezoning, Overlays, Mixed Use).</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Amend inconsistent and incompatible zoning districts.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Encourage replatting and development of older areas by waiving development-related fees.</td>
<td>BS, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage zoning patterns that diversify/maximize opportunities for residential and commercial development.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Provide flexible development-related regulations where appropriate.</td>
<td>PL, CP&amp;D</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>
### GOAL: Address Neighborhood Character/Quality of Life

#### Strategy - Preserve Neighborhood Historic Heritage

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Create overlay districts to promote and protect historic areas of the neighborhood.</td>
<td>PL</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Identify significant local landmarks and historic buildings and develop strategies for their preservation and restoration.</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

#### Strategy – Enhance the Livability of the Neighborhood

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Encourage programs, services, and activities that engage residents of all ages.</td>
<td>P&amp;R, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Create a neighborhood newsletter with neighborhood announcements of activities/events.</td>
<td>NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Connect neighborhood representatives and AISD representatives to ensure a strong neighborhood school system by developing a long-range plan for neighborhood schools within this area.</td>
<td>ED, PL, AISD</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Create “adopt a neighborhood” program to facilitate maintenance and upkeep of certain high visibility areas (Amarillo Blvd, Hughes St, 24th Ave, Parks).</td>
<td>BS, PL, TXDOT</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Research and encourage more programs/opportunities to implement federal, state, and/or local programs that could improve the neighborhood (community garden, weed &amp; seed, plant-a-tree, etc).</td>
<td>ED, PL, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Consider placing at appropriate locations city satellite facilities within the neighborhood (fire, library, medical, senior citizens).</td>
<td>All Depts, NO</td>
<td>Long</td>
<td></td>
</tr>
</tbody>
</table>
### Strategy – Neighborhood Organization

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Encourage the development and strengthening of existing organizations.</td>
<td>NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Establish a neighborhood or property owner association.</td>
<td>NO, PL</td>
<td>short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Recognize neighborhood organizations as official representatives of the neighborhood and continue to involve them in ongoing implementation of the neighborhood plan.</td>
<td>BS, PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Designate certain staff across government services to work with neighborhood representatives.</td>
<td>All Depts</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy – Create a Sense of Community

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Install new, iconic street name signs throughout neighborhood, starting at major intersections (Hughes St and Amarillo Blvd, Hughes St and NW 24th Ave, and Hughes St and NW 1st Ave)</td>
<td>PW, NO</td>
<td>Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Create neighborhood gateway enhancements (Amarillo Blvd just east of railroad line, Amarillo Blvd and Polk St, Hughes St and NW 1st Ave, and Hughes St and NW 24th Ave)</td>
<td>PL, PW, TXDOT</td>
<td>Short Mid</td>
<td></td>
</tr>
</tbody>
</table>

### Strategy – Create and Enhance Open Space and Recreation

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Improve park/open spaces character by installing new and additional covered areas, benches, tables, grills, permanent board games (especially Hazelrigg and Heinz parks) Provide specialty lighting in priority/high profile open spaces (Bones Hooks, MLK).</td>
<td>P&amp;R, PW</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Provide more facilities for youth sports activities and small child playscapes.</td>
<td>P&amp;R</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Assess hike/bike trail opportunities that can link neighborhood to Thompson park and schools.</td>
<td>PL, P&amp;R</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Plant more trees in open spaces and parks.</td>
<td>P&amp;R, NO</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Promote adult leagues programs to be played in local recreation areas.</td>
<td>P&amp;R</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Collaborate with churches to create “bingo” type nights or other adult leisure activities.</td>
<td>P&amp;R, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Provide or designate areas for community gardens.</td>
<td>PL, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>-----------------------------------------------</td>
<td>--------</td>
<td>-------</td>
<td></td>
</tr>
</tbody>
</table>

**Goal:** Create a Safe Neighborhood Environment

**Strategy - Create an atmosphere where residents feel safe in their homes and in their neighborhood**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Promote neighborhood safety by working closely with local police and instituting community policing initiatives.</td>
<td>PD</td>
<td>Short Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Consider locating policing substation within neighborhood.</td>
<td>PD</td>
<td>Long</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Hold periodic meetings between law enforcement agencies and neighborhood residents to identify and prioritize resident’s concerns.</td>
<td>PD, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage and support formation of neighborhood and business watch programs.</td>
<td>PD, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage community and business sponsorship of regular youth oriented activities to be held in community or school facilities.</td>
<td>P&amp;R, AISD, NO</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

**Strategy – Promote Neighborhood Safety by Improving Traffic Controls (NW 24th and Hughes, Travis and Amarillo Blvd, NW 15th and Hughes)**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Enforce sight visibility violations at intersections.</td>
<td>PW</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Maintain and improve lighting at intersections (high volume intersections being top priority).</td>
<td>CPDE, PW</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Consider alternative street designs for improved traffic calming where appropriate and in new developments.</td>
<td>CPDE, PW</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Identify and address “drag-strip” thoroughfares.</td>
<td>CPDE, PD</td>
<td>Short Mid</td>
<td></td>
</tr>
</tbody>
</table>
### ECONOMIC DEVELOPMENT/REDEVELOPMENT

**Goal:** Encourage greater economic diversity and growth in quality jobs while building on local strengths

**Strategy – Identify Appropriate Areas for Development/Redevelopment**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Amend zoning patterns to promote appropriate mix of business along designated corridors (Hughes St south of Amarillo Blvd, diversifying commercial mix along Amarillo Blvd west of Hughes St).</td>
<td>PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Address dangerous and dilapidated structures both within the neighborhood and major arterials that may be impeding surrounding development.</td>
<td>BS</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

**Strategy – Align and coordinate resources to encourage and support economic development/redevelopment**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Encourage economic development by drafting and approving specific economic incentives for Heights neighborhood which could include local hiring requirements.</td>
<td>ED, PL</td>
<td>Short Mid</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Designate business corridors for marketing and promotion of economic development incentives or creation of special districts.</td>
<td>ED</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Encourage repurposing major vacant structures, hire expert consultants, encourage and support discussion meetings.</td>
<td>ED, PL, AISD</td>
<td>Mid Long</td>
<td></td>
</tr>
</tbody>
</table>

**Strategy – Identify Key Corridors and Sites for Infrastructure Improvements**

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Designate key thoroughfares as primary business corridors (Amarillo Blvd and Hughes St).</td>
<td>ED, PL</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Implement specific streetscape element requirements along primary business corridors (NW 24th Ave, Hughes St, Amarillo Blvd), (Hughes St/Amarillo Blvd being primary intersection for implementation).</td>
<td>CPDE, PW, PL</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>Action Priority</td>
<td>Action Summary</td>
<td>Responsible Party</td>
<td>Time Frame</td>
<td>Status</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------</td>
<td>--------------------</td>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>H</td>
<td>Identify and evaluate all public infrastructure along primary business corridors for construction and/or reconstruction (NW 24th Ave, Hughes St, Amarillo Blvd).</td>
<td>CPDE, PW</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Identify/designate an appropriate corridor and/or intersection to focus resources on for initial improvements (Hughes St and Amarillo Blvd, and Hughes St and NW 24th Ave).</td>
<td>CPDE, PW, PL, NO</td>
<td>Mid</td>
<td></td>
</tr>
</tbody>
</table>

### IMPROVE TRANSPORTATION AND MOBILITY SYSTEMS

**Goal: Improve Public Rights-Of-Way Facilities**

#### Strategy – Improve Public Rights-Of-Way Facilities

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Inventory and evaluate all streets and sidewalks within neighborhood and prioritize construction and reconstruction.</td>
<td>CPDE</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Address need for sidewalks with appropriate ADA ramps within neighborhood at all intersections.</td>
<td>CPDE, CD, PW</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

#### Strategy – Increase Lighting Along Neighborhood Thoroughfares

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Inventory and evaluate neighborhood lighting along streets, at intersections, and public transit facilities and prioritize were increased lighting is needed and where existing lighting needs maintenance.</td>
<td>PW, CPDE</td>
<td>Short</td>
<td></td>
</tr>
</tbody>
</table>

#### Strategy – Improve Multi-modal Transportation Routes to Provide Connectivity

<table>
<thead>
<tr>
<th>Action Priority</th>
<th>Action Summary</th>
<th>Responsible Party</th>
<th>Time Frame</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Review and assess public transportation stops, routes to schools, jobs, etc for better efficiency.</td>
<td>CPDE, TR</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Work with TXDOT on implementing streetscape elements along Amarillo Blvd.</td>
<td>TXDOT, CPDE</td>
<td>Mid Long</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Work with residents to further evaluate designation and improvements for multi-modal transportation (pedestrian, bikes, public transit, etc) routes throughout neighborhood.</td>
<td>P&amp;R, PL, CPDE, TR, NO</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Update and improve public transit facilities and consider expanding operation timeframes.</td>
<td>TR</td>
<td>Short Mid</td>
<td></td>
</tr>
</tbody>
</table>
19232 The Commons at St Anthony’s  
Full Application Deficiency Response 6/19/19

1. Please see the attached contract amendment showing 3.9 acres. The initial closing date is December 31, 2019, as indicated on page 7 of the contract, with the right to extend closing three times for 60 days each as indicated on page 8 of the contract. The Site Information Form Part III has been revised to show 6/28/2020 as the contract expiration and closing date.

2. Please see the attached site plan with the accessible route.

3. Please see the attached elevations with the statement about roof pitch, floor height, and exterior composition.

4. Please see the attached letter with this statement.

5. Please see the attached letter with this statement.

6. The PCA excel file has been uploaded to the FTP as a separate file.
FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT ("First Amendment") is made and entered into as of this 25th day of February, 2019, by and between St. Anthony’s Legacy and Redevelopment Corporation as Agent for the North Heights Advisory Association, ("Seller") and Commons at St. Anthony’s, LLC, a Wisconsin limited liability company ("Buyer"). Buyer and Seller may be referred to herein individually as a “Party” or collectively as “the Parties.”

RECITALS

A. Commonwealth Development Corporation of America (“Commonwealth”) and Seller entered into a Real Estate Purchase Agreement dated January 3, 2019 (the “Agreement”) with respect to real property and improvements located at 200 NW 7th Street, Amarillo, Texas, and as further described in the Agreement on Exhibit A attached to the Agreement (the "Property").

B. Commonwealth assigned all right, title and interest in and to the Property and Agreement to Buyer on or about February 6, 2019. Seller and Buyer now desire to make changes to the Agreement, and now enter into this First Amendment upon the terms and conditions as set forth herein.

NOW THEREFORE, for and in consideration of the promises and mutual agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

1. Exhibit A is hereby amended as follows:

   “4.6 acres” is deleted and replaced with “3.9 acres”

2. Exhibit B is deleted and replaced with the revised Exhibit B attached hereto.

3. MISCELLANEOUS. The capitalized terms used in this First Amendment shall have the same meanings herein as defined in the Agreement. Except as specifically modified by this First Amendment, the terms and conditions of the Agreement shall, as amended hereby, continue in full force and effect. This First Amendment may be executed in any number of counterparts and it shall be sufficient that the signature of each party appears on one or more such counterparts. All counterparts shall collectively constitute a single agreement. In order to expedite the execution and effectiveness of this First Amendment, signatures may be delivered and exchanged by electronic mail (pdf scan), or by facsimile. All signatures transmitted by facsimile or electronic mail shall be deemed to be originals.

[Signatures on following page.]
IN WHITNESS WHEREOF, the Parties hereto have each executed this First Amendment as of the date set forth above.

BUYER

COMMONS AT ST. ANTHONY'S, LLC
BY: CASA MM, LLC, ITS MANAGING MEMBER
   BY: COMMONWEALTH HOLDINGS, LLC, ITS SOLE MEMBER
   BY: COMMONWEALTH COMPANIES, INC., ITS SOLE MEMBER

By: _________________________
    Louie A. Lange III, Vice President

SELLER

ST. ANTHONY'S LEGACY AND REDEVELOPMENT CORPORATION AS AGENT FOR THE NORTH HEIGHTS ADVISORY ASSOCIATION

By: _________________________
    Mildred Darton, President
IN WHITNESS WHEREOF, the Parties hereof have each executed this First Amendment as of the date set forth above.

BUYER

COMMONS AT ST. ANTHONY’S, LLC
BY: CASA MM, LLC, ITS MANAGING MEMBER
   BY: COMMONWEALTH HOLDINGS, LLC, ITS SOLE MEMBER
   BY: COMMONWEALTH COMPANIES, INC., ITS SOLE MEMBER

By: ____________________________
Louie A. Lange III, Vice President

SELLER

ST. ANTHONY’S LEGACY AND REDEVELOPMENT CORPORATION AS AGENT FOR THE NORTH HEIGHTS ADVISORY ASSOCIATION

By: ____________________________
Mildred Darton, President
Exhibit B, St. Anthony's Site Acquisition Boundary, 3.9 Acres

Write a description for your map.
## Site Information Form Part III

### 1. Site Acreage

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

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.9</td>
<td>3.9</td>
<td>NA</td>
<td>3.9</td>
</tr>
</tbody>
</table>

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

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

NA

### 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>Saint Anthony's Legacy and Redevelopment Corp</td>
<td>Mary Emeny</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO Box 1230</td>
<td>Amarillo</td>
<td>TX</td>
<td>79105</td>
<td>6/12/18</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: NA

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

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

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amarillo Landmark, LLC</td>
<td>None</td>
</tr>
</tbody>
</table>

Site Control is in the form of:

- [x] Contract for sale.
- NA 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: 6/28/20
- Anticipated Closing Date: 6/28/20
- [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:

- NA Evidence of an easement, leasehold, or similar documented access; and
- NA Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.
4. **30% increase in Eligible Basis “Boost” (9% and 4% HTC Only) [10 TAC §11.4(c)]**

Development qualifies for the boost for:

- **X** Qualified Census tract that has less than 20% HTC Units per household
- New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8.**
  - Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.
- * Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments
- Development is located in a Small Area Difficult Development Area (SADDA)
- Rural Development (Competitive HTC only)
- Development is entirely Supportive Housing (Competitive HTC Only)
- Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
- Development includes an additional 10% of units at 30% AMI. (Competitive HTC only)
  - Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements.
- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
- Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

If a revised form is submitted, date of submission: 6/19/19
PROPOSED CONDO LINE

DRAWING NOT A SURVEY PROPERTY LINES OBSERVED FROM CITY PLAT MAP ACTUAL PROPERTY BEARINGS UNKNOWN

PRELIMINARY SITE PLAN SCALE: 1" = 30'-0"

NORTH

5 STALLS
32 STALLS
7 STALLS
30 STALLS
11 STALLS
14 STALLS
21 STALLS

SETBACK

SETBACK

SETBACK

O-2: OFFICE (CUMULATIVE ZONING ALLOWS MF USE)

AREA = 169,884 S.F. (3.90 +/- ACRES) PROPERTY AREA:

EXISTING ZONING:

MULTI-FAMILY RESIDENTIAL PROPOSED USE:

SITE INFORMATION:

NUMBER OF UNITS: 28.21 UNITS PER ACRE DENSITY:

BUILDING AREA: 58,157 S.F. FIRST FLOOR

.75 STALLS PER DWELLING UNIT (110 UNITS = 83 SPACES REQ.)

113 STANDARD SPACES

5 STANDARD ACCESSIBLE SPACES

2 VAN ACCESSIBLE SPACES

120 TOTAL PARKING SPACES PROVIDED

TOTAL: 110 UNITS

COMMON AREA

CORRIDORS

MECHANICAL

SECOND FLOOR TOTAL GROSS SF

FIRST FLOOR TOTAL GROSS SF

GROUND FLOOR TOTAL GROSS SF

TOTAL BUILDING GROSS SF

TOTAL: GROSS SF

GROUND FLOOR TOTAL GROSS SF

FIRST FLOOR TOTAL GROSS SF

SECOND FLOOR TOTAL GROSS SF

THIRD FLOOR TOTAL GROSS SF

FOURTH FLOOR TOTAL GROSS SF

FIFTH FLOOR TOTAL GROSS SF

PENTHOUSE TOTAL GROSS SF

UNIT BREAKDOWN

1 - BEDROOM UNITS

2 - BEDROOM UNITS

TOTAL UNITS

42

110

6

62

UNIT ACCESSIBILITY AND HEARING IMPAIRED:

UNIT TYPES / QUANTITIES PROVIDED BY THIS PROJECT

110 x 0.05 = 6 UNITS

110 - 6 = 104 UNITS

2012 TEXAS ACCESSIBILITY STANDARDS & HUD SECTION 504

** PER SECTION 504 OF REHABILITATION ACT OF 1973, 5% OF DWELLING UNITS MUST MEET UFAS OR A STANDARD THAT IS EQUIVALENT OR STRICTER. AN ADDITIONAL 2% OF DWELLING UNITS, OR AT LEAST ONE UNIT, WHICHEVER IS GREATER, MUST BE ACCESSIBLE FOR PERSONS WITH HEARING OR VISUAL DISABILITIES.

6 UNITS (UNIT #5, #6, #7)

3 UNITS

* THE SITE IS NOT WITHIN A FLOOD PLAIN

* THE SITE DOES NOT REQUIRE DETENTION PONDS

2019 M+A DESIGN, INC

c.redig@madesigninc.net (920) 922-8170

JOB NUMBER: 2019.03

SHEET 24 SOUTH BROOKE STREET

FOND du LAC, WISCONSIN 54935

COMMONWEALTH COMPANIES

P.O. BOX 1658

(920) 922-8170   FAX: (920) 922-8171

200 NW 7TH STREET

AMARILLO, TX   79107

FOND du LAC, WISCONSIN 54936

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES: C1.0

COMMENTS: 03-01-2019

C1.0

MF-6/19/2019-5:37am-sr

MF-6/19/2019-5:37am-sr
EAST ELEVATION
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SOUTHEAST PORTION
NORTHEAST PORTION

PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"

NORTH ELEVATION
SCALE: 1/16" = 1'-0"

PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEY PLAN
SCALE: 1/64" = 1'-0"

ELEVATION NOTES:
- EXTERIOR BUILDING MATERIALS = 90% BRICK VENEER
  10% PRECAST CONC. ACCENTS/CANOPIES
- ROOF CONSTRUCTION = NEW TPO MEMBRANE OVER TAPERED
  INSULATION @ 1/4"; 12" PITCH
  EXISTING CLAY TILES @ 10:12 PITCH
- FLOOR HEIGHTS:
  5-STORY WING = 1st FLOOR = 11' CEILING
  2nd - 4th FLOOR = 9' CEILING
  5th FLOOR = 10' CEILING
  3-STORY WING = 1st - 3rd FLOOR = 9' CEILING

2019       M+A DESIGN, INC
C
b.redig@madesigninc.net (920) 922-8170

JOB NUMBER:

2019.03
ADAPTIVE RE-USE FOR:
COMMONS at ST. ANTHONY'S
200 NW 7TH STREET
AMARILLO, TX   79107
FOND du LAC, WISCONSIN 54936

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION
PRELIMINARY SHEET DATES:
03-01-2019
MF-6/19/2019-5:37am-sr
MF-6/19/2019-5:37am-sr
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701-2410

RE: TDHCA #19232 – The Commons at St. Anthony’s

To whom it may concern:

Our firm prepared a Property Condition Assessment (Terracon Project No. FA 196017) for the St Anthony’s Hospital project. This letter is to clarify that all persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department website, release the report in response to a request for public information and make other use of the report as authorized by law.

The preparer of the report has read and understood §11.306 of the Uniform Multifamily Rules, Property Condition Assessment Guidelines. Additionally, the preparer of the report will not materially benefit from the Development other than by receiving a fee for services, and the fee is not contingent upon the report’s findings.

Sincerely,

Michael L. Lowenthal, Assoc. AIA  
Project Manager  
Facilities Services

Robert L. Reagan, AIA, NCARB  
Senior Project Architect  
Facilities Services
19232 The Commons at St. Anthony's - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Shannon Roth <shannon.roth@tdhca.state.tx.us>  
Fri, Jun 14, 2019 at 4:00 PM  
To: Craig Alter <c.alter@commonwealthco.net>, Alyssa Carpenter <ajcarpen@gmail.com>  
Cc: Shannon Roth <shannon.roth@tdhca.state.tx.us>

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. **Site Control**: The submitted Real Estate Purchase Agreement contains an Exhibit A which mentions 4.6 acres of land; however the Site Information Form Part III indicates 3.90 acres at the top. Furthermore, provide an outline of the pertinent dates within the contract ending with the closing date consistent with Part 2 of the Site Information Form Part III.

2. **Site Plan**: Identify the compliant accessible route.

3. **Elevations**: Identify the percentage of exterior building materials. The submitted photos do not appear to include floor height, or roof pitch. Please provide a statement for such.

4. **Property Condition Assessment**: Submit a statement that report preparer has read and understood §11.306 of the Uniform Multifamily Rules.

5. **Property Condition Assessment**: The report preparer must provide the following statement: “All person 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 the law.”

6. **Property Condition Assessment**: Submit an Excel version of the Property Condition Assessment Cost Schedule Supplement. Refer to the Real Estate Analysis Division webpage for the document.
**Note:** If the above statement can be found in the submitted report, please identify the exact page of said report where the specific language can be found.

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

All deficiencies must be corrected or otherwise resolved by 5 pm Austin local time on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 pm Austin local time on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day that any deficiency remains unresolved, the application will be treated in accordance with §11.201(7)(B) of the 2019 Uniform Multifamily Rules. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day may be terminated.

All deficiencies related to the Direct Loan portion of the Application must be resolved to the satisfaction of the Department by 5pm Austin local time on the fifth business day following the date of this deficiency notice. Applications with unresolved deficiencies after 5pm Austin local time on the seventh business day will be suspended from further processing, and the Applicant will be notified to that effect, until the deficiencies are resolved. If, during the period of time when the Application is suspended from review, Direct Loan funds become oversubscribed, the Applicant will be informed that unless the outstanding item(s) are resolved within one business day the Application will be terminated. For purposes of priority under the Direct Loan set-asides, if the outstanding item(s) are resolved within one business day, the date by which the item is submitted shall be the new received date pursuant to §13.5(c) of the 2019 Multifamily Direct Loan Rule. Applicants should be prepared for additional time needed for completion of staff reviews.

Unless the person that issued this deficiency notice, named below, specifies otherwise, submit all documentation at the same time and in only one file using the Department’s Serv-U HTTPS System. Once the documents are submitted to the Serv-U HTTPS system, please email the staff member issuing this notice. If you have questions regarding the Serv-U HTTPS submission process, contact Liz Cline at liz.cline@tdhca.state.tx.us or by phone at (512)475-3227. You may also contact Jason Burr at jason.burr@tdhca.state.tx.us or by phone at (512)475-3986.

All applicants should review §§11.1(b) and 11.1(h) of the 2019 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on June 21, 2019. Please respond to this email as confirmation of receipt.**

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

Thanks.

**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

**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)).*
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All applicants should review §§11.1(b) and 11.1(h) of the 2019 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on June 21, 2019. Please respond to this email as confirmation of receipt.**

**All deficiencies must be corrected or clarified by 5 pm Austin local time on June 21, 2019.**

**Please respond to this email as confirmation of receipt.**

Thanks.

**Shannon Roth**
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
About TDHCA
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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)).
Thank you for contacting me. I'm currently out of the country and will not return until June 17th.

Thank you
19232 - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Liz Cline <liz.cline@tdhca.state.tx.us> Thu, Jun 20, 2019 at 3:50 PM
To: "c.alter@commonwealthco.net" <c.alter@commonwealthco.net>, Alyssa Carpenter <ajcarpen@gmail.com>

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. Unit Floor Plans: The dimensions of the perimeter walls do not appear to be included.
2. Architectural Certification: Please clarify the firm name for the Architect.

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

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All applicants should review §§11.1(b) and 11.1(h) of the 2019 QAP and Uniform Multifamily Rules as they apply to due diligence, applicant responsibility, and the competitive nature of the program for which they are applying.

**All deficiencies must be corrected or clarified by 5 pm Austin local time on June 27, 2019. Please respond to this email as confirmation of receipt.**

About TDHCA

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

Liz Cline-Rew
Multifamily Finance Housing Specialist

Texas Department of Housing and Community Affairs

221 E. 11th Street | Austin, TX 78701
Office: 512.475.3227
Fax: 512.475.1895

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).

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1. Please see the attached unit plans with dimensions.

2. Please see the attached arch certification and accessibility forms with the architect firm name.
UNIT #1 FLOOR PLAN
EFFICIENCY, 1 BATH - TYPE 'B' & STANDARD

UNIT #2 FLOOR PLAN
1 BED, 1 BATH - TYPE 'B' & STANDARD

UNIT #3 FLOOR PLAN
2 BED, 1 BATH - TYPE 'B' & STANDARD

UNIT #4 FLOOR PLAN
2 BED, 1 BATH - TYPE 'B' & STANDARD
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: 3-1-19

Printed Name: STAN RAMAKER

License Number and State: MFA DESIGN, INC. 24998 TEXAS

Firm Name (If applicable):
# Accessible Hearing/Visual Units Calculation

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

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

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

Multifamily Housing Developments covered by 10 TAC 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>110</td>
<td>2%</td>
<td>2.2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>2%</td>
<td>0.12</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>2%</td>
<td>0.84</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>2%</td>
<td>1.24</td>
<td>1.24</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td>110</td>
<td>2.2</td>
<td>3.24</td>
<td>3</td>
</tr>
</tbody>
</table>

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

## EXAMPLE

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>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>
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<td></td>
<td>2%</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>68</td>
<td>1.36</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

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

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

By: [Signature]  [Printed Name]  [Firm Name (If applicable)]

Date: 3-1-19  [Firm Name (If applicable)]

2/28/2019
Accessible Mobility Units Calculation

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

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

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

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<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td>110</td>
<td>5%</td>
<td>5.5</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>0/1 (550 sf)</td>
<td>6</td>
<td>5%</td>
<td>0.3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (680 sf)</td>
<td>42</td>
<td>5%</td>
<td>2.1</td>
<td>2.1</td>
<td>2</td>
</tr>
<tr>
<td>2/1 (850 sf)</td>
<td>62</td>
<td>5%</td>
<td>3.1</td>
<td>3.1</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
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<td>0</td>
</tr>
<tr>
<td></td>
<td>110</td>
<td>5.5</td>
<td>6.2</td>
<td>6</td>
<td>6</td>
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<tr>
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<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1 (874sqft &amp; 80 sf)</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100 sf)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 120 sf)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

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

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

By: ____________________________
Signature

3-1-19
Date

Printed Name

Firm Name (If applicable)

2/28/2019
Accessible Parking for Residential Units

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

Enter the information indicated below.

Total dwelling Units in the Development: 110

Total surface parking spaces: 120

Total garages: 0

Total parking spaces of all types:

Total APSs that serve non-residential purposes (i.e. office, amenities, etc.): Calculated from above: 120

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

APSs for mobility accessible units (5% of unit count, if spaces are sufficient): Calculated from above: 0

Parking spaces that serve dwelling units in excess of one per unit (if applicable): Calculated from above: 120

APSs required in excess of one per mobility accessible unit:

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

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

Distribution of APSs Among the Various Types of Parking

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

Minimum number of garages that must be APSs:

APSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces: Calculated from above: 2

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

Minimum number of garages that must be van APSs:

Minimum number of garages that must be van APSs:

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

Signature: Stan Ramaker
Printed Name: Stan Ramaker
Date: 3-1-19
Firm Name (If applicable): M+F Design, Inc.
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
April 4, 2019

Craig Alter
11612 Bee Cave Rd., Bldg. 2, Ste. 152
Austin, TX 78738

RE: NOTICE OF SCORING ADJUSTMENT: 19232 THE COMMONS AT SAINT ANTHONY'S

Dear Mr. Alter:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Quantifiable Community Participation (QCP) packet from the North Heights Advisory Association in support of the Application named above. The submission has been reviewed by staff and determined to not meet the requirements of 10 TAC §11.9(d)(4) of the 2019 Qualified Allocation Plan (QAP) related to QCP because the organization does not accept membership for community members outside of its board of directors. The Application has been assigned a score of four (4) points under this scoring item pursuant to 10 TAC §11.9(d)(4)(C)(v), and is eligible to score points under 10 TAC §11.9(d)(6) related to Input from Community Organizations.

An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in §11.902 of the 2019 QAP. If you wish to appeal this decision to the Executive Director, the appeal must be filed, in writing, with the Department not later than seven (7) calendar days after the date of this notification. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs.

If you have questions or require further information, please contact me.

Sincerely,

Sharon D. Gamble
Competitive HTC Administrator
Multifamily Finance Division staff will place documents related to Requests for Administrative Deficiencies behind this tab in the application .pdf
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
Department staff will place scanned copies of appeal documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of public comment received behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Commitment or Determination Notice documents behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Direct Loan Program Award Letters behind this tab in the application .pdf
Multifamily Finance Division staff will place scanned copies of Carryover Allocation Agreement documents behind this tab in the application .pdf