2019 Multifamily Uniform Application
Important Note About the Application

This is an application for 2 existing USDA developments in different cities and counties being combined under one financing structure. Where tabs require distinct information for a site without the ability to provide information for both sites, two versions of that tab have been submitted with information for each site. For tabs that are the same for both sites, only one tab has been submitted. For financing items, a tab combining both sites into the single structure is included first, followed by a tab for each individual site.
2019 Multifamily Uniform Application Certification

Development Name: **Woodland Estates I and II**

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.

<table>
<thead>
<tr>
<th>Woodland Estates, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Entity Name</td>
</tr>
<tr>
<td>By:</td>
</tr>
<tr>
<td>Signature of Authorized Representative</td>
</tr>
<tr>
<td>Ryan Hudspeth</td>
</tr>
<tr>
<td>Printed Name</td>
</tr>
<tr>
<td>Manager</td>
</tr>
<tr>
<td>Title</td>
</tr>
<tr>
<td>2-26-19</td>
</tr>
</tbody>
</table>

Sworn to and subscribed before me on the 26th day of February, 2019, by Ryan Hudspeth (Personalized Seal)

(Personalized Seal)

PAMELA J. MILLER
Notary Public
State of Oklahoma
Commission #10009235 Exp: 01/08/23

Notary Public Signature

Notary Public, State of Oklahoma
County of
My Commission Expires:
Date
2019 HTC
Full Application

Part 1 Tab 1a

Application Certification

(Part 1 Tab 1b required for 4% Tax Exempt Bond Developments only)
2019 HTC
Full Application

Part 1 Tab 2

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.

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

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

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

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

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

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

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

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

- [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.
Before me, a notary public, on this day personally appeared Ryan Hudspeth, 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 26th day of February, 2019

PAMELA J. MILLER
Notary Public
State of Oklahoma
Commission #19000235 Exp: 01/08/23

(Seal)

Notary Public Signature
Woodlands Estates I  
Neighborhood Risk Factors

This Development Site is located within the attendance zone of an elementary school, a middle school, or a high school that does not have a Met Standard rating by the Texas Education Agency. Per the 2019 QAP, Elderly Developments are considered exempt and do not have to disclose the presence of this characteristic.
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.
By: 

Signature of Authorized Representative

Ryan Huspeet

Printed Name

Manager

Title

2-26-19

Date

THE STATE OF Oklahoma

COUNTY OF Oklahoma

Before me, a notary public, on this day personally appeared Ryan Huspeet, 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 26th day of February, 2019

(Seal)

PAMELA J. MILLER
Notary Public
State of Oklahoma
Commission #19000235 Exp: 01/08/23

Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature of Authorized Representative]

Shawn Smith
Printed Name

Manager
Title

2-26-19
Date

THE STATE OF Oklahoma

COUNTY OF Oklahoma

Before me, a notary public, on this day personally appeared Shawn Smith, 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 26th day of February, 2019

(Seal)

PAMELA J. MILLER
Notary Public
State of Oklahoma
Commission #19000235. Exp: 01/08/23

Pamela J. Miller
Notary Public Signature
2019 REVISED Applicant Eligibility Certification

By: [Signature]

Signature of Authorized Representative

Printed Name

Manager

Title

Date

THE STATE OF Oklahoma

COUNTY OF Oklahoma

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this [Date] day of [Month], [Year]

(Seal)

[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

3/1/2019
**Applicant Information Page**

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

<table>
<thead>
<tr>
<th>1. Applicant Contact Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Shawn Smith</td>
<td><strong>Phone:</strong> (405) 604-5074</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:ssmith@belmontdev.com">ssmith@belmontdev.com</a></td>
<td><strong>Office</strong> Extension: (405) 401-5742</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 222 E. Main St. First Floor</td>
<td></td>
</tr>
<tr>
<td>City: Oklahoma City</td>
<td>State: OK</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Corey Farmer</td>
<td><strong>Phone:</strong> (405) 604-5074</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:cfarmer@belmontdev.com">cfarmer@belmontdev.com</a></td>
<td><strong>Office</strong> Extension: (918) 706-4334</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Consultant Contact (if applicable)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Alyssa Carpenter</td>
<td><strong>Phone:</strong> (512) 789-1295</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td><strong>Office</strong> Extension: (512) 789-1295</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 1305 E 6th, Ste 12</td>
<td></td>
</tr>
<tr>
<td>City: Austin</td>
<td>State: TX</td>
</tr>
</tbody>
</table>
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.

### Criteria Promoting Development of High Quality Housing

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>§11.9(b)(1)(A)</td>
<td>6</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>9</td>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
<td>0</td>
</tr>
<tr>
<td><strong>High Quality Housing Total</strong></td>
<td></td>
<td>15</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Tenants</td>
<td>§11.9(c)(1)</td>
<td>16</td>
</tr>
<tr>
<td>Rent Levels of Tenants</td>
<td>§11.9(c)(2)</td>
<td>11</td>
</tr>
<tr>
<td>Resident Services</td>
<td>§11.9(c)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>0</td>
</tr>
<tr>
<td>Tenant Populations with Special Needs</td>
<td>§11.9(c)(6)</td>
<td>2</td>
</tr>
<tr>
<td>Proximity to the Urban Core</td>
<td>§11.9(c)(7)</td>
<td>0</td>
</tr>
<tr>
<td>Readiness to Proceed in Disaster Impacted Counties</td>
<td>§11.9(c)(8)</td>
<td></td>
</tr>
<tr>
<td><strong>Serve and Support Texans Most in Need Total</strong></td>
<td></td>
<td>39</td>
</tr>
</tbody>
</table>

### Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Government Support</td>
<td>§11.9(d)(1)</td>
<td>1</td>
</tr>
<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
<td>10</td>
</tr>
<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
<td>0</td>
</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td>0</td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Community Support and Engagement Total</strong></td>
<td></td>
<td>11</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>18</td>
</tr>
<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>12</td>
</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
<td>3</td>
</tr>
<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
<td>2</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
<td>0</td>
</tr>
<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
</tr>
<tr>
<td><strong>Efficient Use of Limited Resources and Applicant Accountability Total</strong></td>
<td></td>
<td>43</td>
</tr>
</tbody>
</table>

### Total Application Self Score

<table>
<thead>
<tr>
<th>Point Deductions</th>
<th>§11.9(f)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Application Self Score</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Site Information Form Part I

<table>
<thead>
<tr>
<th>1. Development Address (All Programs)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong>: 700 Factory Outlet Dr.</td>
</tr>
<tr>
<td><strong>City</strong>: Hempstead</td>
</tr>
<tr>
<td><strong>ETJ?</strong>: No</td>
</tr>
<tr>
<td><strong>Region</strong>: 6</td>
</tr>
<tr>
<td><strong>Zip</strong>: 77445</td>
</tr>
<tr>
<td><strong>County</strong>: Waller</td>
</tr>
<tr>
<td><strong>Rural/Urban</strong>: Rural</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Census Tract Information (All Programs)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Census Tract Number</strong>: 48473680500 (11 digits)</td>
</tr>
<tr>
<td><strong>No</strong>: True</td>
</tr>
<tr>
<td><strong>Median Household Income</strong>: 40324.00</td>
</tr>
<tr>
<td><strong>Quartile</strong>: 3</td>
</tr>
<tr>
<td><strong>Poverty Rate</strong>: 26</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Resolutions (Competitive HTC and Tax-Exempt Bonds, if applicable) [10 TAC §11.3]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check the boxes of true statements below. Resolutions must be provided to demonstrate eligibility for any unchecked item.</td>
</tr>
<tr>
<td><strong>Twice the State Average Per Capita.</strong> 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))</td>
</tr>
<tr>
<td><strong>One Mile Three Year Rule.</strong> 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).</td>
</tr>
<tr>
<td><strong>Limitations on Developments in Certain Census Tracts.</strong> 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. $(§11.3(e))$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Two Mile Same Year Rule (Competitive HTC Only) [10 TAC §11.3(b)]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The site is not located in a county with a population that exceeds one million.</strong></td>
</tr>
<tr>
<td><strong>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.</strong></td>
</tr>
<tr>
<td><strong>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:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Proximity of Development Sites (Competitive HTC Only) [10 TAC §11.3(g)]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>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:</strong></td>
</tr>
<tr>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Zoning [10 TAC §11.204(11)] and Flood Zone Designation [10 TAC §11.101(a)(1)] (All Programs)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Site is appropriately zoned?</strong>: Yes</td>
</tr>
<tr>
<td><strong>Zoning Designation</strong>: R-3 Multi-Family District</td>
</tr>
<tr>
<td><strong>Flood Zone Designation</strong>: X</td>
</tr>
<tr>
<td><strong>Entire Development Site is outside the 100 year floodplain.</strong>: Yes</td>
</tr>
<tr>
<td><strong>Farmland Designation</strong>: N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Confirm the following supporting documents are provided behind this tab.</strong></td>
</tr>
<tr>
<td>- 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.</td>
</tr>
<tr>
<td>- 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 <a href="http://www.census.gov">www.census.gov</a>.</td>
</tr>
</tbody>
</table>

3/1/2019

Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades</th>
<th>Met Standard Rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X through X</td>
<td>2016</td>
</tr>
<tr>
<td>Hempstead Elementary</td>
<td>K through 5</td>
<td>Yes</td>
</tr>
<tr>
<td>Hempstead Middle School</td>
<td>6 through 8</td>
<td>No</td>
</tr>
<tr>
<td>Hempstead High School</td>
<td>9 through 12</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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)]

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

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

Account for each year for each school.
### Development Address (All Programs)

- **Address**: 902 Texas Avenue
- **City**: Sweeny
- **Region**: 6
- **Zip**: 77480
- **County**: Brazoria
- **Rural/Urban**: Rural

### Census Tract Information (All Programs)

- **Census Tract Number**: 48039662800
- **Median Household Income**: $53,808.00
- **Quartile**: 3q
- **Poverty Rate**: 20.9%

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

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

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

- **One Mile Three Year Rule**. The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a New Construction HTC or Bond Development serving the same type of household and awarded within the applicable three-year period and has not been withdrawn or terminated, **OR** the Development meets one of the exceptions in §11.3(d)(2) of the QAP (provide evidence of exception).

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

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

- The site is not located in a county with a population that exceeds one million.

### 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:

- **Population**: NA

### 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**: R2/R4
- **Flood Zone Designation**: Entire Development Site is outside the 100 year floodplain.

### 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 standards 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.

3/1/2019
Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades</th>
<th>Met Standard Rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sweeny Elementary</td>
<td>K through 6</td>
<td>Yes Yes Yes</td>
</tr>
<tr>
<td>Sweeny Junior High</td>
<td>7 through 8</td>
<td>Yes Yes Yes</td>
</tr>
<tr>
<td>Sweeny High School</td>
<td>9 through 12</td>
<td>Yes Yes Yes</td>
</tr>
</tbody>
</table>

Account for each year for each school.

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

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

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

Waiver of Rules [10 TAC §11.207]

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

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

Resolutions:
- Twice the State Average of Units Per Capita
  Resolution
  *A Resolution must be attached to complete this item if Item 3 on Tab 7 is not checked.*
- One Mile Three Year Resolution or evidence of other exception
- Housing Tax Credit Units per Total Household Resolution
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b

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

Farmland Designation
- Information is included in the ESA.
- Information is included behind this tab.
  Go to [https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx](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)
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
Woodlands II
Street Map
Supporting Documents: Census Tract Map
Census Tract Map
Woodlands Estates I

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

Source: https://www.huduser.gov/portal/sadda/sadda_qct.html
Census Tract Map
Woodlands Estates II

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
RESOLUTION
NO. 19-006

RESOLUTION FOR WOODLANDS ESTATES I DEVELOPMENT

WHEREAS, Woodlands Estates, LP has proposed the rehabilitation of affordable rental housing for person 55 and older, at 700 Factory Outlet Drive, named Woodland Estates I in the City of Hempstead; and

WHEREAS, there is a need for affordable senior housing for the City of Hempstead’s citizens of modest means; and

WHEREAS, Woodlands Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Low Income Housing Tax Credit Program funds for Woodlands Estates I.

THEREFORE, BE IT RESOLVED, that City of Hempstead acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Woodlands Estates I, currently known as Hempstead Gardens Estates, and its application to the TDHCA; and

FURTHER RESOLVED, this resolution affirms that the rehabilitation contributes more than any other to the concerted revitalization efforts of the City of Hempstead; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Hempstead has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

FURTHER RESOLVED, that the City of Hempstead hereby confirms that its governing body has voted specifically to approve the rehabilitation of the development and to authorize an allocation of housing tax credits for the development pursuant to Tex. Gov’t Code §2306.6703(a)(4).

PASSED AND APPROVED by the City Council of the City of Hempstead, Texas on the 25th day of February, 2019.

APPROVED:

Michael S. Wolfe, Sr., Mayor

ATTEST:

Barbara Hafelfinger, City Secretary
City of Sweeny, Texas
Resolution for Woodlands Estates II Development

WHEREAS, Woodlands Estates, LP has proposed the rehabilitation of affordable rental housing for persons 55 and older, at 902 Texas Avenue, named Woodlands Estates II in the City of Sweeny; and

WHEREAS, there is a need for affordable senior housing for the City of Sweeny citizens of modest means; and

WHEREAS, Woodlands Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Low Income Housing Tax Credit Program funds for Woodlands Estates II.

THEREFORE, BE IT RESOLVED, that the City of Sweeny acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Woodlands Estates II, currently known as Sweeny Manor Apartments, and its application to the TDHCA; and

FURTHER RESOLVED, this resolution affirms that the rehabilitation contributes more than any other to the concerted revitalization efforts of the City of Sweeny; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Sweeny has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the City of Sweeny hereby confirms that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4);

PASSED AND APPROVED by the City Council of the City of Sweeny, Texas on the 19 day of February, 2019.

APPROVED: 

Mayor Dale Lemon

ATTEST:

Cindy King, City Manager
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Evidence of Zoning
February 12, 2019

RE: Hempstead Garden Apartments
700 Factory Outlet Drive
Hempstead, Texas 77445

To Whom It May Concern:

The above referenced apartment complex is currently located in the R-3 – Multi-Family District Classification which is an appropriate Zoning Classification for the current use of the property.

Please feel free to contact me at 979-826-2486 if additional information is needed.

Sincerely,

Michael S. Wolfe, Sr.
Mayor
Good Morning,

Attached is our zoning ordinance. You can reference the current residential zone of R2 as well as the multifamily R4 should you choose to rezone.

The current R2 zone was prior to our zoning ordinance. Therefore, if you are wanting any changes to the R2 zone, you would have to go before our planning and zoning committee for any and all preliminary approvals, as well as final approvals before our city council. I have attached all the appropriate forms for this should you choose to have rezoned.

Thank you,

Kaydi Smith
Administrative Clerk
City of Sweeny
102 W Ashley Wilson
979 548 3321
979 548 7745 fax
March 18, 2019

Corey Farmer
222 E. Main St., First Floor
Oklahoma City, OK 73104

RE: 902 Texas Avenue Zoning

Dear Mr. Farmer,

This letter is being provided to clarify the zoning information previously sent via email on 2/12/19, regarding the Sweeny Manor Apartment community located at 902 Texas Avenue, Sweeny, TX 77480.

The property is currently zoned R-2 General Residential. The property as currently zoned, conforms with its current and future intended use.

Sincerely,

Cindy King
City Manager
City of Sweeny
2019 HTC
Full Application

Part 2 Tab 8

Supporting Documents:
Flood Zone Designation
This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2019 at 8:55:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov.
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
2019 HTC Full Application

Part 2 Tab 8

Supporting Documents:
Educational Quality
Hempstead ISD

Woodlands I
Hempstead
HEMPSTEAD
INDEPENDENT SCHOOL
DISTRICT

About Us (/28575) / Campuses

Campuses

Hempstead High School (https://hs.hempsteadisd.org/)
(Grades 9-12)
John Starling, Principal
Pamela Dearman, Assistant Principal
Robert Thomas, Assistant Principal
801 Donoho – Hempstead, Texas 77445
Phone: 979.826.3331 - Ext. 301

Hempstead Middle School (https://ms.hempsteadisd.org/)
(Grades 6-8)
Erika Douglas, Principal
Dr. Barbara Seals, Associate Principal
2532 9th Street – Hempstead, Texas 77445
Phone: 979.826.2530 - Ext. 401

Hempstead Elementary School (https://es.hempsteadisd.org/)
(Grades K-5)
Samantha Ray-Mullens, Principal
Vera Cleveland, Assistant Principal
Tracy Hill, Assistant Principal
Jesus Oyervides, Assistant Principal
1340 13th Street – Hempstead, Texas 77445
Phone: 979.826.2452 - Ext. 501

Hempstead Early Childhood Center (https://ecc.hempsteadisd.org/)
(Pre-K 3&4)
Stacey Baughn-Hunt, Principal
524 Austin Street – Hempstead, Texas 77445
Phone: 979.221.2021 - Ext. 601

February 2019

<table>
<thead>
<tr>
<th>Sun</th>
<th>Mon</th>
<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
<th>Fri</th>
<th>Sat</th>
</tr>
</thead>
<tbody>
<tr>
<td>27</td>
<td>28</td>
<td>29</td>
<td>30</td>
<td>31</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>7</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
<td>14</td>
<td>15</td>
<td>16</td>
</tr>
<tr>
<td>17</td>
<td>18</td>
<td>19</td>
<td>20</td>
<td>21</td>
<td>22</td>
<td>23</td>
</tr>
</tbody>
</table>

https://www.hempsteadisd.org/217744_2
### HES Spring Individual Pictures
[https://www.google.com/calendar/event?](https://www.google.com/calendar/event?eid=NzRlHaVqMWlyNye4cmRlZHuuMn9yMDNkMGgAeVc5c4H02WFkaXNkLm9yZ18zNTM4MzUzOTM1MzZmOTMzMyZmUzOEXyZNXvdezXjZS5jWxlbrHci!)

[Source: HES Events (https://www.google.com/calendar/event?)]

### HECC Valentine Card Exchange
[https://www.google.com/calendar/event?](https://www.google.com/calendar/event?eid=NDF2anZlaTljM2pnM2xlYW90Nm51YzQydGYgaGVtc5c4H02WFkaXNkLm9yZ18zNTM4MzUzOTM1MzZmOTMzMyZmUzOEXyZNXvdezXjZS5jWxlbrHci!)

[Source: HECC Events (https://www.google.com/calendar/event?)]

### Last Day to File for Place on Ballot for School Board
[https://www.google.com/calendar/event?](https://www.google.com/calendar/event?eid=NzRlaHVqMWlyNye4cmRlZHuuMn9yMDNkMGgAeVc5c4H02WFkaXNkLm9yZ18zNTM4MzUzOTM1MzZmOTMzMyZmUzOEXyZNXvdezXjZS5jWxlbrHci!)

[Source: HES Events (https://www.google.com/calendar/event?)]

### HISD Regular Board Meeting
[https://www.google.com/calendar/event?](https://www.google.com/calendar/event?eid=MHY4cmcpna3NlbJldjxFzczGZ2MdzjCG5udnEgaGVtc5c4H02WFkaXNkLm9yZ18zNDM2MzIzMTM4MzYoZDM2MzUzMDM5QHJjClc91cmNLMNhGbVGlGyZmLmdvb2dsZS5jb20&)

[Source: HISD Events (https://www.google.com/calendar/event?)]

### ACT Testing
[https://www.google.com/calendar/event?](https://www.google.com/calendar/event?eid=MmowMXByMTFiOHBzZHNra241M2NrMW9hZ3AgAGVtCH02WFkaXNkLm9yZ18zNDM5MzZmM5AzMDM3MzQsMTMxQHJjClc91cmNLMNhGbVGlGyZmLmdvb2dsZS5jb20&)

[Source: HISD Events (https://www.google.com/calendar/event?)]

---

### February 2019 Calendar

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ACT Testing</td>
</tr>
<tr>
<td>2</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>3</td>
<td>Teacher In-Service Day/Student Holiday</td>
</tr>
<tr>
<td>4</td>
<td>Winter Guard Contest (Regionals)</td>
</tr>
<tr>
<td>5</td>
<td>Winter Guard Contest (Regionals)</td>
</tr>
<tr>
<td>6</td>
<td>Winter Guard Contest (Regionals)</td>
</tr>
<tr>
<td>7</td>
<td>Winter Guard Contest (Regionals)</td>
</tr>
<tr>
<td>8</td>
<td>Winter Guard Contest (Regionals)</td>
</tr>
<tr>
<td>9</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>10</td>
<td>ACT Testing</td>
</tr>
<tr>
<td>11</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>12</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>13</td>
<td>ACT Testing</td>
</tr>
<tr>
<td>14</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>15</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>16</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>17</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>18</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>19</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>20</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>21</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>22</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>23</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>24</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>25</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>26</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>27</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>28</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>29</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>30</td>
<td>HISD Regular Board Meeting</td>
</tr>
<tr>
<td>31</td>
<td>HISD Regular Board Meeting</td>
</tr>
</tbody>
</table>
Pre-K prince and princesses will invite their favorite king or queen to accompany them to a dance h...

(HECC Events)
### Texas Education Agency

**2018 Accountability Ratings Overall Summary**

**HEMPSTEAD EL (237902101) - HEMPSTEAD ISD**

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>50</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Student Achievement</td>
<td>48</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>21</td>
<td>48</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td>56</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>57</td>
<td>56</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 89.2%)</td>
<td>21</td>
<td>49</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>5</td>
<td>37</td>
</tr>
</tbody>
</table>

**Distinction Designations**

<table>
<thead>
<tr>
<th>Component</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>
Texas Education Agency
2018 Accountability Ratings Overall Summary
HEMPSTEAD MIDDLE (237902041) - HEMPSTEAD 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>66</td>
<td>Met Standard</td>
<td></td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>27</td>
<td>55</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>65</td>
<td>69</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 82.8%)</td>
<td>27</td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>11</td>
<td>60</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

**Distinction Designations**

<table>
<thead>
<tr>
<th>Subject</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>
### Texas Education Agency

**2018 Accountability Ratings Overall Summary**

**HEMPSHEAD H S (237902001) - HEMPSHEAD ISD**

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>72</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td>69</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>32</td>
<td>57</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>47</td>
<td>79</td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>93.3</td>
<td>75</td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>63</td>
<td>70</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 74.0%)</td>
<td>40</td>
<td>73</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>32</td>
<td>71</td>
</tr>
</tbody>
</table>

**Distinction Designations**

<table>
<thead>
<tr>
<th>Component</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>
Sweeny ISD

Woodlands II
Sweeny
Texas Education Agency
2018 Accountability Ratings Overall Summary
SWEENY EL (020906104) - SWEENY 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>74</td>
<td>74</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>72</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>43</td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>43</td>
<td>67</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>75</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>72</td>
<td>75</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 55.4%)</td>
<td>43</td>
<td>67</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>59</td>
<td>73</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

**Distinction Designations**

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

### 2018 Accountability Ratings Overall Summary

**SWEENY J H (020906041) - SWEENY ISD**

<table>
<thead>
<tr>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>79</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td>80</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>49</td>
<td>80</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>Graduation Rate</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td>79</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>70</td>
<td>77</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 47.1%)</td>
<td>49</td>
<td>79</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>51</td>
<td>75</td>
</tr>
</tbody>
</table>

### Distinction Designations

<table>
<thead>
<tr>
<th>Subject</th>
<th>Distinction Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>
### Texas Education Agency

#### 2018 Accountability Ratings Overall Summary

**SWEENY H S (020906002) - SWEENY ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>85</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>87</td>
<td>Met Standard</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>49</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>72</td>
<td>93</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>98.4</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>84</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>58</td>
<td>63</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 42.8%)</td>
<td>61</td>
<td>84</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>71</td>
<td>81</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

#### Distinction Designations

<table>
<thead>
<tr>
<th>Component</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Earned</td>
</tr>
</tbody>
</table>
Supporting Documents:
Waiver of Rules
This Tab is Not Applicable
Opportunity Index points are not requested. Part 1 entries are related to Concerted Revitalization Plan. If yes, skip down to select amenities under Urban or Rural, as applicable.

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

- Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.

- The census tract has a median household income rate in the two highest quartiles within the region (2 points).

- The census tract has a median household income in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included (1 point).

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

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

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

Application is seeking points for Opportunity Index. Total Points Claimed: 0

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

3/1/2019
Opportunity Index points are not requested. Part 1 entries are related to Concerted Revitalization Plan.

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

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

   - **Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.**
     - **AND**
     - The census tract has a median household income rate in the two highest quartiles within the region (2 points).
     - **OR**
     - The census tract has a median household income in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included (1 point).

   Contiguous Census Tract #  
   Contiguous Tract Quartile  

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

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

   | Full service grocery store (1 point)(4 miles) | Indoor recreation facility available to public (1 point)(3 miles) |
   | Pharmacy (1 point)(4 miles) | Outdoor recreation facility available to public (1 point)(3 miles) |
   | Health-related facility (1 point)(4 miles) | Community, civic or service organization (1 point)(3 miles) |
   | Licensed center serving children (1 point)(4 miles) | Delivered meals service (1 point) |
   | Public library (1 point)(4 miles) | Census tract with crime rate of ≤26 per 1k persons (1 point) |
   | Public park w/playground (1 point)(4 miles) |  |

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

Application is seeking points for Opportunity Index.  Total Points Claimed: 0

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

3/1/2019
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 (2 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: 0

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

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

**Application is seeking points for Proximity to the Urban Core.**  
Total Points Claimed: 0

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

<table>
<thead>
<tr>
<th>Region:</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Application is claiming points for a Concerted Revitalization Plan (“CRP”).</td>
</tr>
<tr>
<td>x</td>
<td>No points were claimed for Opportunity Index.</td>
</tr>
<tr>
<td>x</td>
<td>Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.</td>
</tr>
<tr>
<td>x</td>
<td>The CRP Packet has been completed and uploaded along with but separately from the Application.</td>
</tr>
</tbody>
</table>

**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)]**

| x | 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
Application meets all of the following requirements:

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

Application is seeking points for Readiness to Proceed.  Total Points Claimed: 0
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.

3/1/2019
Supporting Documentation for the Site Information Form Part II

**Opportunity Index (Competitive HTC and Direct Loan Only)**
- NA: Map with Development Site boundaries indicated, relative to census tract boundaries
- NA: Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- X: Map(s) of Community Assets with Development, radius, and each asset labeled
- X: Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements
- X: For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules. NOTE: Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization’s service activity in the community.
- X: 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](http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp))
- X: 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](https://www.neighborhoodscout.com))
- NA: Print-out from THECB website confirming accreditation of university or community college
  ([http://www.txhighereddata.org/Interactive/Institutions.cfm](http://www.txhighereddata.org/Interactive/Institutions.cfm))
- X: Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable

**Evidence of Underserved Area (Competitive HTC and Direct Loan Only)**
- n/a: Evidence from Attorney General of Colonia boundaries; and
  ([https://www.texasattorneygeneral.gov/cpd/colonias](https://www.texasattorneygeneral.gov/cpd/colonias))
- X: 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
- X: Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.

**Evidence of Distressed Areas:**
- n/a: A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; and
- X: 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](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm))
- X: Map with Development Site boundaries indicated, relative to census tract boundaries
- X: Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.
- X: Map with all contiguous census tracts, if applicable

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

3/1/2019
Concerted Revitalization Plan (Competitive HTC Only)

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).

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.

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>Brookshire Brothers</td>
<td>300 Business 290 E.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.22</td>
</tr>
<tr>
<td>II</td>
<td>Brookshire Brothers</td>
<td>215 Business 290 E.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.18</td>
</tr>
<tr>
<td>III</td>
<td>Baylor Scott &amp; White Clinic</td>
<td>808 6&lt;sup&gt;th&lt;/sup&gt; St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.73</td>
</tr>
<tr>
<td>IV</td>
<td>ABC Kids Fun 2 Learn Center</td>
<td>645 US-290 BUS</td>
<td>Hempstead</td>
<td>77445</td>
<td>.33</td>
</tr>
<tr>
<td>VI</td>
<td>Waller County Library System</td>
<td>2331 11&lt;sup&gt;th&lt;/sup&gt; St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>1.53</td>
</tr>
<tr>
<td>VII</td>
<td>Hempstead City Park</td>
<td>250 Blasingame Rd.</td>
<td>Hempstead</td>
<td>77445</td>
<td>1.27</td>
</tr>
<tr>
<td>VIII</td>
<td>Prairie View A&amp;M</td>
<td>100 University Dr.</td>
<td>Prairie View</td>
<td>77446</td>
<td>4.16</td>
</tr>
<tr>
<td>X</td>
<td>Hempstead Recreation Center</td>
<td>635 US-290 BUS</td>
<td>Hempstead</td>
<td>77445</td>
<td>.33</td>
</tr>
<tr>
<td>XI</td>
<td>Gazebo Park</td>
<td>Main St. &amp; 12&lt;sup&gt;th&lt;/sup&gt; St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>1.13</td>
</tr>
<tr>
<td>XII</td>
<td>House of Help Thrift Shop &amp; Food Pantry</td>
<td>716 1&lt;sup&gt;st&lt;/sup&gt; St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.34</td>
</tr>
<tr>
<td>XIII</td>
<td>Meals on Wheels (Fort Bend Seniors)</td>
<td>Fort Bend &amp; Waller Counties</td>
<td>Svc Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Woodlands I
4-Mile Radius Map
Market: Expertise at Your Service

Brookshire Brothers has a long tradition of serving quality meats. Our experienced, certified meat cutters have always been devoted to supplying the finest quality beef, chicken, lamb, veal, and seafood at the best prices. Our quality focus has paid off, as Brookshire Brothers Meat Market is the exclusive provider of Swift All Natural Pork products and USDA Choice Angus Pride meats in the communities we serve.

Brookshire Brothers meat markets provide customer-friendly services such as on-site meat cutting, custom cuts, and beef ground throughout the day. We also pride ourselves on our meal solutions like pre-seasoned steaks, fajitas, bacon-wrapped jalapeños, bacon-wrapped pork loins, chicken/beef/shrimp/pork kabobs, fajita pinwheels, and Angus Pride gourmet burgers - with or without cheese. With variety like this, you can keep the whole family happy.

Swift Premium Natural Guaranteed Tender Pork

Swift Premium Natural Guaranteed Tender Pork is always tender, juicy, and won’t dry or toughen – even if overcooked. How do we do it? Brookshire Brothers uses a natural, phosphate-free solution to ensure your Swift Premium products will always turn out just right.
Store Details

Brookshire Brothers
300 Business 290 E.
Hempstead, TX 77445

Weekly Ad   Refill Prescription

STORE
Store Name: Brookshire Brothers
Store Hours: 7 AM - 9 PM
Store Manager: Robert Base
Phone: (979) 826-9841

FEATURES
Pharmacy: √
Drive-Thru Pharmacy: √
Offers Flu Shot: √
Beverage Depot: √
Bakery: √
Deli: √
Bissell Rental: √

To sign up to Brookshire Brothers Promo Alerts: Text JOIN 61 to 59652
To sign up to Tobacco Barn Promo Alerts: Text TBARN 461 to 82936

PHARMACY
Pharmacy Hours: MON-FRI: 8 AM - 6 PM; SAT: 8 AM - 1 PM
Pharmacist: Adam Tanner
Pharmacy Phone: 979-826-4895
Pharmacy Fax: 979-826-4917
State Board Number: 18312

FUEL
Fuel Brand(s): Conoco

TOBACCO BARN
Barn Hours: MON-SAT: 9 AM - 7 PM; SUN: 12 PM - 6 PM
Barn Manager: Gloria West
Barn Number: 461
**Texas Pharmacy License # 18312**

**BROOKSHIRE BROS. PHCY #61**

**License Information**
- **License Status**: Active
- **License #**: 18312
- **Expiration Date**: 07/31/2020
- **Date License Issued**: 07/17/1997

**Address**
- 215 BUS. HWY 290 E.
- HEMPISTEAD, TX 77445
- **County**: WALLER
- **Phone**: (979) 826-4895

**Pharmacy Details**
- **Prior Disciplinary Orders**: Yes

**Class of Pharmacy**: Community Pharmacy
**Type of Ownership**: Corporation
**Type of Pharmacy**: Community Multi
**# of Hospital beds**: 0

**Employment Information**
- **Pharmacist in Charge**: TANNER, ADAM JOSHUA

**Pharmacy Profile**
- **Accessible to disabled persons**: Yes
- **Participates in the Texas Medicaid program**: Yes
- **Translating services (Listed Below If Available)**: Spanish, Vietnamese

**Services Provided**
- **Nuclear**: Yes
- **Out-Patient Prescriptions**: No
- **Ship Prescription Out of State**: 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**: No
- **Veterinary Prescriptions**: No

**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.

**Texas Pharmacist Employment Information**

<table>
<thead>
<tr>
<th>Pharmacist Name</th>
<th>License #</th>
<th>Registr. Date</th>
<th>Expir. Date</th>
<th>Emp. Status</th>
<th>License Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANDERSON, MYRA LYNNE</td>
<td>31535</td>
<td>12/14/1989</td>
<td>07/31/2019</td>
<td>Relief</td>
<td>Active</td>
</tr>
<tr>
<td>KEPRTA, KELLY MARIE</td>
<td>45783</td>
<td>10/19/2007</td>
<td>07/31/2019</td>
<td>Relief</td>
<td>Active</td>
</tr>
<tr>
<td>TANNER, ADAM JOSHUA</td>
<td>58767</td>
<td>07/21/2016</td>
<td>07/31/2020</td>
<td>PIC</td>
<td>Active</td>
</tr>
<tr>
<td>WRIGHT, CHANDRA DENISE</td>
<td>30580</td>
<td>07/29/1988</td>
<td>12/31/2020</td>
<td>Relief</td>
<td>Active</td>
</tr>
</tbody>
</table>

**Texas Registered Technicians/Trainees 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>
</tr>
</thead>
<tbody>
<tr>
<td>FLORES, AMANDA ISABEL</td>
<td>260861</td>
<td>03/06/2018</td>
<td>03/31/2020</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>KING, VALERIE</td>
<td>233178</td>
<td>08/06/2014</td>
<td>08/31/2020</td>
<td>Staff</td>
<td>Probation</td>
</tr>
<tr>
<td>RAMIREZ, KAREN</td>
<td>269117</td>
<td>05/01/2017</td>
<td>05/31/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>RHODES, TARA LYNN</td>
<td>196558</td>
<td>02/25/2011</td>
<td>07/31/2020</td>
<td>Staff</td>
<td>Active</td>
</tr>
</tbody>
</table>

**Texas Remote Pharmacy Information**

<table>
<thead>
<tr>
<th>Remote Pharmacy Name</th>
<th>Registr. #</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zipcode</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Texas Pharmacy Owner Information</th>
<th>Owner Name</th>
<th>Owner Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zipcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>BROOKSHIRE BROTHERS, INC.</td>
<td>OWNER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OLIVER, BRANDON CLAY</td>
<td>OFFICER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALSTON, JOHN</td>
<td>OFFICER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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.
Showing results based on your search criteria.

- **Primary Care**
- Hempstead, TX

**Distance**

**Search**

**Filter**

**List**

**Map**

**Baylor Scott & White Clinic – Hempstead**

0.49 miles - 808 Sixth St., Hempstead, TX 77445
979.826.3341
Closed • Opens tomorrow at 8 a.m.
Primary Care

Find a Primary Care Physician

Physicians on the medical staff at Baylor Scott & White are dedicated to providing quality, compassionate care for a wide range of services.

Let us help you find a physician whose education, background and interests you prefer – right in your own neighborhood or near your place of business.

Search for a Primary Care Physician Near You

Find a Primary Care Clinic

Find a Baylor Scott & White affiliated physician practice in just about every area, from family or general practice, to obstetrics, gynecology and internal medicine. With hundreds of medical practices located in North and Central Texas, Baylor Scott & White is sure to have a location near you.

Search for a Primary Care Location

Find a Convenient Care Clinic (Extended Hours)

Baylor Scott & White offers many afterhours clinics to provide you care when you need it.

Search for a Convenient Care/Afterhours Clinic near you

Find a Walk-In Clinic

Baylor Scott & White offers a convenient service when you are sick and need care. You can walk in to any primary care clinic and be seen without an appointment.

Search for a Walk-In Clinic near you

Online Appointment Scheduling

Many of our specialties and providers at Austin/Round Rock region clinics are offering a new way to schedule appointments online. Now, you can schedule your appointment in real time by directly selecting an available appointment slot.

Schedule an Appointment

Online Diagnosis – E-Visits

No need for an appointment. No need for a drive. No time in a waiting room. Baylor Scott & White’s E-Visit service enables you to get an online diagnosis and treatment plan for common medical conditions. It’s a fast, affordable way to receive care. All of your personal data is encrypted, ensuring privacy. In some cases you may need an in-person visit to receive treatment.

Start an E-Visit

MyBSWHealth App

MyBSWHealth is a secure, online tool that connects you to your personal health information 24/7. With features like Schedule an Appointment and View Test Results, it’s designed to help you stay on track to a healthier you. Your MyBSWHealth account is secure, and only you can access your private information.

What Is a Patient-Centered Medical Home?

The patient-centered medical home (PCMH) is a coordinated, team-based approach to delivering your healthcare services.

PCMH is a model of care that strengthens the physician-patient relationship. You will be encouraged to establish a relationship with a primary care physician. Your physician will lead a team of clinicians who are collectively responsible for providing for your healthcare needs and arranging for appropriate care with other qualified clinicians and/or specialists. This model results in more personalized, coordinated, effective and efficient care.

An accomplished medical home environment provides:

- Improved access to care
- Use of an electronic health record
- Managed care for chronic illness and preventive screening services

Find a Provider

Find a provider on the medical staff specializing in primary care.

Search Providers Now

Find a Location

Find a location offering primary care.

View Locations Now

Seasonal Flu Information

Beginning late September, many Baylor Scott & White clinics offer designated availability for the community to receive flu vaccinations.

Learn More About the Flu

Find a Class or Event

Flu Clinic: Austin North Burnet
1/30/2019 - 8:00 AM
Baylor Scott & White Clinic - Austin North Burnet

Walk-in Flu Clinic: Austin River Place
1/30/2019 - 8:00 AM
Baylor Scott & White Clinic - Austin River Place

Walk-in Flu Clinic: Kyle
1/30/2019 - 8:05 AM
Baylor Scott & White Clinic - Kyle

Walk-in Flu Clinic: Pflugerville Central
1/30/2019 - 8:05 AM
Baylor Scott & White Clinic - Pflugerville Central

Walk-in Flu Clinic: San Marcos
1/30/2019 - 8:05 AM
Baylor Scott & White Clinic - San Marcos

See All Events
Baylor Scott & White Clinic – Hempstead

Visit Us

Address
808 Sixth St.
Hempstead, Texas
77445
Directions

Contact
979.826.3341

Closed • Opens tomorrow at 8 a.m.

Tools & On-Site Amenities

Our services are designed with you in mind so managing your healthcare needs is as simple as possible.

MyBSWHealth

MyBSWHealth is an online tool where you can communicate with your providers, schedule an appointment, access and manage your family’s health.

SIGN UP FOR MYBSWHEALTH
Medical Services

Baylor Scott & White Health offers expertise and treatment options conveniently located near you.

Primary Care

Pediatric Care
- Well child exams
- Immunizations
- School physicals
- Pediatric care

Women's Health
- Gynecological concerns
- Pap smears
- Breast exams
- Mammogram referrals

Cancer Screening
- Breast
- Cervical
- Prostate
- Colon
- Skin

Preventive Health
- Wellness exams
- Cholesterol screening
- Blood pressure screening
- Diabetic screening

General Medical Care
- Diabetes
- Hypertension
- Heart disease
- Infectious disease
- Allergies and asthma
- Routine physicals
- Sports injuries and physicals

On-site Laboratory

Nutrition and Weight Management Center

ABOUT OUR PRIMARY CARE SERVICES
Doctors at this Location

David Lawrence Scott, MD
Urology
4.83

Rochelle Monique Adams, MSN
Family Medicine Nurse Practitioner
4.67

Kelly Michael Ramsey, MD
Family Medicine
4.77

Shawn David Jensen, PA
Family Medicine Physician Assistant
4.60

Michael Ray Schlabach, MD
Internal Medicine
4.92

Pierre Zoldhelyi, MD
Cardiology
4.81

Deena Lee Kothmann, MSN
Family Medicine Nurse Practitioner
Find a Class or Event

- 2/16/2019 | Childbirth Class (Saturday): College Station
- 2/19/2019 | Blood Drive: College Station
- 2/21/2019 | Baby Care Class: College Station
- 2/28/2019 | Infant CPR: College Station
- 3/2/2019 | Sibling Class: College Station

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

Operation Number: 878904
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: ABC Kids Fun 2 Learn Center # 2
Location Address: 645 US BUSINESS 290 E
HEMPSTEAD, TX 77445
Mailing Address: 2430 10TH ST
HEMPSTEAD, TX 77445
Phone Number: 979-826-0232
County: WALLER
Website Address: www.ABCKIDSFUN2LEARNCENTER
Email Address: toilivingston@yahoo.com
Administrator/Director Name: Betty Gertman
Type of Issuance: Full Permit
Issuance Date: 3/18/2008
Permit Renewal Due By Date: 3/18/2020
Conditions on Permit: Yes
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:00 AM - 06:00 PM
Days of Operation: Monday - Friday
Total Capacity: 43
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:
   - 4 - Inspections
   - 0 - Assessments
   - 1 - Self Reported Incidents
   - 0 - 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, 1515 standards were evaluated for compliance at this operation.

• Of the standards evaluated 1 deficiency was cited.

   Click on the number of deficiencies to see additional details.

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

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

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

The Library preserves and provides access to a rich, diverse and enduring source of knowledge to inform, inspire and engage you in your intellectual and creative endeavors.

The Waller County Public Library system currently has two branches:

- The Hempstead Branch, located at 2331 11th St in Hempstead, TX;
- Brookshire-Pattison Branch, located at 3816 6th Street in Brookshire, TX.

The Waller County Public Library System provides free services to all residents living within the Waller County boundaries.

The library system holds over 60,000 items which include books, DVDs, books on CD, magazines, and E-books. We also offer the TexShare Database that includes thousands of full-text magazines and newspapers, WorldCat (38 million library records), Science and Literature databases, online encyclopedias, etc.

We also provide:

- Tutoring on Thursday @ 4 pm
- Internet Access and WIFI
- Printing and copier: $0.10 per page
- Fax: $0.25 per page
- Scan: $0.25 per page
- Movie Nights, Family Events, and programs for all kids throughout the year!

Welcome to your Waller County Public Library!

More than enough hours.

Locations & Hours

Hempstead Branch
2331 11th St,
Hempstead, TX 77446
979-826-7668
Mon - Wed: 9am - 6pm
Fri - Sat: 9am - 1pm

Upcoming Events

Story Time (H)
Jan 30, 2019 10:00 AM (US/central) — 2331
11th St Hampstead, TX

Grade & Games
Jan 31, 2019 10:00 AM (US/central) — 2331
11th St Hampstead, TX

Story Time (H)
Feb 06, 2019 10:00 AM (US/central) — 2331
11th St Hampstead, TX

1,2,3 Play With Me (H)
Feb 07, 2019 10:00 AM (US/central) — 2331
11th St Hampstead, TX

Previous events...
Upcoming events...

Calendar

January 2019
Computer Usage Policy / Política de uso de la Computadora

**Computer Usage Policy**

- There is a two hour time limit per day unless there is a wait for the computer and the limit is one hour.
- It is your responsibility to pay for all prints, even those printed accidentally.

**Unacceptable Internet Use Policy**

The library computers are provided as a privilege for patrons and visitors. The Internet is a gateway to information of great diversity in many countries and cultures. While most of the information accessed is valuable and enlightening the user may also find objectionable, offensive and or illegal under US Law. The library computers are public and each user must take responsibility for activities on the Internet and for his or her children. Parents are advised to supervise children's Internet sessions.

**Unacceptable Use**

- Damaging or destroying equipment, software or data belonging to the library or to other users.
- Unauthorized copying of copyrighted material.
- Violating software license agreements.
- Using the Internet for any illegal activity.
- Wasting finite resources (including printing without paying).
- Refusing to get up when asked by library personnel.

**Cell Phone Policy**

Cell phone calls must take place outside the library. You will be asked to leave the building if you are using a cell phone.

**Política de uso de la Computadora**

- Hay un límite de tiempo de 2 horas por día a menos que haya una espera para la computadora y el límite es de una hora.
- Usted tiene la responsabilidad de pagar por todas las impresiones, incluso los impresos accidentalmente.

**Política de Uso Acceptable de Internet**

Las computadoras de la biblioteca se proporcionan como un privilegio para los clientes y visitantes. El Internet es una puerta de acceso a información de gran diversidad en muchos países y culturas. Mientras que la mayor parte de la información accesible puede ser valiosa e informativa, el usuario también puede encontrar cosas inapropiadas, ofensivas o ilegales y bajo la Ley EE.UU. La biblioteca no puede vigilar a todo el mundo y cada usuario debe hacerse responsable de las actividades en el Internet de sí mismo y para sus hijos. Se aconseja a los padres a supervisar las sesiones de Internet de los niños.

**Uso aceptable**

- Dañar o destruir equipo, software o datos pertenecientes a la biblioteca u otros usuarios.
- Copiar material no autorizado con derechos de autor.
- Violation of the terms of software licenses.
- El uso de Internet para actividades ilegales.
- Desperdiciar recursos finitos (incluida la impresión sin pagar).
- Negarse a levantarse cuando se le pide por el personal de la biblioteca.

**Política de Teléfonos Celulares**

Llamadas telefónicas celulares deben realizarse fuera de la biblioteca. Se le pedirá que deje el edificio si usted está usando un teléfono celular.
Booking the Meeting Room/ La sala de reuniones

How to book the room.

The meeting room must be booked in order to be used. You will have to call in advance at (281) 379-8880 for the Brookshire-Pattison Library or (979) 826-7688 for the Hempstead Library.

Who can book the room?

- Non-Profit Organizations
- Library affiliated groups

If food is going to be served, there must be a $30 deposit.

<table>
<thead>
<tr>
<th>Mon - Wed</th>
<th>Fri 9am - 5pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tues - Thurs</td>
<td>9am - 7pm</td>
</tr>
<tr>
<td>Sat</td>
<td>9am - 12pm</td>
</tr>
</tbody>
</table>

La sala de reuniones debe ser reservada para ser utilizada. Tendrá que llamar por adelantado al (281) 379-8880 para la Biblioteca Brookshire-Pattison o al (979) 826-7688 para la Biblioteca Hempstead.

¿Quién puede reservar la habitación?

- Organizaciones sin ánimo de lucro
- Biblioteca afiliada a grupos

Si se va a servir comida, debe haber un depósito de $30.

Lunes - Viernes | 9am - 5pm
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Martes - Jueves</td>
<td>9am - 7pm</td>
</tr>
<tr>
<td>Sábado</td>
<td>9am - 12pm</td>
</tr>
</tbody>
</table>
Hempstead City Park

Hempstead Parks & Recreation

Director: Lee Gillian
250 Blasingame Rd.
Hempstead, TX 77445
(979) 826-2441

Old & New Pavilions
- Birthday
- Family Reunions
- Other Events

Rules and Regulations
Facility Rental Agreement

Directions

Public Works | Electric | Gas | Water | Street-Maintenance | Meter Reading
Wastewater-Drainage-Sewer | Landfill | Flushing Hydrants | Cemetery
LATEST NEWS

Cornel West returns to Prairie View to revel in what he says is its ‘renaissance’
January 25, 2019
Half an hour before his lecture began Friday afternoon, Harvard University professor and renowned civil rights activist Cornel West could be spotted giving his audience at Prairie View A&M University an early welcome with an impromptu appearance, handing out hugs and handshakes to students, alumni, and other attendees. “How are you, brother?” the author said […]

Special Message from the VP of Student Affairs
January 24, 2019
Toward the end of last semester, I wrote you an update on the ongoing challenges within Panther Hill (PH) apartments. At that time, I also promised the creation of an office that would be responsible for supporting all of off-campus student life. This new office would work with relevant stakeholders to ensure that our students […]

PVAMU Professor Receives A&M System’s Regents Professor Award
January 18, 2019
Dr. Lijun Qian, AT&T Endowed Professor in Prairie View A&M University’s Department of Electrical and Computer Engineering, received The Texas A&M University System’s Regents Professor Award. Along with Qian, the Board of Regents designated 14 other faculty members and seven agency service, extension or research professionals within the A&M System as Regents Professors and Regents […]
OUR MISSION

Prairie View A&M University is a state-assisted, public, comprehensive land grant institution of higher education. The university was designated in a 1984 amendment to the Texas Constitution as an “institution of the first class.” It is dedicated to achieving excellence and relevance in teaching, research and service. It seeks to invest in program and services that address issues and challenges affecting the diverse ethnic and socioeconomic population of Texas and the larger society including the global arena. The university seeks to provide a high quality educational experience for students who, upon completion of bachelors, masters, or doctorate degrees, possess self-sufficiency and professional competences. The experience is imbued by the institution's values including, but not limited to, access and quality, accountability, diversity, leadership, relevance, and social responsibility.

Academics

SOAR TO NEW HEIGHTS

Visit Academic Affairs  Browse Our Programs  Course Syllabi And Faculty CV

From the time you step on campus to the time you leave with your degree, you will have been inspired by our dedicated PVAMU professors and staff to dream big, to be a production force on and off-campus and to soar to new heights.

Our students are constantly winning awards, excelling in tournaments and pushing themselves to be the best that they can be in the classroom, on the field and in their communities. PVAMU is a place where you can be yourself. Our institution values individuality and productive self-expression. Whether you want to be a CEO, an entrepreneur, a singer or mathematician, we have the right alumni mentors to help you hone your skills and realize your dreams. We were established as an institution dedicated to service and we proudly carry that mantle today.

1,833
COURSES OFFERED PER SEMESTER ON AVERAGE

36
BACHELORS

30
MASTERS

48
MINORS

5
DOCTORAL

DIVERSE STUDENT POPULATION WITH 41 STATES AND 43 COUNTRIES CURRENTLY REPRESENTED

MONEY MAGAZINE “BEST VALUE EDUCATION”

18:1 STUDENT TO FACULTY RATIO

VISIT CAMPUS  APPLY NOW  CONTACT US

Happenings

ON THE HILL
# Public Universities

**Download the Excel Version**

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelo State University</td>
<td>Brian J. May</td>
<td>(325) 942-2073</td>
</tr>
<tr>
<td>Lamar University</td>
<td>Kenneth Evans</td>
<td>(409) 880-7011</td>
</tr>
<tr>
<td>Midwestern State University</td>
<td>Suzanne Shively</td>
<td>(940) 397-4000</td>
</tr>
<tr>
<td>Prairie View A&amp;M University</td>
<td>Ruth J. Simons</td>
<td>(936) 857-3311</td>
</tr>
<tr>
<td>Sam Houston State University</td>
<td>Dana G. Hoyt</td>
<td>(866) 294-1111</td>
</tr>
<tr>
<td>Stephen F. Austin State University</td>
<td>Steve Westbrooks</td>
<td>(936) 468-2011</td>
</tr>
<tr>
<td>Sul Ross State University</td>
<td>William (Bill) Kibler</td>
<td>(432) 837-8011</td>
</tr>
<tr>
<td>Sul Ross State University Rio Grande College</td>
<td>William (Bill) Kibler</td>
<td>(830) 278-3339</td>
</tr>
<tr>
<td>Texas A&amp;M International University</td>
<td>Pablo Arenaz</td>
<td>(956) 326-2001</td>
</tr>
<tr>
<td>Texas A&amp;M University</td>
<td>Michael K. Young</td>
<td>(979) 845-3211</td>
</tr>
<tr>
<td>Texas A&amp;M University at Galveston</td>
<td>Col. Michael E. Fossum</td>
<td>(877) 322-4443</td>
</tr>
<tr>
<td>Texas A&amp;M University System</td>
<td>John Sharp</td>
<td>(979) 458-6000</td>
</tr>
<tr>
<td>Texas A&amp;M University-Central Texas</td>
<td>Marc Niglipazzo</td>
<td>(254) 519-5400</td>
</tr>
<tr>
<td>Texas A&amp;M University-Commerce</td>
<td>Mark Rudder</td>
<td>(903) 886-5014</td>
</tr>
<tr>
<td>Texas A&amp;M University-Corpus Christi</td>
<td>Kelly M. Quintanilla</td>
<td>(361) 825-5700</td>
</tr>
<tr>
<td>Texas A&amp;M University-Kingsville</td>
<td>Steven H. Tallant</td>
<td>(361) 593-3207</td>
</tr>
<tr>
<td>Texas A&amp;M University-San Antonio</td>
<td>Cynthia Teniente-Matson</td>
<td>(210) 932-6299</td>
</tr>
<tr>
<td>Texas A&amp;M University-Texarkana</td>
<td>Emily F. Cutrer</td>
<td>(903) 223-3000</td>
</tr>
<tr>
<td>Texas Southern University</td>
<td>Austin A. Lane</td>
<td>(713) 313-7011</td>
</tr>
<tr>
<td>Texas State University</td>
<td>Denise Traugh</td>
<td>(512) 245-2111</td>
</tr>
<tr>
<td>Texas State University System</td>
<td>Brian McCall</td>
<td>(512) 245-2111</td>
</tr>
<tr>
<td>Institution Name</td>
<td>Name</td>
<td>Title</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Texas Tech University</td>
<td>Lawrence Schovanec</td>
<td>President</td>
</tr>
<tr>
<td>2500 Broadway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lubbock, TX 79409</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Texas Tech University System</td>
<td>Todd J. Mitchell</td>
<td>Interim Chancellor</td>
</tr>
<tr>
<td>P.O. Box 42013</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lubbock, TX 79409</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Texas Woman's University</td>
<td>Carine M. Feyten</td>
<td>Chancellor/President</td>
</tr>
<tr>
<td>304 Administration Drive</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Denton, TX 76204-5589</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Arlington</td>
<td>Vistasp M. Karthari</td>
<td>President</td>
</tr>
<tr>
<td>701 S. Neddleman Drive</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arlington, TX 76019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Austin</td>
<td>Gregory L. Fenves</td>
<td>President</td>
</tr>
<tr>
<td>University Station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78712</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Dallas</td>
<td>Richard C. Benson</td>
<td>President</td>
</tr>
<tr>
<td>800 West Campbell Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richardson, TX 75080-3021</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at El Paso</td>
<td>Diana Natalicio</td>
<td>President</td>
</tr>
<tr>
<td>500 West University Avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>El Paso, TX 79968</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at San Antonio</td>
<td>Taylor Eighmy</td>
<td>President</td>
</tr>
<tr>
<td>One UTSA Civic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio, TX 78249-0601</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Tyler</td>
<td>Michael V. Tidwell</td>
<td>President</td>
</tr>
<tr>
<td>3600 University Boulevard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tyler, TX 75706</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas Permian Basin</td>
<td>Sandra K. Woodley</td>
<td>President</td>
</tr>
<tr>
<td>4901 East University</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Odessa, TX 79762</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas Rio Grande Valley</td>
<td>Guy Bailey</td>
<td>President</td>
</tr>
<tr>
<td>1201 West University Drive</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Edinburg, TX 78541</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas System</td>
<td>James Milliken</td>
<td>Chancellor</td>
</tr>
<tr>
<td>601 Colorado</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78701-2582</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of Houston</td>
<td>Renu Khator</td>
<td>President</td>
</tr>
<tr>
<td>4800 Calhoun Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Houston, TX 77204</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of Houston System</td>
<td>Renu Khator</td>
<td>Chancellor</td>
</tr>
<tr>
<td>3100 Cullen Boulevard Suite 205</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Houston, TX 77204-6001</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of Houston-Clear Lake</td>
<td>Ira K. Blake</td>
<td>President</td>
</tr>
<tr>
<td>2700 Bay Area Boulevard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Houston, TX 77056-1098</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of Houston-Downtown</td>
<td>Juan Sánchez Muñoz</td>
<td>President</td>
</tr>
<tr>
<td>One Main Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Houston, TX 77002</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of Houston-Victoria</td>
<td>Robert Glenn</td>
<td>President</td>
</tr>
<tr>
<td>3007 N. Ben Wilson</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Victoria, TX 77901-5731</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of North Texas</td>
<td>Neal J. Smatresk</td>
<td>President</td>
</tr>
<tr>
<td>1155 Union Circle #3111277</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Denton, TX 76203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of North Texas at Dallas</td>
<td>Robert Mong</td>
<td>President</td>
</tr>
<tr>
<td>7300 University Hills Boulevard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dallas, TX 75241</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University of North Texas System</td>
<td>Lesa Roe</td>
<td>Chancellor</td>
</tr>
<tr>
<td>1901 Main Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dallas, TX 75201</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNT Dallas College of Law</td>
<td>Royal Furgeson</td>
<td>Dean</td>
</tr>
<tr>
<td>1901 Main Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dallas, TX 75801</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Texas A&amp;M University</td>
<td>Walter Wendler</td>
<td>President</td>
</tr>
<tr>
<td>2301 4th Avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canyon, TX 79016</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Director: Lee Gillian
635 Business 290 East
Hempstead, TX 77445
(979) 826-2441

Hours of Operation

Recreation Center
Monday - Thursday: 7 a.m. - 9 p.m.
Friday: 8 a.m. - 5 p.m.
Saturday - Sunday: Closed

Water Park Splash Pad
Sunday - Saturday 8 a.m. - 7 p.m.
Open: March - September
Closed: October - February

Daily/Non Membership Fees:
- Residents: $5.00
- Non Residents: $10.00

Annual Membership fees:
- Residents 13 and under: $12.00
- Non Residents 13 & under: $22.00
- Residents 14 - 18: $28.00
- Non Residents 14 - 18: $53.00
- Residents 19-64: $60.00
- Non Residents 19 - 64: $100.00
- Disabled Residents: $15.00
- Disabled Non Residents: $25.00
- 65 and over Residents: $10.00
- 65 and over Non Residents: $20.00
- City Employees: $45.00

Annual Membership Family Plans:
- Family of 4 Residents: $145.00
- Family of 4 Non Residents: $155.00
- Family of 3 Residents: $140.00
- Family of 3 Non Residents: $150.00

Facility Rental Fees:

Gym
- $425.00 + $175.00 Non Refundable Deposit

Meeting/Conference Rooms A, B, C & D
- $125.00 + $75.00 Non Refundable Deposit

Kitchen
- $150.00

*** ALL DEPOSITS ARE NON REFUNDABLE. ***

Facility Rental Hours:

Sunday - Thursday: 7 a.m. - 10 p.m.
Friday - Saturday: 7 a.m. - 12 Midnight
($150.00 per hour after Midnight)

***NO EVENTS WILL BE HELD PAST 2:00A.M.***
Family of 2 Residents: $95.00
Family of 2 Non Residents: $105.00
Replacing Cards Are $5.00
Hempstead City Gazebo

Rules and Regulations

Customer(s) must:
- Complete Gazebo Agreement
- Get Gazebo Agreement notarized
- Return Gazebo area clean

Gazebo Rental Agreement
Need a last minute tax deduction? House of Help is your 501 (c) (3) non-profit local Community Resource Center assisting.

TOYS FOR TOTS – 601 CHILDREN

House of Help Hempstead just ended its annual "Toys For Tot's" sign-up Saturday, December 8th with a record 601 children.

December Boxes of Food For Income-Eligible Seniors (60+)

December-January Boxes of Food For Income-Eligible Seniors (60+) Don't miss receiving food for December-January LOCATION: House of Help Hempstead

A little touch of Winter crept in last week dropping our temperatures to the freezing mark with about a 29

SANTA’S ELVES – Volunteers – NEEDED FOR HOH TOYS FOR TOT'S Program

House of Help needs Santa's Elves to volunteer for their Toys For Tot's event. Schedule starts at Faith United Church,

Food Pantry

December Boxes of Food For Income-Eligible Seniors (60+)

News

GROCERY CART CHATTER

A little touch of Winter crept in last week dropping our temperatures to the freezing mark with about a 29
Food Pantry

BIG “YARD SALE”
Saturday, May 19th
10am – 2:30pm.

May 11, 2018  ▪ Tim Chipman

HOUSE OF HELP “Produce Truck” will be in the Parking lot, Monday, May 21st, 10am- Noon. Bring your bags and

News

GROCERY CART CHATTER
December 1, 2017  ▪ Tim Chipman

GROCERY CART CHATTER…..Lights glowing, cheery faces, wondrous places, joyous singing, church bells ringing, family gathering, friends visiting, shopping frenzy makes

Uncategorized

Job Fair at HOH 10 July
June 17, 2017  ▪ Tim Chipman

Job Fair at HOH 10 July Monday July 10, 2017 10:00 AM to 1:00 PM  House of Help 716

Uncategorized

Need Help with Dead AC System
April 18, 2017  ▪ Tim Chipman

We need your Help…. Our AC system is dead and we need to replace it. Will have a total price

Uncategorized

GROCERY CART CHATTERS JAN. 2017
January 17, 2017  ▪ Tim Chipman

GROCERY CART CHATTERS JAN. 2017 Happy New Year…..we hope Jan. has started off with good health and bright future for
December Boxes of Food For Income-Eligible Seniors (60+)

Don't miss receiving food for December-January

LOCATION: House of Help Hempstead
(716 – 1st Street, Hempstead)

DATE: Friday, December 21, 2018
TIME: 8:30 am – 9:30 am

The Houston Food Bank has additional commodity boxes of food from the USDA/TDA to distribute to qualified senior applicants.

Bring a cart to take your food to your apartment.

*NOTE: You will need an ID as proof of age, and document(s) to prove your household income (a Social Security Award Letter, bank statement, pension statement, check stub, letter of family support, etc.)

Each qualifying senior will receive one box of shelf-stable food each month and a 2-pound box of cheese. Every-other-month they will also receive a bag of non-fat dry milk. The free box (valued at $50) contains the following:

- 2 boxes of cereal (alternate: 2 bags of farina or 1 bag of oats)
- 2 (64 ounces) bottles of juice
- 4 cans of vegetables
- 2 cans of fruit
- 2 bags of pasta (alternate: 1 bag of rice)
- 1 bag of dried beans (alternate: 1 jar of peanut butter)
- 2 (12 ounces) cartons of milk
- A protein (any one of the following: 2 cans of chicken; 2 cans of salmon; a package of tuna; can/package of beef, beef stew or chili)
The primary focus of Fort Bend Seniors is the Meals on Wheels program. Fort Bend Seniors expects to serve at least 340,000 meals this year. This program includes three types of meal services: home-delivered meals, emergency shelf-stable meals and congregate meals.

January Meals on Wheels Menu [link]
February Meals on Wheels Menu [link]
March Meals on Wheels Menu [link]

Meals on Wheels

Home-delivered meals include one hot meal daily that meets at least 1/3 of the recommended daily allowance of all nutrients required by adults for five or more days per week to seniors who are home-bound. The average Meals on Wheels participant is 78 years old — a large majority being veterans or spouses of veterans — live alone and report needing assistance with at least two independent activities of daily living. Participants for the home-delivered meal program must be unable to physically attend a senior center and be unable to safely prepare their own meals. For these seniors, meals assistance is crucial. Over 62% of the seniors served by Fort Bend Seniors Meals on Wheels — have household incomes under $15,000, and often in the homes of married couples, both seniors have health issues.

Who is Eligible for Meals on Wheels?

This program serves people age 60 or above living in Fort Bend or Waller Counties. Participants for the home-delivered meal program must be unable to physically attend a senior center and be unable to safely prepare their own meals.

If you know someone who would benefit from a regular Meals on Wheels meal delivery, please fill out the referral form on our website [link] or call us at 281-633-7049 or 800-643-9654.
Emergency Shelf-Stable Meals

Emergency shelf-stable meals are meals with a shelf life of one year that are delivered to seniors for use when home delivery is unavailable due to emergency weather conditions. Fort Bend Seniors provides five meals, twice per year to homebound and congregate participants. Emergency shelf-stable meals are also provided to seniors who find themselves in temporary emergency situations such as a recent discharge from the hospital or an unexpected change in a senior’s finances.

Case Management

Fort Bend Seniors provides individual assessments for determining seniors’ needs in the areas of social services, nutrition, and health care as well as their overall eligibility for our services. Once an assessment is completed, Fort Bend Seniors’ case managers will make referrals to various services depending on the senior’s needs, as well as providing FBS with the necessary information to be able to adequately serve the seniors in our community.

Information & Referral

Fort Bend Seniors maintains a database of important information relating to seniors and their needs. Vital information is provided to seniors in need of services and opportunities and referrals are coordinated by Fort Bend Seniors staff. For more information, please call 281-633-7049.
# Woodlands II
## Opportunity Index Amenities

<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>Stewart’s Food Store</td>
<td>205 Ashley Wilson Rd.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.36</td>
</tr>
<tr>
<td>II</td>
<td>Pharm House Drug</td>
<td>200 N. Main St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.52</td>
</tr>
<tr>
<td>III</td>
<td>Sweeny Community Hospital</td>
<td>305 N. McKinney St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.97</td>
</tr>
<tr>
<td>IV</td>
<td>Kids Campus Child Care</td>
<td>1215 Old Main St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.30</td>
</tr>
<tr>
<td>VI</td>
<td>Sweeny Library</td>
<td>205 W. Ashley Wilson Rd.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.18</td>
</tr>
<tr>
<td>VII</td>
<td>Backyard Park</td>
<td>Main St./FM524 &amp; Ashley Wilson Rd.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.30</td>
</tr>
<tr>
<td>X</td>
<td>Sweeny Senior Center</td>
<td>205 N. Oak St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.53</td>
</tr>
<tr>
<td>XI</td>
<td>Martin Luther King Park</td>
<td>W. 4th St. &amp; N. Martin Luther King St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.41</td>
</tr>
<tr>
<td>XII</td>
<td>Our Lady of Perpetual Help</td>
<td>310 N. McKinney St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>1.06</td>
</tr>
<tr>
<td>XIII</td>
<td>Meals on Wheels (Actions Inc)</td>
<td>Brazoria County</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>V</td>
<td>Property Crime</td>
<td>19.05/1,000</td>
</tr>
</tbody>
</table>
Woodlands II
3-Mile Radius Map
Woodlands II
4-Mile Radius Map
Chicken, beef or pork? Our meat department is fully stocked for whatever is on your grocery list this week!
Stewart’s Food Store

February 6 at 9:51 AM ·

You’ll fall in LOVE with our prices this week!

Stewart’s Food Store
Shopping & Retail

Send Message

Like
Comment

Agatha Espindola Sanchez, Patrick Allen Bailey Jr., Arnold Thomas and 14 others like this.

7 Shares

Recommendations and Reviews

Recommended by 128 people · People talk about “grocery store”, “shopping” and “breakfast”

My family enjoyed our Thanksgiving and Christmas dinners that were cooked by Stewarts. I highly reco... See More

January 1

I LOVE Sweeny Stewart’s! The people make grocery shopping a heart-warming & sometimes heartbreaking, a... See More

August 23, 2018

See All

Photos
See more of Stewart's Food Store on Facebook

Log In or Create New Account
Sweeny, TX (formerly Lifechek)

Location Contact Info:
200 N. Main St.
Sweeny, TX 77480
979-459-2220 Phone
979-548-0116 Fax

Hours:
9:00am – 7:00pm
Monday-Friday
9:00am – 2:00pm
Saturday
CLOSED
Sunday
Texas Pharmacy License # 31763

**Pharm House Drug - Sweeney LLC**

**License Information**
- **License Status:** Active
- **License #:** 31763
- **Expiration Date:** 12/31/2019
- **Date License Issued:** 12/15/2017

**Address**
- 200 N MAIN ST
- SWEENY, TX 77480
- **County:** BRAZORIA
- **Phone:** (979) 459-2220

**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:** LLC
**Type of Pharmacy:** Community Independent
**# of Hospital beds:**

**Employment Information**
- **Pharmacist in Charge:** MULLIS, JENNIFER PIERSON

**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.*

**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
- Yes Compounding Sterile-Risk Level High
- No Compounding Non-Sterile
- No 24 Hour Service
- No Closed Door
- No Compounding, Office Use
- Yes Home Delivery
- No Infusion
- Yes Pharmacist Administered Immunizations
- No Veterinary Prescriptions

**Texas Pharmacist Employment Information**

<table>
<thead>
<tr>
<th>Pharmacist Name</th>
<th>License #</th>
<th>Regist. Date</th>
<th>Expir. Date</th>
<th>Emp. Status</th>
<th>License Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>GREEN, REBEKAH RUTH</td>
<td>37113</td>
<td>07/18/1997</td>
<td>06/30/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MULLIS, JENNIFER PIERSON</td>
<td>42626</td>
<td>08/16/2004</td>
<td>03/31/2020</td>
<td>PIC</td>
<td>Active</td>
</tr>
<tr>
<td>STAIVINCHA, ALBERT LEON</td>
<td>18906</td>
<td>06/04/1970</td>
<td>05/31/2020</td>
<td>Relief</td>
<td>Active</td>
</tr>
</tbody>
</table>

**Texas Registered Technicians/Trainees Employment Information**

<table>
<thead>
<tr>
<th>Technician/Trainee Name</th>
<th>License #</th>
<th>Regist. Date</th>
<th>Expir. Date</th>
<th>Emp. Status</th>
<th>Reg. Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>GONZALEZ, GREGORY</td>
<td>246228</td>
<td>08/13/2015</td>
<td>02/28/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MOORE, AMY LOUISE</td>
<td>272778</td>
<td>08/08/2017</td>
<td>08/31/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MORRIS, LINDA G</td>
<td>14871</td>
<td>06/18/2009</td>
<td>06/30/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
</tbody>
</table>

**Texas Remote Pharmacy Information**

<table>
<thead>
<tr>
<th>Remote Pharmacy Name</th>
<th>Regist. #</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zipcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHARM HOUSE SWEENY, LLC</td>
<td>0</td>
<td>,</td>
<td>,</td>
<td>,</td>
<td>,</td>
</tr>
<tr>
<td>PIERCE, LOREN B</td>
<td>0</td>
<td>,</td>
<td>,</td>
<td>,</td>
<td>,</td>
</tr>
</tbody>
</table>

**Texas Pharmacy Owner Information**

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Owner Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zipcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHARM HOUSE SWEENY, LLC</td>
<td>OWNER</td>
<td>,</td>
<td>,</td>
<td>,</td>
<td>,</td>
</tr>
<tr>
<td>PIERCE, LOREN B</td>
<td>OFFICER</td>
<td>,</td>
<td>,</td>
<td>,</td>
<td>,</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.
About Us
Located in southwestern Brazoria County, Texas, the Sweeny Hospital District was established by the Texas Legislature in 1963 after a 10-year community effort to expand health care into rural communities. Since the time of its opening in 1965, Sweeny Community Hospital has continued to grow and expand its services offered to the West of the Brazos Community, while keeping true to the traditions that helped to found the hospital district. The Sweeny Hospital District has grown to approximately 190 employees at locations in Sweeny, Brazoria, and West Columbia. Sweeny Community Hospital is a 24-hour operational critical access hospital providing both inpatient and outpatient healthcare services. Licensed for 20 inpatient beds, Sweeny Community Hospital serves as a Level IV Trauma Center, has a dedicated surgical suite, and over a dozen outpatient clinical services. On the same campus is a professional office building, hosting 4 primary care providers who coordinate care for the entire family throughout the life spectrum. Should a referral to a specialty physician become necessary, the professional office building also hosts 11 specialty care providers, offering local residents quality medical care in one convenient location. The Fountains Assisted Living Facility adjacent to the main hospital campus provides local residents assurance that their loved ones are cared for in a quality environment close to home. The Wellness Center and the Kittie Nash Groce Rehabilitation Center both offer outpatient physical therapy to meet the needs of the local community. West Brazos EMS is the only hospital based emergency response system in Brazoria County with a medical intensive care unit, providing immediate access to residents in their time of greatest need. Community education seminars are offered monthly on a variety of topics, tailored to meet the unique needs of the population West of the Brazos. The Sweeny Hospital District is committed to maintaining the outstanding service and caring environment that it is known for by recruiting and retaining an exceptional staff of highly qualified professionals. SCH is a member of the Texas Hospital Association, as well as the Texas Association of Rural and Community Hospitals.

Our Vision
To be FIRST in the minds of people who live West of the Brazos when they think of health-care services.

Our Mission
To provide the West Brazos area consistently with FIRST quality and cost-effective health-care services.

Our Values
(F) Be identified by our FRIENDLINESS.
(I) Foster INTEGRITY in word and deed.
(R) Do the RIGHT thing correctly the first time.
(S) SERVE our patients' needs before our own.
(T) Earn our patients' TRUST by being professional and caring, all the time.

Board of Directors: P.T. Brunner, President; Mason Nichols, Vice President; Patti Foster, Secretary; Scott Swift, Violet Weeks, Charles Pogue, Don Schulte

Administrator: R. Scott Briner, FACHE
Chief Financial Officer: Hong Wade, CPA
Director of Nursing: Sherri Pierce, BSN

Medical Staff Officers:
Chief of Staff: Enrique Leal III, M.D.
Vice Chief of Staff:

CEOs Message
Welcome to the Sweeny Community Hospital District's website. For more than five decades, Sweeny Community Hospital has been serving healthcare needs West of the Brazos. To be thought of first by members of the community with needed health care is the top priority of Sweeny Community Hospital.

Sweeny Community Hospital is a twenty bed Critical Access hospital with several facilities and features that allows the Hospital District to meet the community's needs and is an impressive medical campus. It is our goal to continue to provide quality healthcare as our community grows and needs change in the future. Our employees, medical staff, Hospital Board, Foundation and Auxiliary make Sweeny Community Hospital a reliable health care facility that provides excellent quality healthcare. We want to make sure that it stands out as not only the place where you will come for healthcare, also where you will continue to know that we care about you and your entire family.

Our motto, "You'll Know We Care," is more than mere words—it is how we go about doing our jobs. At Sweeny Community Hospital, its the staff that makes the difference, because “You'll Know We Care.”
# Operation Details

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

**Operation Number:** 1517502  
**Operation Type:** Licensed Center  
**Program Provided:** Child Care Program  
**Location Address:** 1215 OLD MAIN ST. SWEENY, TX 77480  
**Mailing Address:** 1215 OLD MAIN ST. SWEENY, TX 77480  
**Phone Number:** 979-548-3443  
**County:** BRAZORIA  
**Website Address:** www.mykidscampus.com  
**Administrator/Director Name:** Shawn Wagner  
**Type of Issuance:** Full Permit  
**Issuance Date:** 12/5/2013  
**Permit Renewal Due By Date:** 12/5/2019  
**Conditions on Permit:** No  
**Accepts Child-Care Subsidies:** Yes  
**Hours of Operation:** 06:00 AM-06:00 PM  
**Days of Operation:** Monday - Friday  
**Total Capacity:** 117  
**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, and 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:

  - 7 Inspections
  - 1 Assessments
  - 0 Self Reported Incidents
  - 1 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, 1709 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:

  - 1 was weighted as High
  - 1 was 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.
Library

The Sweeny Community Library, an extension of the Brazoria County Library System (BCLS), was opened in March of 1966. In March of 1983, the library moved to its current location, 205 W. Ashley Wilson Road (beside the Sweeny Community Center).

Some of the key features of the library include:

- Book selection in all popular genres
- DVD sign-outs
- Periodicals (magazines and newspapers)
- Public Internet Access
- Story-Time (visit the library web site for dates and times)
- On-going book sale (sponsored by the Sweeny Library Association)

**The Brazoria County Library System consists of eleven (11) libraries in** various cities throughout Brazoria County. The library system is unique in that they have a contractual agreement with various cities. The City is responsible for providing the building for the library facility and maintaining the building. The County is responsible for staffing the libraries and the purchase of library materials. The libraries are located in the following cities:

- Alvin
- Angleton
- Brazoria
- Clute
- Danbury
- Freeport
- Lake Jackson
- Manvel
- Pearland
- Sweeny
- West Columbia


**LIBRARY HOURS**

<table>
<thead>
<tr>
<th>Day</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday</td>
<td>CLOSED</td>
</tr>
<tr>
<td>Tuesday</td>
<td>10am-8pm</td>
</tr>
<tr>
<td>Wednesday</td>
<td>10am-6pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>10am-8pm</td>
</tr>
<tr>
<td>Friday</td>
<td>10am-6pm</td>
</tr>
<tr>
<td>Saturday</td>
<td>10am-5pm</td>
</tr>
</tbody>
</table>
CONTACT US

Physical Address:
Sweeny Community Library
205 W. Ashley Wilson Road
Sweeny, Texas 77480

Telephone:
Library: (979) 548-2567
FAX: (979) 548-2597

Web:
Web Site: www.bcls.lib.tx.us
E-Mail: sweeny@bcls.lib.tx.us
Facebook: Link

For more information about the Brazoria County Library System, visit them online at www.bcls.lib.tx.us or call the main office at (979) 864-1505.
How To Get A Library Card

Library cards are free. You must provide proof of your current address when applying for a library card. Parents must sign the library card application for children 17 years of age or younger.

Cards are issued at the time of application, at all branch locations and may be used at any of our branches. You may check out items immediately.

Library Cards

1st card Free. Cards are good for three years at which point they will need to be renewed. Replacement of lost card $1 for each card

Borrowing Privileges:

50 items per library card

Loan Periods

<table>
<thead>
<tr>
<th>Material Type</th>
<th>Loan Period</th>
<th>Renewals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Most books &amp; other materials</td>
<td>2 weeks</td>
<td>2 renewals</td>
</tr>
<tr>
<td>Popular video/DVDs</td>
<td>2 weeks</td>
<td>2 renewals</td>
</tr>
<tr>
<td>Periodicals</td>
<td>2 weeks</td>
<td>2 renewals</td>
</tr>
<tr>
<td>Bluebonnet Books</td>
<td>2 weeks</td>
<td>0 renewals (2 Bluebonnet books per card)</td>
</tr>
<tr>
<td>Educational video/DVDs</td>
<td>2 weeks</td>
<td>2 renewals</td>
</tr>
</tbody>
</table>

Returning Items

Materials can be returned to any Brazoria County Public Library branch. All materials may be returned in the book drop when a branch is closed.

Fines

<table>
<thead>
<tr>
<th>Item Type</th>
<th>Late Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overdue Materials: Books and other materials</td>
<td>$.10/day per item</td>
</tr>
<tr>
<td>Maximum Fine per item</td>
<td>$5.00</td>
</tr>
<tr>
<td>Video and DVDs</td>
<td>$.10/day per video/DVD</td>
</tr>
</tbody>
</table>
Fees

Lost Item Charges - These are assessed on items which are declared lost by borrowers OR items which are overdue at least 6 weeks. The cost of the item may be refunded if the lost item is returned within 6 months of paying for the item and accompanied with the receipt. Charges are based on cost of the item plus nonrefundable $3.50 processing fee. Accrued fines will be assessed if item is found and returned.

Unique Management

Brazoria County Library System has contracted with a collection company to help collect overdue and lost library materials. If materials are overdue more than 8 weeks, customers will be turned over to the collection agency and up to $10.00 fee will be assessed, which is non-refundable.

PLEASE NOTE THAT ALL MONEYS ARE PAID DIRECTLY TO THE BRAZORIA COUNTY LIBRARY SYSTEM AND NOT TO UNIQUE MANAGEMENT.

Unique Management Services will send multiple letters and will make multiple phone calls. Customers will be gently advised to promptly resolve the issue with their library.

*Borrowing privileges will be suspended if $10.00 or more in fines are unpaid OR 10 or more items are overdue.*

Materials and Services offered by the Brazoria County Library System

- Information provided in person and by telephone
- 500,000 books
- Books on CD and a variety of eBooks
- Large Print Books
- Foreign Language books and eBooks
- Coin-operated copy machines
- Microfiche/Microfilm reader/printers
- Interlibrary loans - you can borrow materials from any branch or even other library systems and have them delivered to your local branch
- Our catalog "On-line" is available at the library and offers you the options of searching by author, title and subject and a dictionary.
- Internet access and Wi-Fi is available at our branch libraries
- For adults we offer reference and reader's advisory service, tax assistance during the tax season, and continuing education programs are offered on a wide variety of topics, check with your local library
- For children we offer reference and reader's advisory service, story-times for pre-school children, Summer Reading Programs for pre-school and school age children, other programs are offered check with your local library
- Meeting rooms are available to the public, check with your local library about reservations
Backyard Park

The Backyard Park is located behind City Hall on FM 524 in the northwestern portion of the city. The park features:

- Drive-Thru Park (newly paved)
- Covered Pavilion
- Picnic Tables
- Barbeque Grills
- Restroom Facilities
- Volleyball Court (in sand)
- **Children’s Playground**
- Water Splash Pad
- Backyard Park Walking Trail
- RV Spaces & Connections (permit required from City Hall)
- Plenty of Shade from Oak & Pecan Trees
Parks & Recreation

Sweeny has a number of parks and recreational outdoor activities to enjoy.

Parks

- Backyard Park
- A.M. "Chick" Anderson Park (AKA Gazebo Park)
- Martin Luther King Park
- Exa Mae Keller Park (formerly Compost Park)

Recreation

- Splash Pad (Open Monday after Pride Day and closes first weekend in October)
- Senior Building (senior citizens lunch, games, fellowship)

Trails

- Backyard Park Walking Trail
- TJT Memorial Walking Trail (MLK Park)
- Bike Trail (TxDOT)

Memorials

- Veterans' Memorial
- Carver Alumni School Memorial
- Lady Civic (Civic Club donation, after 100 years of service to Sweeny disbanded, purchased Lady Civic as last act for the City).

RULES:

Please enjoy our parks by obeying and respecting our posted rules. This ensures all visitors can enjoy the parks equally. The following rules apply at all city parks:

1. Parks are closed from 10:00 p.m. to 5:00 a.m.
2. Unlawful firearms are not permitted.
3. Do not use equipment improperly.
4. No bare feet; use proper footwear.
5. Adult supervision is requested.
6. No alcoholic beverages.
7. No glass containers.
9. All pets must be on a leash. Please clean up after your pet.
10. The city is not responsible for accidents.
11. Violators may be prosecuted for violations of these rules.
Robert Williams is at Senior Citizens Center.
April 13, 2018 · Sweeny, TX

“PRINCESS CAMP!!”
Man, these judges are gonna have a tough time - they are ALL so precious!!
#SweenyPrideDayBanquetOnDeck!
Robert Williams

"PRINCESS CAMP!!"
Man, these judges are gonna have a tough time - they are ALL so precious!!

#SweenyPrideDayBanquetOnDeck!
April 13, 2018 · Sweeny, TX ·

52
52
+3

Robert Williams added a new photo — at Senior Citizens Center.
April 13, 2018 · Sweeny, TX ·

1
1
1 Comment 1 Share

Robert Williams added a new photo — at Senior Citizens Center.
April 13, 2018 · Sweeny, TX ·

Like
Save
Suggest Edits

Address
205 N Oak St
Sweeny, Texas 77480

Phone
(979) 548-6454

Website
http://www.sweenypolice.org/

Like
Like
Like

Devin Manning Randon
Follow · November 7, 2014 ·

4
Like

At Senior Citizens Center.
Martin Luther King Park

The Martin Luther King Park is located in the southwestern portion of the city on Martin Luther King Street at the intersection with Fourth Street. The park features:

- Picnic Tables
- Basketball Court
- Children’s Playground
- TJT Memorial Walking Trail
Come Worship With Us Each Sunday

Want more information? Email us.

Name: *

Email: *

☐ Check here to receive email updates

Subject: *

Message: *

SUBMIT

2018 Parish Council Members

**OLPH**
Co-Chairperson: Jessica Balderas 979-549-1818
Alvin Bannert
Steve Bennett
Kelly Bertsch
Rosario Borrego
Estella Ellis
Dennis Mican
Marie Nairn

**SJA**
Co-Chairperson: Lisa Schaubroeck 979-647-4820
Recorder: Linda Miska
Patti Kapalski
Roxann Martinez
Rhonda Minks
Debi Smith
Cheryl Tosch
Angie Waligura
Trisha Wlezynk

Our Locations

**Our Lady of Perpetual Help**
310 North McKinney Street
Sweeny, Texas 77480

**St. John the Apostle**
807 Loggins Street West Columbia, Texas 77486

Church Office at OLPH
Monday – Thursday 9:00 am to 4:30 pm
Friday 9:00 am to 12:00 pm

For all church related business, please call:
(979) 548-2020

SJA Hall
(979) 345-2651

For all emergencies please call:
(979) 548-0092

**Pastor**
Fr. Daniel Baguio

**Parish Administrator**
Ms. Trish Speers

www.olphsja.org
Altar Server
The Altar Server Ministry is to develop young members of the parish to assist the clergy in giving honor to God in the liturgies of the church. Training of both current and new altar servers is scheduled on a regular basis. Servers must have made their First Communion, currently be enrolled in the parish’s religious education program with regular attendance as well as regular attendance at weekend Mass. For information on OLPH Altar Serving, please contact Laurie at 979-798-0982. For information on SJA Altar Serving, contact Mary at 979-824-1747. For information on OLPH (Spanish) Altar Serving, contact Rosario at 979-548-3614.

Angel Tree Christmas Ministry
A Youth and Parish sponsored ministry that provides gifts and food to those in need at Christmas. For more information on this ministry, contact the church office at 979-548-2020 ext. 4.

Art and Environment
This committee works behind the scenes to create an environment that support, stimulate, inspire and focus the assembly’s experience of the Church in Liturgy. For information on OLPH Arts and Environment, contact Rosario at 979-548-3614. For information on SJA Arts and Environment, contact Theresa at 979-345-4870.

Bereavement Committee
This group, with parishioner assistance, plans, prepares and serves a meal for the family and guests whom have lost loved ones. For more information on OLPH Bereavement Committee, contact Angie at 979-548-2883. For more information on SJA Bereavement Committee, contact Theresa at 979-345-4870. For more information on OLPH (Spanish) Bereavement Committee, contact Jessica at 979-549-1818.

Building Committee
The Building committee is responsible for assisting the priest during periods of expansion and construction.

Catholic Daughters of the Americas: Court Our Lady Queen of Hope #2289
The Catholic Daughters of the Americas (CDA) is the largest international organization of Catholic women in the world and was organized in 1903 by the Knights of Columbus. Their motto is: Unity and Charity. The purpose of the organization is to participate in the religious, charitable and educational Apostolates of the Church. Catholic Daughters of the Americas engages in creative and spiritual programs, which provide its members with the opportunity to develop their special God-given talents in a meaningful way to positively influence the welfare of the Church and all peoples throughout the World. CDA strives to enhance the spiritual life of its members and encourages them to share their talents and experiences in service to others through projects and activities that raise money for charitable causes. Court Our Lady Queen of Hope #2289 meets the 4th Tuesday of every month, except during the summer, at St. Joseph’s Catholic Church in Brazoria. This local court membership is comprised of ladies from St. Joseph’s, St. John the Apostle and Our Lady of Perpetual Help. For more information on Catholic Daughters of America, contact Mamie at 979-548-2240.

Coffee Sunday-OLPH
Parishioners are invited to enjoy coffee, doughnuts, and fellowship while meeting new members of the parish families after morning Mass. Dates to be announced in bulletin.
Extraordinary Ministers of Holy Communion
Extraordinary Ministers have the special privilege of assisting the clergy in the distribution of the Eucharist at Mass. Ministers serve God’s people by bringing the Eucharist to the hospitalized, the shut-ins and those living in nursing homes. For more information, contact Linda at 979-345-5288.

Feed My Lambs
This is a “Summer Lunch Ministry” that provide lunches each Monday, Wednesday and Friday during the Summer months. OLPH is responsible for making sandwiches, filling bags, providing cookies and delivering the lunches on Wednesday. SJF is responsible for making sandwiches, corn dogs, hot dogs or burritos, filling bags and providing homemade cookies on Mondays. For more information on OLPH Feed My Lambs, contact Lisa at 979-345-3183. For more information on SJF Feed My Lambs, contact Linda at 979-345-5288.

Finance Committees
The Parish Financial Committee advises the Pastor in administration and stewardship of finances, budget, facilities and long range financial planning. For information on OLPH Finance Committee, contact Glenn at 979-798-7019. For information on SJF Finance Committee, contact Frank at 979-345-5288.

General Maintenance
This group maintains the function and beauty of our parish facilities. For more information on OLPH General Maintenance, contact Felix at 979-548-2240 or Rodrigo of AR Lawn Service at 979-248-0921. For information on SJF General Maintenance, contact Herb at 979-345-2242.

Guadalupanos
This group of men, women and youth of the parish foster devotion to Our Lady of Guadalupe through prayer, education, social ministry and help the needy. For more information contact Emelia at 979-647-4144.

Hispanic Ministry
The Hispanic Ministry acts as a transforming agent for Hispanic Catholics. They are responsible for implementation and coordination of pastoral care to the Hispanic population in the parish. For more information, contact Rosario at 979-548-3614.

Hospitality (Ushers and Greeters)
These parishioners welcome all into the church with warmth and hospitality to make them feel included and important to our parish family. They take up the collection, distribute bulletins and select parishioners to carry the gifts to the altar. They are an essential part of the worship. For information on 8:30 a.m. OLPH Hospitality, contact the church office at 979-548-2020. For information on 12:30 p.m. OLPH Hospitality, contact Elias at 979-345-7815.

Knights of Columbus: Council 8548
The Knights of Columbus is a service organization founded by Father Michael J. McGivney. This organization is based on the principles of Charity, Unity, Fraternity and Patriotism. Making sure the Catholic Church remains vigorous and undiminished is one of the primary missions of the Knights of Columbus. They are an international fraternal and service organization for Catholic men. For information, contact Felix at 979-215-1299.

Ladies Altar Guild (SJA) and Ladies Altar Society (OLPH)
The purpose of these groups is to promote true Christian charity, the true love of God and our neighbor, Christian family life, frequent attendance at Mass and reception of the Holy Eucharist. They also provide charitable assistance by holding fundraisers throughout the year and take care of the immediate needs of the Sanctuary. All Parish women are members. For more information on Ladies Altar Society, contact Janie at 979-548-2165. For more information on Ladies Altar Guild, contact Linda at 979-345-5288.

Lectors
Lectors proclaim the Word of God with reverence and dignity at Sunday Masses as well as solemnities, feasts and other liturgical celebrations. For more information contact Linda at 979-345-5288. For more information on OLPH (Spanish) Lectors, contact Yolanda at 979-240-9312.
Legion of Mary
Frank Duff founded the Legion of Mary in 1921, in the Archdiocese of Dublin. Legionnaires render services to every person, who is the image of Christ, with the spirit and solicitude of Mary. One of the primary functions is to bring the Eucharist to the sick, homebound and those living in nursing homes. For more information on the OLPH/SJA Legion of Mary, contact Linda at 979-345-5288. For more information on OLPH (Spanish) Legion of Mary, contact Rosario at 979-548-3614.

Let's Do Lunch-SJA
Parishioners are invited to enjoy a covered dish meal and fellowship after Sunday Mass. Dates are announced in the weekly bulletin.

Music Ministry
This ministry provides musical leadership, which is active and conscious participation of the assembly at weekend liturgies and special liturgical celebrations. For information on this ministry, contact Choir Director OLPH/SJA - 5:00 pm Mary at 979-548-3125, OLPH - 8:30 am Betty at 979-548-3627, SJA - 10:30 am Shirley at 979-345-5744 and Peggy at 979-345-4939, or OLPH (Spanish) Juan at 979-548-5995.

Pastoral Council
The Pastoral Council is established by the pastor to assist in any advisory role concerning the mission and the future of the church. For information, contact Fr. Daniel Baguio at 979-548-2020.

Quinceaneras
A Quinceanera is a celebration of a girl's fifteenth birthday. It marks the transition from childhood to young adulthood. For information on Quinceaneras, contact Yolanda at 979-240-9312.

Respect Life
This group is committed to promoting life from the womb to natural death. The group also promotes and teaches Natural Family Planning. For more information on Respect Life, contact the church office at 979-548-2020.

Sacred and Safe Environment
The Office of Safe Environment is committed to maintain a safe environment for children and youth. Our mission is to ensure the safety of children and young people who have been entrusted to our care in our parishes, schools, religious education classes, and other programs. We assist parishes and schools in understanding and implementing the USCCB's Charter for the Protection of Children and Young People. This includes criminal background check screening and training in recognizing and reporting child abuse to appropriate civil and church authorities. You may hear Safe Environment referred to as Protecting God’s Children or VIRTUS Training. This is a sexual abuse prevention program for children and youth in grades K-12, continuing the efforts first began on September 1, 2011, in compliance with the USCCB Charter for the Protection of Children and Young People. Cardinal DiNardo has directed that every parish in the Archdiocese implement Sacred & Safe, a program which provides faith-based safe environment lessons for children and youth in kindergarten through the 12th grades. This annual program provides one grade-specific lesson each year to help children and young people develop the skills to protect themselves from sexual abuse. An essential parent component complements the grade-specific lessons. The Office of Adolescent Catechesis and Evangelization oversees the formation process. For more information on Sacred and Safe Environment, contact Lisa at 979-319-0822.

Sacristans
These people assist in the preparation of mass and assure the smoothest flow of the celebration. For more information on OLPH Sacristans, contact Rosario at 979-548-3614. For more information on SJA Sacristans, contact Peggy Barak at 979-345-4939. For more information on OLPH (Spanish) Sacristans, contact contact Rosario Borrego at 979-548-3614.

S.O.A.R. - Seniors On A Roll
A social club for seniors over 55 years of age who gather together once a month for games, pizza, outings, covered dish luncheons and fellowship. For more information, contact Jeanmaire at 979-647-4820.

St. Vincent De Paul Society
This society gives temporary assistance to needy families within our boundaries. Persons or families in need should call the parish office. A volunteer will return your call. Funds are raised through several yearly collections. For more information, contact Susan at 979-345-4999.
FIND A MEALS ON WHEELS PROVIDER NEAR YOU

Meals on Wheels operates in virtually every community in America through our network of more than 5,000 independently-run local programs. While the diversity of each program's services and operations may vary based on the needs and resources of their communities, they are all committed to supporting their senior neighbors to live healthier and more nourished lives in their own homes.

Use the search below to find the program closest to you or a loved one and give them a call. They can help guide you and get you started.

PROVIDING MUCH MORE THAN JUST A MEAL

At the core of the Meals on Wheels service is a nutritious meal, companionship and a watchful eye on the health and safety of our seniors. For those who have trouble getting around, we bring the service to you. For those who can still venture out into their communities, we serve in gathering places, such as senior centers and community facilities.
Adequate nutrition is necessary for health, functionality and the ability to remain independent. Healthy eating can increase mental acuity, resistance to illness and disease, energy levels, immune system strength, recuperation speed and the ability to manage chronic health problems. Meals on Wheels ensures that seniors have access to adequate nutrition even when family support, mobility and resources are lacking. For many, the trusted Meals on Wheels volunteer or staff member who shows up every day with a meal and a smile is the only person they see or speak with all day. This special delivery is the reason to get up in the morning, something to look forward to, and a reminder to take good care of themselves. Seniors able to travel to congregate meal sites also receive valuable social interaction and companionship. We can all attest that a meal can be more than the food on the plate, but also the company across the table.

WHAT YOU CAN EXPECT

ELIGIBILITY

Meals on Wheels focuses on caring for individuals whose diminished mobility makes it hard to shop for food, prepare meals or socialize with others. Generally programs serve adults 60 and over, although age requirements can vary by program and areas served. People who are mobile enough to join others for meals in a group setting where seniors congregate, like senior centers and cafes, are encouraged to do so; while others less mobile may qualify for home delivery.

PAYMENT

Depending on individual circumstances, meals may be provided along a sliding fee scale, from no cost to full price. While no senior will be denied a meal because of an inability to pay, he/she may be asked to contribute voluntarily toward the cost of a meal. However, it is important to note that in many areas of the country, the need for meals far exceeds the resources available to provide them, leading to wait lists and/or being turned away.

ADDITIONAL SERVICES

Some community programs are able to offer additional services that further support the quality of life and independence of their clients. These can include pet food delivery for clients’ pets, home repair services, telephone reassurance and transportation services for doctor appointments and other needs. Some programs offer meals to meet special dietary needs, cultural or ethnic preferences, and other programs serve fruits and vegetables right out of their own gardens!

Additional services may also include emergency meals for bad weather days and hospital discharge programs that are proven to reduce readmissions. Contact your local program to see what’s available in your area.

WHAT YOU NEED TO GET STARTED

Most Meals on Wheels programs begin the process through an application, which may then lead to an assessment of the need for meals and other supportive services. Some programs may additionally require a referral letter from a doctor or social worker. Contact your local program to find out how to get the ball rolling in your community.
They are really and truly working to help the senior citizens of Brazoria County. Each and every employee... See More
September 5, 2018

This organization offers so much for the Senior Citizens.
June 14, 2018

Do you recommend ActionS, Inc of Brazoria County?

Yes  No

Stay tuned!! We are partnering with Just Serve to share our volunteer opportunities with you! Download the app today!!
January 25 at 2:16 PM

ActionS, Inc of Brazoria County

Stay tuned!! We are partnering with Just Serve to share our volunteer opportunities with you! Download the app today!!
January 25 at 2:16 PM

ActionS, Inc of Brazoria County

Ever wonder where we came up with the name ACTIONS, Inc?? It's actually an acronym!
Active... See More
January 4 at 7:00 AM

Like  Comment  Share

Write a comment...

Like  Comment  Share

Write a comment...

Homebound Meals
SWEENY, TX (CITY CENTER) CRIME

67 Vital Statistics. 2 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

<table>
<thead>
<tr>
<th>NUMBER OF CRIMES</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>53</td>
<td>13</td>
<td>75</td>
<td>88</td>
</tr>
</tbody>
</table>

(100 is safest)

Safer than 53% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

<table>
<thead>
<tr>
<th>NUMBER OF CRIMES</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.30</td>
<td>19.05</td>
<td>22.35</td>
<td></td>
</tr>
</tbody>
</table>

(Crime Rate (per 1,000 residents))

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

<table>
<thead>
<tr>
<th>NUMBER OF CRIMES</th>
<th>MURDER</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td>53</td>
</tr>
</tbody>
</table>

(100 is safest)

Safer than 43% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>TYPE</th>
<th>INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>MURDER INDEX</td>
<td>53</td>
</tr>
<tr>
<td>RAPE INDEX</td>
<td>47</td>
</tr>
<tr>
<td>ROBBERY INDEX</td>
<td>66</td>
</tr>
<tr>
<td>ASSAULT INDEX</td>
<td>34</td>
</tr>
</tbody>
</table>

(Murder, Rape, Robbery, and Assault are defined as per 1,000 residents. 100 is safest)

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 303 in City Center

1 IN 250 in Sweeny

1 IN 228 in Texas
This Tab is Not Applicable
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  Milam  Swisher
Bexar  Ellis  Jackson  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  Newton  Tyler
Brooks  Foard  Kendall  Nolan  Uvalde
Brown  Eastland  Hutchinson  Oldham  Victoria
Burleson  Frio  Kerr  Orange  Walker
Burnet  Gaines  Kenedy  Palo Pinto  Waller
Caldwell  Galveston  King  Parker  Washington
Calhoun  Garza  Kinney  Parmer  Webb
Callahan  Gillespie  Kinney  Potter  Wheeler
Cameron  Glasscock  Kleberg  Rains  Wilbarger
Carson  Goliad  Knox  Randall  Willacy
Castro  Gonzales  La Salle  Real  Williamson
Chambers  Gray  Lampasas  Refugio  Wilson
Childress  Grimes  Lavaca  Roberts  Winkler
Cochran  Guadalupe  Lee  Robertson  Yoakum
Coke  Hall  Leon  Runnels  Young
Coleman  Hamilton  Liberty  Sabine  Zapata
Collingsworth  Hansford  Limestone  San Augustine  Zavala
Colorado  Hardeman  Lipscomb  San Jacinto
Comal  Hardin  Live Oak  San Patricio
Comanche  Harris  Llano
Coryell  Hartley  Loving

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).
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.

   **Site Control:** 4 and 3  
   **Site Plan:** 4 and 3  
   **Appraisal:** 4 and 3  
   **ESA:** NA

   (*) 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:

   Hempstead is 4 acres and Sweeny is 3 acres.

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):

   - **Entity Name**
   - **Contact Name**
   - **Address**
   - **City**
   - **State**
   - **Zip**
   - **Date of Last Sale**

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

   If "Yes," please explain:

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

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

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

   - **Name:**
   - **Relationship:**

   **Site Control is in the form of:**

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

   **Expiration of Contract or Option:** 12/31/2020  
   **Anticipated Closing Date:** 6/31/20

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

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

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

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

   3/1/2019
4. **30% increase in Eligible Basis “Boost” (9% and 4% HTC Only) [10 TAC §11.4(c)]**

Development qualifies for the boost for:

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

3/1/2019
Support Documentation from Site Information Part III Should be Included Behind this Tab.

<table>
<thead>
<tr>
<th>Site Control Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>- If recorded warranty deed, includes corresponding executed settlement statement (or functional equivalent).</td>
</tr>
<tr>
<td>- If Identity of Interest, includes documentation described in 10 TAC §11.302(e)(1)(B)(ii), as applicable.</td>
</tr>
<tr>
<td>- 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).</td>
</tr>
<tr>
<td>- Title Commitment or Policy</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ingress/Egress and Easements</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Documentation required by 10 TAC §11.204(10)(D) is included, as applicable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Increase in Eligible Basis (30% Boost)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.</td>
</tr>
<tr>
<td>- 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.</td>
</tr>
<tr>
<td>- SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable.</td>
</tr>
<tr>
<td>- 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.</td>
</tr>
</tbody>
</table>

List of Opportunity Zones can be found at:

2019 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Site Control
OPTION AGREEMENT

THIS OPTION AGREEMENT ("Agreement") is made between Rural Housing Developers – Texas, LLC, a Missouri Limited Liability Company, its successors or assigns (as applicable, the "Buyer"), whose notice address for notices by mail is 3556 S. Culpepper, Suite 4, Springfield, MO 65804, Attention: Ryan Hamilton (Fax: 417-883-5203), and Hempstead Garden Apartments, Ltd., a Texas limited partnership, ("Owner"), whose notice address is 2900 N Government Way, #88, Coeur d'Alene, ID 83815. The effective date of this Agreement (the "Effective Date") shall be the date of execution by Owner, as specified beside Owner's execution below, subject to the provisions of Section 16 below.

RECATALS:

A. Owner is the fee simple owner of that certain real property more particularly described on Exhibit A attached as a part hereof (the "Land"), together with (1) all easements, rights of way, appurtenances and other rights, if any, pertaining thereto (collectively, the "Appurtenances"); and (2) the buildings, parking areas, access ways and other improvements located on the Land (collectively, the "Improvements"). The Land, Appurtenances and Improvements are hereinafter collectively called the "Real Property." The Real Property constitutes a 50 unit multi-family housing project located in the City of Hempstead, Waller County, Texas, and commonly known as the "Hempstead Gardens." The Real Property, the landlord's interest in any and all leases applicable to the Real Property (herein "Leases"), and any personal property of Owner located at the Real Property and used in conjunction with the ownership, leasing, management, maintenance, or repair thereof (the "Personal Property"), are herein collectively called the "Property."

B. Buyer wishes to obtain an option to purchase the Property on the terms hereinafter set forth, and Owner is willing to grant a purchase option to Buyer on the terms hereinafter set forth.

AGREEMENTS:

NOW THEREFORE, in consideration of the mutual promises contained herein, the payment by Buyer of the Option Price, as hereinafter defined, to Owner, and other good and valuable, consideration, the receipt and sufficiency of which are hereby acknowledged by both parties hereto, the parties agree as follows:

1. Grant of Option: Extension; Option Price.

1.1 Grant. Owner hereby grants to Buyer the irrevocable and exclusive option to purchase the Property (and not less than all the Property) upon the terms and conditions hereinafter set forth (the "Option"). The Option shall commence upon the effective date of this Agreement and shall expire on the earlier of (a) Buyer's election to terminate the Option (the "Termination Election"), which Termination Election may be exercised by Buyer at any time by Buyer's giving Owner written notice thereof (the "Termination Notice"); or (b) 5:00 p.m. (CDT/CST) on December 31, 2020 (the "Option Expiration Date"). As used herein, the term...
"Option Term" shall mean the original term of the Option together with any extension thereof. Owner shall not be obligated to extend the Option Term beyond the Option Expiration Date stated above.

1.2 **Option Price.** At the time this Agreement has been executed by Owner and Buyer and as a condition of this Agreement becoming effective, Buyer shall pay Owner the sum of $10,000 (the "**Option Price**"). Owner acknowledges that Buyer will incur additional costs and expenses in evaluating the property, seeking tax credits to assist in the rehabilitation of the Improvements, and seeking approval to assume the RD Loan (as hereinafter defined). Such additional costs and expenses and Buyer's reliance on this Agreement to preserve its right to purchase the Property should Buyer be allocated such tax credits for the Property and be permitted to assume the RD Loan, will constitute additional consideration for the Option.

2. **Exercise of Option.**

2.1 **Time and Method of Exercise.** At any time during the Option Term, Buyer may exercise the Option by giving Owner written notice (the "**Exercise Notice**") stating that Buyer exercises the Option. The Option shall be deemed timely exercised if the Exercise Notice is received by Owner prior to the expiration of the Option Term. The provisions of Section 12 below shall govern notices under this Agreement, including the Exercise Notice. Owner agrees that Buyer may file a copy of the Exercise Notice, with the legal description of the Property attached in the office of the County Clerk of Waller County, Texas (the "**County Clerk**") as evidence of its exercise of the Option.

2.2 **Failure To Exercise.** In the event that Buyer fails to exercise the option before the end of the Option Term, the Option shall automatically terminate at the end of the Option Term, without further notice to Buyer, and thereafter this Option Agreement shall be of no further force or effect, except for the last sentence of Section 6.3 and Section 7.

3. **Purchase Price and Form of Closing Documents.** In the event that Buyer exercises the Option, the total Purchase Price (the "**Purchase Price**") for the Property shall be Three Hundred Fifty Thousand Dollars and 00/100 (U.S. $350,000.00) plus the assumption at Closing of the existing USDA Rural Development Section 515 Loan secured by the Property which is in the current approximate amount of $1,241,381.00 (the "**RD Loan**"). The difference between the Purchase Price and the assumed RD Loan will be the equity paid to the Seller. Promptly after receipt of the Exercise Notice, the parties shall use good faith efforts to mutually agree upon the form and substance of the Closing Documents, as hereinafter defined.

4. **Closing.** The consummation of the purchase and sale of the Property (the "**Closing**") shall take place at a day and time mutually agreeable to Buyer and Owner not later than ninety (90) days after the Exercise Notice is given by Buyer. The Closing shall take place at the offices of a title insurance company agent mutually acceptable to Owner and Buyer (the "**Closing Agent**"), or at such other place as the parties hereto shall mutually agree upon in writing. At the Closing and provided Buyer pays the full Purchase Price in immediately available funds, Owner and/or Buyer, as applicable, shall execute and deliver the following: (a) a special warranty deed (the "**Deed**") conveying the Real Property to Buyer, subject to those
matters listed on Schedule 1 attached as a part hereof (the “Permitted Title Exceptions”) which term shall also include any Title Objections, as hereinafter defined, which Owner is not obligated to cure and has not elected to cure; (b) an Assignment and Assumption Agreement (the “Lease Assignment”) pursuant to which Owner shall assign to Buyer all of Owner’s right, title, and interest under the Leases and Buyer shall assume Owner’s obligations under the Leases; (c) a bill of sale and assignment conveying to Buyer any tangible and intangible Personal Property which is a part of the Property (the “Bill of Sale”); (d) any required notices to be given to the tenants of the Property advising them of the transfer to Buyer; (e) the Owner’s Substitute 1099-S certification; (f) a FIRPTA affidavit stating the United States taxpayer identification number of Owner and that Owner is not a foreign person as defined in Internal Revenue Code Section 1445(b)(2); (g) the settlement statement prepared by the title insurance agent; (h) any seller’s affidavits customarily required by title insurance companies to enable buyers of similar properties to obtain customary title insurance coverages; and (i) such other documentation and assurances as Buyer, Owner, the Closing Agent, the Title Insurer, Buyer’s lenders, the Texas Department of Housing & Community Affairs, USDA Rural Development, and Buyer’s investors may reasonably request. The documents listed in clauses (a) through (i) above are herein called the “Closing Documents.” At the Closing, Buyer shall, as a condition to Owner’s obligations, pay the balance of the Purchase Price (subject to prorations and adjustments as hereinafter provided) to Owner in immediately available funds and execute and deliver to Owner those Closing Documents Buyer is required to execute. At Closing, Owner shall deliver to Buyer possession of the Property, subject to the rights of tenants.

5. Transaction Costs and Prorations.

5.1 Owner’s Transaction Costs. Owner shall pay the following costs: (a) all of the costs necessary to satisfy any mortgages or other liens on the Property (excluding the RD Loan), and cure or satisfy any other Title Objections that Owner has elected to cure or satisfy; (b) the costs and fees of Owner’s counsel; (c) the cost to satisfy any requirements pertaining to Owner contained in the Title Commitment, as hereinafter defined (but not the removal of any Permitted Title Exceptions or Title Objections that Owner has not agreed to remove); (d) one-half (1/2) of the documentary stamp tax applicable to the Deed; (e) one-half (1/2) the cost to record the Deed and any other Closing Documents; (f) all other costs and expenses of Owner specified elsewhere in this Agreement.

5.2 Buyer’s Transaction Costs. Buyer shall pay the following costs: (a) the cost of any Survey required by Buyer; (b) the costs and fees of Buyer’s counsel; (c) the abstracting charges, title examination fees, and premiums for the Title Policy, any loan policy(ies) of title insurance required by Buyer’s lender(s), and any special endorsements or coverages; (d) one-half (1/2) of the documentary stamp tax applicable to the Deed; (e) one-half (1/2) the cost to record the Deed and any other Closing Documents; (f) the cost to satisfy any requirements pertaining to Buyer, or the financing of Buyer’s purchase, contained in the Title Commitment; (g) any costs related to Buyer’s assumption of the RD Loan and any other financing of Buyer’s purchase of the Property; (h) all other costs and expenses of Buyer specified elsewhere in this Agreement.

5.3 Prorations. Ad valorem taxes, rents, utility charges not paid by tenants,
and similar charges or income relating to the Property shall be prorated as of the date of Closing based on the full amount of, and latest available information concerning, such taxes, rents, and other charges. The cash payment at the Closing shall be increased or decreased as may be required by the foregoing prorations and if necessary. If the ad valorem taxes for the year of Closing are not known as of the Closing Date, the tax proration shall be appropriately adjusted as soon as practicable after receipt of the tax bill for the year of Closing. For purposes of making the prorations required hereunder, a 365-day year and the actual number of days in the month of Closing will be used, and Buyer will be deemed the owner of the Property on the Closing date. Owner will pay to Buyer at Closing all security deposits held by Owner relating to leases of the Real Property.

6. **Obligations During Option Term.** The parties shall be governed by the following during the Option Term and thereafter until Closing if the Option is exercised.

6.1 **Survey.** If Buyer desires a survey of the Real Property, then Buyer shall obtain a survey (the “Survey”) at Buyer’s own expense prior to the Closing.

6.2 **Title Commitment.** During the Option Term and in any event before Buyer exercises the Option, Buyer shall, at Buyer’s expense, obtain a title insurance commitment (the “Title Commitment”) for an ALTA owner’s policy of title insurance on the Real Property in an amount acceptable to Buyer (the “Title Policy”) issued by a national title insurance company acceptable to Buyer (the “Title Insurer”), together with copies of all recorded instruments which are the subject of the requirements and proposed special exceptions listed in the Title Commitment (the “Title Documents”). Buyer shall furnish Owner a copy of the Title Commitment, the Title Documents, and if obtained by Buyer, the Survey. Within ten (10) days after Buyer’s receipt of the Title Commitment, Title Documents, and if applicable, Survey, Buyer shall notify Owner in writing (“Buyer’s Objection Notice”) of any matters listed in the Title Commitment which are objectionable to Buyer (herein the “Title Objections” which term shall not include the Permitted Title Exceptions). Within ten (10) days after receipt of Buyer’s Objection Notice, Owner shall notify Buyer in writing (the “Cure Notice”) which Title Objections, if any, Owner elects to cure. If Buyer has not received a Cure Notice within said 10-day period, the same shall be deemed to constitute Owner’s election not to cure any of the Title Objections. Owner shall not be obligated to cure any of Buyer’s Title Objections. Notwithstanding the foregoing and if Buyer exercises the Option, Owner agrees (a) to cooperate with Buyer’s cure of any reasonable Title Objections that can be cured, (b) to satisfy any requirements contained in the Title Commitment relating to Owner’s authority to consummate the sale transaction, (c) to execute and deliver the Closing Documents it is required to execute. If Owner does not elect, or is deemed to have elected not, to cure any Title Objections, Buyer’s only options shall be either (i) to terminate this Agreement and elect not to exercise the Option or if already exercises, rescind the exercise of the Option (which right is hereby granted) by giving written notice of such election (the “Termination Notice”) within twenty-five (25) days after Buyer’s receipt of the Title Commitment, Title Documents, and Survey, or (ii) to elect to preserve the Option in effect and if already exercised or thereafter exercised, accept title to the Real Property subject to any Title Objections which Owner has elected not to cure.

6.3 **Access, Inspections, and Testing.** Buyer shall have reasonable access to
the Real Property (subject to the rights of the tenants) to perform, at Buyer’s expense, such
testing, investigations and other actions as Buyer deems necessary or appropriate to satisfy itself
that the Property is suitable to Buyer. Buyer shall not disturb the tenants’ peaceable possession
of the Real Property. If any such testing, investigations, or other actions by Buyer materially
damages the Property, Buyer shall restore the same at Buyer’s expense. Buyer hereby
indemnifies and agrees to hold Owner harmless from and against any and all liens and other
claims arising out of any such testing, investigations, or other actions.

6.4 Continued Operations, Leasing of the Real Property. Throughout the
Option Period and until the date of any Closing if the Option is exercised (but not past any
Closing Date), Owner shall continue to cause the Real Property to be operated, insured,
maintained, repaired, and replaced, as necessary, in accordance with the standards that Owner
has done so in the past. Owner will not accept a prepayment of rent under a Lease or a release
any parties liable thereunder (including any guarantors) without Buyer’s prior written approval
which Buyer may withhold in its absolute discretion; provided, however, Owner shall be entitled
to enforce the provisions of the Leases in accordance with customary business practices.
Further, at all times during the Option Term and the Closing if the Option is exercised, Owner
shall refrain from conveying, mortgaging, granting an easement over, or otherwise further
cumbering the Property, or any portion thereof or any interest therein, or otherwise altering the
existing condition of title to the Property, without prior written consent of Buyer. Buyer agrees

7. Broker’s Commission. Buyer and Owner represent and warrant to each other that
there are no brokerage or finder’s fees, commissions or other compensation owing to any real
estate brokers, agents, or other parties in connection with this Agreement or the consummation of
the purchase and sale pursuant to any exercise of the Option. Each party (the “Indemnifying
Party”) agrees to indemnify, defend and hold harmless the other party (the “Indemnified
Party”) from any damages, loss or liability resulting from the inaccuracy of any of the foregoing
representations and warranties made by the Indemnifying Party.


8.1 Buyer represents, warrants, and agrees with the Owner as follows:

(a) Buyer has the full power and authority to execute, deliver and
perform its obligations under this Agreement.

(b) This Agreement constitutes the legal, valid and binding obligation
of Buyer enforceable in accordance with its terms, subject to applicable bankruptcy, insolvency,
and other similar laws, and subject to principles of equity.

(c) Buyer has such knowledge and experience in financial and
business matters that it is capable of evaluating the merits and risks of the purchase of the
Property.

(d) The execution, delivery and performance of Buyer’s obligations
under this Agreement and the consummation of the transactions contemplated hereby (i) will not
result in a breach or violation of any contract, commitment or restriction to which Buyer is a party or by which Buyer is bound and (ii) do not require any consent, approval or other authorization of any person, entity or authority not previously obtained.

8.2 Owner represents, warrants, and agrees with the Owner as follows:

(a) Owner has the full power and authority to execute, deliver and perform its obligations under this Agreement.

(b) This Agreement constitutes the legal, valid and binding obligation of Owner enforceable in accordance with its terms, subject to applicable bankruptcy, insolvency, and other similar laws, and subject to principles of equity.

(c) The execution, delivery and performance of Owner’s obligations under this Agreement and the consummation of the transactions contemplated hereby (i) will not result in a breach or violation of any contract, commitment or restriction to which Owner is a party or by which Owner or the Property is bound and (ii) do not require any consent, approval or other authorization of any person, entity or authority not previously obtained.

8.3 Owner and Buyer each agrees to execute and deliver to the other party such documents or instruments and to take such other actions as may be reasonable or necessary or as may be reasonably requested by the other in furtherance of the performance of the terms, covenants and conditions of this Agreement.

9. Condemnation or Casualty. If, prior to any Closing, all or any material part of the Real Property is taken or threatened by eminent domain or damaged by fire or other casualty, Buyer shall have the right either (a) to terminate this Agreement; or (b) to take the Property, or remainder thereof, AS IS, and to pay the full Purchase Price for the Property. Owner shall be entitled to retain any condemnation award.

10. Default. If any party (the “Defaulting Party”) defaults under this Agreement, the other party shall be entitled to all of the rights and remedies set forth in this Agreement or otherwise afforded by applicable law or equity, including, without limitation, the right to seek damages, specific performance and injunctive relief (prohibitive or mandatory). In any action to interpret or enforce this Agreement, the prevailing party shall be entitled to recover its court costs and the reasonable fees and expenses of its attorneys and expert witnesses, including any such fees and expenses incurred in connection with insolvency, bankruptcy, or appellate proceedings.

11. Assignment. Buyer shall have the right to assign its rights and obligations under this Agreement, before or after the exercise of the Option, without Owner’s consent, provided that any such assignment shall include all of the assignor’s right, title, claim, and interest in and to the Option Price paid to Owner, to the extent the same or any portion thereof shall be refundable or shall be entitled to be applied on the Purchase Price. After any such assignment all references to the “Buyer” herein shall be deemed to be references to the assignee. Any such assignment (a) shall be effective as to Owner only after Owner has received written notice.
thereof, (b) shall not delay or extend any time periods provided herein, and (c) shall not require
the Owner to re-perform any obligations hereunder which have already been performed in favor
of the assignor.

12. Notices. Any notice, demand, request, or other communication required or
permitted to be given or made under this Agreement shall be in writing and either (a) delivered
personally or by messenger or a nationally recognized overnight courier service, (b) sent postage
prepaid by express mail or first class certified mail, return receipt requested, or (c) sent by telex,
telegram, telecopy or other similar means of rapid transmission and confirmed by mailing written
confirmation thereof (as provided in clause (b) above) at substantially the same time as such
rapid transmission. The effective date of any notice shall be the date of delivery of the notice, if
by personal delivery, messenger or courier service, or if mailed, on the date upon which the
express mail receipt or the return receipt is signed or delivery, is refused or the notice is
designated by the postal authorities as unclaimed or not deliverable, as the case may be. The
notice addresses for Buyer and Owner shall be as set forth in the first paragraph of this
Agreement. Buyer and Owner may change their respective notice addresses by written notice to
the other in the manner provided above.

13. Miscellaneous. This Agreement and the schedules and exhibits attached hereto
contain the entire agreement between the parties respecting the matters herein set forth and
supersede all prior agreements between the parties respecting such matters. This instrument may
be executed in any number of counterparts, each of which shall be deemed an original but all of
which, when read together, shall constitute but one single Agreement. This Agreement may not
be modified, discharged or amended in any respect whatsoever except by agreement in writing
duly executed by both parties. This Agreement shall be construed and enforced in accordance
with the internal laws of the State of Texas. This Agreement shall be binding upon the parties
hereto and their respective successors and assigns and any successors in title to the Property. To
the extent any term or provision of this Agreement shall be held, found, or deemed to be
unreasonable, unlawful, or unenforceable, then the parties expressly agree that any such term or
provision shall be modified to the extent necessary in order that any such term or provision shall
be legally enforceable to the fullest extent permitted by applicable law. The parties further agree
that any court of competent jurisdiction shall enforce, and the parties do hereby expressly authorize
any such court to enforce any such term or provision or to modify any such term or provision to
preserve to the fullest extent possible the intent of the parties and in order that any such term or
provision shall be enforced by such court to the fullest extent permitted by applicable law.

14. No Memorandum of Option. Because of Owner’s agreements contained in
Sections 4 and 6.4, and Buyer’s remedies contained in Section 10, if Owner defaults under this
Agreement, the parties agree that no memorandum of the Option granted herein shall be recorded
in the real estate records.

15. Time for Acceptance. The offer made by Owner as herein set out shall be void
unless a counterpart of this Agreement has been executed by Buyer and returned to Owner with
the Option Price by 5:00 p.m. (CDT/CST) on January 8, 2018. If this Agreement is timely
executed and returned to Owner with the Option Price, the date of Buyer’s execution shall be the
"Effective Date" of this Agreement.
IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the dates set forth below their respective executions below.

"Owner": HEMPSTEAD GARDEN APARTMENTS, LTD, a Texas limited partnership

By: Megan GP Services, LLC – Series Hempstead, a Texas series limited liability company, its General Partner

By: ________________________________
Name: Gary L. Maddock, Manager
Title: Manager
Date: 1/19/2019

[Buyer’s execution appears on following page]
“Buyer”:

RURAL HOUSING DEVELOPERS - TEXAS, LLC, a Texas limited liability company

By: ________________________________
Name: J. Ryan Hamilton
Title: Manager
Date: 11/7/2019
EXHIBIT A

Legal Description of the Land Attached

All that certain tract or parcel of land, lying and being situated in the City of Hempstead, Waller County, Texas, part of the Justo Lienzo Survey, A-41, being a portion of the same land described as Tract 2 (33,2000 Acres, less 3,000 Acres) in the Trustee's Deed from Sara Hutchinson, Trustee to First Savings Bank of Hempstead, F.S.B., Hempstead, Texas, dated May 7, 1991, recorded in Volume 253, Page 652, Deed Records of Waller County, Texas, being a portion of a called 13,0061 acre tract out of said Tract 2, a description of said 13,0061 acre tract being of record in Volume 426, Page 936, Deed Records of Waller County, Texas, and being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod found at a fence corner for the northeast corner of said original Tract 2 and said 13,0061 acre tract, being the northeast corner hereof;

THENCE along the east line of said Tract 2 and said 13,0061 acre tract, as fenced, S 0° 32' 22" E 244.48 feet to a railroad spike set in the base of a large oak tree on said line for the southeast corner hereof and for the northeast corner of a 9.005 acre tract surveyed this date out of said original tracts;

THENCE severing said original tracts, being along the south line hereof and the north line of said 9.005 acre tract, N 89° 49' 43" W 940.07 feet to a 1/2" iron rod set on the northeast margin of Factory Outlet Drive (BY R.O.W.) in a curve of same for the southwest corner hereof and the northwest corner of said 9.005 acre tract;

THENCE along said curve of Factory Outlet Drive, being a curve to the left through a central angle of 23° 53' 48", having a radius of 325.00 feet, a chord of N 41° 48' 06" W 134.57 feet, for an arc distance of 125.55 feet to a 1/2" iron rod found at the end of said curve, being at the beginning of a curve to the right of Factory Outlet Drive;

THENCE along said curve to the right through a central angle of 38° 11' 33", having a radius of 245.00 feet, a chord of N 34° 39' 14" W 160.31 feet, for an arc distance of 163.31 feet to a 1/2" iron rod found at a fence corner on the northeast margin of Factory Outlet Drive for the northwest corner hereof and of said original tract called 13,0061 acres, being at the southwest fence corner of the Edward M. Hamilton tract called 2.269 acres;

THENCE along the north fence of said original tracts, common with the south line of said Hamilton tract, S 89° 49' 43" E 593.40 feet to a 1/2" iron rod found at a chain link fence corner for the southeast corner of said Hamilton tract;

THENCE along the east fence of said Hamilton tract, N 0° 48' 30" E 13.15 feet to a 1-1/4" iron pipe found on said line for an exterior corner hereof and of said original tracts;

THENCE along the most northern line hereof, S 89° 44' 37" E 225.84 feet to the PLACE OF BEGINNING and containing 4.000 ACRES of land.
SCHEDULE 1

Permitted Title Exceptions

1. Real estate ad valorem taxes for the year in which the Closing occurs (which shall be prorated as provided in the Agreement), and subsequent years.

2. Terms, covenants, conditions and restrictions contained in any restrictive covenants of record as of the Effective Date.

3. Easements and rights-of-ways of record existing as of the Effective Date.

4. Any building setback lines and other matters shown on any recorded plat affecting the Land as of the Effective Date.

5. Zoning ordinances and other governmental regulations.

6. Title to all oil, gas, and other minerals, not limited solely to hydrocarbons vested in others, and all rights pertaining thereto.

7. Encroachments, overlaps and other matters which would be disclosed by an accurate survey of the Land and Improvements.

8. Rights of tenants in possession, as tenants only, under the Leases subject to the requirements relating thereto as contained in the Option Agreement to which this Schedule 1 is attached.

9. Any matters which constitute Title Objections by Buyer but which Owner elects not to cure or which Owner is deemed to have elected not to cure, as provided in the Option Agreement to which this Schedule 1 is attached.
ASSIGNMENT AND ASSUMPTION
OF OPTION AGREEMENT

This Assignment and Assumption of Option Agreement (this "Assignment") is entered into this 25th day of February, 2019, by and between RURAL HOUSING DEVELOPERS – TEXAS, LLC, a Texas limited liability company ("Assignor"), and SDR INVESTMENTS, LLC, an Oklahoma limited liability company ("Assignee").

RECITALS

A. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Option Agreement.

B. Assignor is a party to that certain Option Agreement dated January 8, 2019 ("Option Agreement"), by and between Assignor, as Buyer, and Hempstead Garden Apartments, Ltd., a Texas limited partnership, as Seller, and covering the Real Property, the Leases and the Personal Property located in Hempstead, Waller County, Texas;

C. Assignor desires to transfer, assign and deliver to Assignee all of Assignor’s rights, duties and obligations under the Option Agreement to purchase and acquire the Property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignment of Rights and Obligations. Assignor hereby assigns to Assignee all of its right, title, interest, duties, responsibilities and obligations of whatever kind or nature it may have in, to and under the Option Agreement. Assignee shall be entitled to any rights and benefits of whatever kind or nature of Assignor as it relates to the purchase of the Property, including any earnst money, deposits, approvals and consents. Assignee hereby assumes the foregoing and agrees to perform all of the duties and obligations of Assignor under the Option Agreement as if Assignee were originally a party thereto.

2. Binding Effect. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective beneficiaries, legal representatives, successors and assigns.

3. Further Assurances. The parties hereto agree to take all further actions and execute, acknowledge and deliver all further documents that are reasonably necessary or useful in carrying out the purposes of this Assignment.

4. Governing Law. This Assignment shall be governed by the internal laws of the State of Texas, without regard to principles of conflict of law.

[Signature Page Follows]
Dated as of the date above set forth.

ASSIGNOR: RURAL HOUSING DEVELOPERS-TEXAS, LLC, a Texas limited liability company

By: [Signature]
   J. Ryan Hamilton, Manager

ASSIGNEE: SDR INVESTMENTS, LLC, an Oklahoma limited liability company

By: [Signature]
   Name: Shawn Smith
   Title: Manager
Josefina

This is to confirm that the Option fees for Devine Manor, Hempstead, Pearsall, and Sweeny Manor have been paid.

--
Gary

Gary L. Maddock
The Megan Group of Companies
2900 N Government Way, #88
Coeur d'Alene, ID 83815
Cell & Office: 913.685.9000
Fax: 913.273.0563
Email: gary@maddock.biz
Website: www.TheMeganGroup.com
OPTION AGREEMENT

THIS OPTION AGREEMENT ("Agreement") is made between Rural Housing Developers – Texas, LLC, a Missouri Limited Liability Company, its successors or assigns (as applicable, the “Buyer”), whose notice address for notices by mail is 3556 S. Culpepper, Suite 4, Springfield, MO 65804, Attention: Ryan Hamilton (Fax: 417-883-5203), and Sweeny Manor Senior Citizen Apartments, Ltd., a Texas limited partnership, ("Owner"), whose notice address is 2900 N Government Way, #88, Coeur d’Alene, ID 83815. The effective date of this Agreement (the “Effective Date”) shall be the date of execution by Owner, as specified beside Owner’s execution below, subject to the provisions of Section 16 below.

RECITALS:

A. Owner is the fee simple owner of that certain real property more particularly described on Exhibit A attached as a part hereof (the “Land”), together with (1) all easements, rights of way, appurtenances and other rights, if any, pertaining thereto (collectively, the “Appurtenances”); and (2) the buildings, parking areas, access ways and other improvements located on the Land (collectively, the “Improvements”). The Land, Appurtenances and Improvements are hereinafter collectively called the “Real Property.” The Real Property constitutes a 32 unit multi-family housing project located in the City of Sweeny, Brazoria County, Texas, and commonly known as the “Sweeny Manor.” The Real Property, the landlord’s interest in any and all leases applicable to the Real Property (herein “Leases”), and any personal property of Owner located at the Real Property and used in conjunction with the ownership, leasing, management, maintenance, or repair thereof (the “Personal Property”), are hereinafter collectively called the “Property.”

B. Buyer wishes to obtain an option to purchase the Property on the terms hereinafter set forth, and Owner is willing to grant a purchase option to Buyer on the terms hereinafter set forth.

AGREEMENTS:

NOW THEREFORE, in consideration of the mutual promises contained herein, the payment by Buyer of the Option Price, as hereinafter defined, to Owner, and other good and valuable, consideration, the receipt and sufficiency of which are hereby acknowledged by both parties hereto, the parties agree as follows:

1. Grant of Option; Extension; Option Price.

1.1 Grant. Owner hereby grants to Buyer the irrevocable and exclusive option to purchase the Property (and not less than all the Property) upon the terms and conditions hereinafter set forth (the “Option”). The Option shall commence upon the effective date of this Agreement and shall expire on the earlier of (a) Buyer’s election to terminate the Option (the “Termination Election”), which Termination Election may be exercised by Buyer at any time by Buyer’s giving Owner written notice thereof (the “Termination Notice”); or (b) 5:00 p.m. (CDT/CST) on December 31, 2020 (the “Option Expiration Date”). As used herein, the term
"Option Term" shall mean the original term of the Option together with any extension thereof. Owner shall not be obligated to extend the Option Term beyond the Option Expiration Date stated above.

1.2 Option Price. At the time this Agreement has been executed by Owner and Buyer and as a condition of this Agreement becoming effective, Buyer shall pay Owner the sum of $10.00 (the "Option Price"). Owner acknowledges that Buyer will incur additional costs and expenses in evaluating the property, seeking tax credits to assist in the rehabilitation of the Improvements, and seeking approval to assume the RD Loan (as hereinafter defined). Such additional costs and expenses and Buyer’s reliance on this Agreement to preserve its right to purchase the Property should Buyer be allocated such tax credits for the Property and be permitted to assume the RD Loan, will constitute additional consideration for the Option.

2. Exercise of Option.

2.1 Time and Method of Exercise. At any time during the Option Term, Buyer may exercise the Option by giving Owner written notice (the “Exercise Notice”) stating that Buyer exercises the Option. The Option shall be deemed timely exercised if the Exercise Notice is received by Owner prior to the expiration of the Option Term. The provisions of Section 12 below shall govern notices under this Agreement, including the Exercise Notice. Owner agrees that Buyer may file a copy of the Exercise Notice, with the legal description of the Property attached, in the office of the County Clerk of Brazoria County, Texas (the “County Clerk”) as evidence of its exercise of the Option.

2.2 Failure To Exercise. In the event that Buyer fails to exercise the option before the end of the Option Term, the Option shall automatically terminate at the end of the Option Term, without further notice to Buyer, and thereafter this Option Agreement shall be of no further force or effect, except for the last sentence of Section 6.3 and Section 7.

3. Purchase Price and Form of Closing Documents. In the event that Buyer exercises the Option, the total Purchase Price (the “Purchase Price”) for the Property shall be Two Hundred Twenty-Four Thousand Dollars and 00/100 (U.S. $224,000.00) plus the assumption at Closing of the existing USDA Rural Development Section 515 Loan secured by the Property which is in the current approximate amount of $743,402.00 (the “RD Loan”). The difference between the Purchase Price and the assumed RD Loan will be the equity paid to the Seller. Promptly after receipt of the Exercise Notice, the parties shall use good faith efforts to mutually agree upon the form and substance of the Closing Documents, as hereinafter defined.

4. Closing. The consummation of the purchase and sale of the Property (the “Closing”) shall take place at a day and time mutually agreeable to Buyer and Owner not later than ninety (90) days after the Exercise Notice is given by Buyer. The Closing shall take place at the offices of a title insurance company agent mutually acceptable to Owner and Buyer (the “Closing Agent”), or at such other place as the parties hereto shall mutually agree upon in writing. At the Closing and provided Buyer pays the full Purchase Price in immediately available funds, Owner and/or Buyer, as applicable, shall execute and deliver the following: (a) a special warranty deed (the “Deed”) conveying the Real Property to Buyer, subject to those
matters listed on Schedule 1 attached as a part hereof (the **Permitted Title Exceptions**
which
term shall also include any Title Objections, as hereinafter defined, which Owner is not obligate
to cure and has not elected to cure); (b) an Assignment and Assumption Agreement (the **Lease
Assignment**) pursuant to which Owner shall assign to Buyer all of Owner’s right, title, and
interest under the Leases and Buyer shall assume Owner’s obligations under the Leases; (c) a bill
of sale and assignment conveying to Buyer any tangible and intangible Personal Property which
is a part of the Property (the **Bill of Sale**); (d) any required notices to be given to the tenants of
the Property advising them of the transfer to Buyer; (e) the Owner’s Substitute 1099-S
certification; (f) a FIRPTA affidavit stating the United States taxpayer identification number of
Owner and that Owner is not a foreign person as defined in Internal Revenue Code Section
1445(b)(2); (g) the settlement statement prepared by the title insurance agent; (h) any seller’s
affidavits customarily required by title insurance companies to enable buyers of similar
properties to obtain customary title insurance coverages; and (i) such other documentation and
assurances as Buyer, Owner, the Closing Agent, the Title Insurer, Buyer’s lenders, the Texas
Department of Housing & Community Affairs, USDA Rural Development, and Buyer’s investors
may reasonably request. The documents listed in clauses (a) through (i) above are herein called
the “**Closing Documents**.” At the Closing, Buyer shall, as a condition to Owner’s obligations, pay
the balance of the Purchase Price (subject to prorations and adjustments as hereinafter provided)
to Owner in immediately available funds and execute and deliver to Owner those Closing
Documents Buyer is required to execute. At Closing, Owner shall deliver to Buyer possession of
the Property, subject to the rights of tenants.

5. **Transaction Costs and Prorations.**

5.1 **Owner’s Transaction Costs.** Owner shall pay the following costs: (a) all
of the costs necessary to satisfy any mortgages or other liens on the Property (excluding the RD
Loan), and cure or satisfy any other Title Objections that Owner has elected to cure or satisfy;
(b) the costs and fees of Owner’s counsel; (c) the cost to satisfy any requirements pertaining to
Owner contained in the Title Commitment, as hereinafter defined (but not the removal of any
Permitted Title Exceptions or Title Objections that Owner has not agreed to remove); (d) one-half
(1/2) of the documentary stamp tax applicable to the Deed; (e) one-half (1/2) the cost to
record the Deed and any other Closing Documents; (f) one-half (1/2) of Closing Agent’s closing
fee; and (g) all other costs and expenses of Owner specified elsewhere in this Agreement.

5.2 **Buyer’s Transaction Costs.** Buyer shall pay the following costs: (a) the
cost of any Survey required by Buyer; (b) the costs and fees of Buyer’s counsel; (c) the
abstracting charges, title examination fees, and premiums for the Title Policy, any loan
policy(ies) of title insurance required by Buyer’s lender(s), and any special endorsements or
coverages; (d) one-half (1/2) of the documentary stamp tax applicable to the Deed; (e) one-half
(1/2) the cost to record the Deed and any other Closing Documents; (f) the cost to satisfy any
requirements pertaining to Buyer, or the financing of Buyer’s purchase, contained in the Title
Commitment; (g) any costs related to Buyer’s assumption of the RD Loan and any other
financing of Buyer’s purchase of the Property; (h) one-half (1/2) of Closing Agent’s closing fee;
and (i) all other costs and expenses of Buyer specified elsewhere in this Agreement.

5.3 **Prorations.** Ad valorem taxes, rents, utility charges not paid by tenants,
and similar charges or income relating to the Property shall be prorated as of the date of Closing based on the full amount of, and latest available information concerning, such taxes, rents, and other charges. The cash payment at the Closing shall be increased or decreased as may be required by the foregoing prorations and if necessary. If the ad valorem taxes for the year of Closing are not known as of the Closing Date, the tax proration shall be appropriately adjusted as soon as practicable after receipt of the tax bill for the year of Closing. For purposes of making the prorations required hereunder, a 365-day year and the actual number of days in the month of Closing will be used, and Buyer will be deemed the owner of the Property on the Closing date. Owner will pay to Buyer at Closing all security deposits held by Owner relating to leases of the Real Property.

6. **Obligations During Option Term.** The parties shall be governed by the following during the Option Term and thereafter until Closing if the Option is exercised.

6.1 **Survey.** If Buyer desires a survey of the Real Property, then Buyer shall obtain a survey (the "**Survey**") at Buyer’s own expense prior to the Closing.

6.2 **Title Commitment.** During the Option Term and in any event before Buyer exercises the Option, Buyer shall, at Buyer’s expense, obtain a title insurance commitment (the "**Title Commitment**") for an ALTA owner’s policy of title insurance on the Real Property in an amount acceptable to Buyer (the "**Title Policy**") issued by a national title insurance company acceptable to Buyer (the "**Title Insurer**"); together with copies of all recorded instruments which are the subject of the requirements and proposed special exceptions listed in the Title Commitment (the "**Title Documents**"). Buyer shall furnish Owner a copy of the Title Commitment, the Title Documents, and if obtained by Buyer, the Survey. Within ten (10) days after Buyer’s receipt of the Title Commitment, Title Documents, and if applicable, Survey, Buyer shall notify Owner in writing ("**Buyer’s Objection Notice**") of any matters listed in the Title Commitment which are objectionable to Buyer (herein the "**Title Objections**") which term shall not include the Permitted Title Exceptions. Within ten (10) days after receipt of Buyer's Objection Notice, Owner shall notify Buyer in writing (the "**Cure Notice**") which Title Objections, if any, Owner elects to cure. If Buyer has not received a Cure Notice within said 10-day period, the same shall be deemed to constitute Owner’s election not to cure any of the Title Objections. Owner shall not be obligated to cure any of Buyer’s Title Objections. Notwithstanding the foregoing and if Buyer exercises the Option, Owner agrees (a) to cooperate with Buyer’s cure of any reasonable Title Objections that can be cured, (b) to satisfy any requirements contained in the Title Commitment relating to Owner’s authority to consummate the sale transaction, (c) to execute and deliver the Closing Documents it is required to execute. If Owner does not elect, or is deemed to have elected not, to cure any Title Objections, Buyer’s only option shall be either (i) to terminate this Agreement and elect not to exercise the Option or (ii) if already exercises, rescind the exercise of the Option (which right is hereby granted) by giving written notice of such election (the "**Termination Notice**") within twenty-five (25) days after Buyer’s receipt of the Title Commitment, Title Documents, and Survey, or (iii) to elect to preserve the Option in effect and if already exercised or thereafter exercised, accept title to the Real Property subject to any Title Objections which Owner has elected not to cure.

6.3 **Access, Inspections, and Testing.** Buyer shall have reasonable access to
the Real Property (subject to the rights of the tenants) to perform, at Buyer's expense, such testing, investigations and other actions as Buyer deems necessary or appropriate to satisfy itself that the Property is suitable to Buyer. Buyer shall not disturb the tenants' peaceable possession of the Real Property. If any such testing, investigations, or other actions by Buyer materially damages the Property, Buyer shall restore the same at Buyer's expense. Buyer hereby indemnifies and agrees to hold Owner harmless from and against any and all liens and other claims arising out of any such testing, investigations, or other actions.

6.4 Continued Operations, Leasing of the Real Property. Throughout the Option Period and until the date of any Closing if the Option is exercised (but not past any Closing Date), Owner shall continue to cause the Real Property to be operated, insured, maintained, repaired, and replaced, as necessary, in accordance with the standards that Owner has done so in the past. Owner will not accept a prepayment of rent under a Lease or a release of any parties liable thereunder (including any guarantors) without Buyer's prior written approval which Buyer may withhold in its absolute discretion; provided, however, Owner shall be entitled to enforce the provisions of the Leases in accordance with customary business practices. Further, at all times during the Option Term and the Closing if the Option is exercised, Owner shall refrain from conveying, mortgaging, granting an easement over, or otherwise further encumbering the Property, or any portion thereof or any interest therein, or otherwise altering the existing condition of title to the Property, without prior written consent of Buyer. Buyer agrees

7. Broker's Commission. Buyer and Owner represent and warrant to each other that there are no brokerage or finder's fees, commissions or other compensation owing to any real estate brokers, agents, or other parties in connection with this Agreement or the consummation of the purchase and sale pursuant to any exercise of the Option. Each party (the "Indemnifying Party") agrees to indemnify, defend and hold harmless the other party (the "Indemnified Party") from any damages, loss or liability resulting from the inaccuracy of any of the foregoing representations and warranties made by the Indemnifying Party.


8.1 Buyer represents, warrants, and agrees with the Owner as follows:

(a) Buyer has the full power and authority to execute, deliver and perform its obligations under this Agreement.

(b) This Agreement constitutes the legal, valid and binding obligation of Buyer enforceable in accordance with its terms, subject to applicable bankruptcy, insolvency, and other similar laws, and subject to principles of equity.

(c) Buyer has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of the purchase of the Property.

(d) The execution, delivery and performance of Buyer's obligations under this Agreement and the consummation of the transactions contemplated hereby (i) will not
result in a breach or violation of any contract, commitment or restriction to which Buyer is a
party or by which Buyer is bound and (ii) do not require any consent, approval or other
authorization of any person, entity or authority not previously obtained.

8.2 Owner represents, warrants, and agrees with the Owner as follows:

(a) Owner has the full power and authority to execute, deliver and
perform its obligations under this Agreement.

(b) This Agreement constitutes the legal, valid and binding obligation
of Owner enforceable in accordance with its terms, subject to applicable bankruptcy, insolvency,
and other similar laws, and subject to principles of equity.

(c) The execution, delivery and performance of Owner’s obligations
under this Agreement and the consummation of the transactions contemplated hereby (i) will not
result in a breach or violation of any contract, commitment or restriction to which Owner is a
party or by which Owner or the Property is bound and (ii) do not require any consent, approval
or other authorization of any person, entity or authority not previously obtained.

8.3 Owner and Buyer each agrees to execute and deliver to the other party
such documents or instruments and to take such other actions as may be reasonable or necessary
or as may be reasonably requested by the other in furtherance of the performance of the terms,
covenants and conditions of this Agreement.

9. Condemnation or Casualty. If, prior to any Closing, all or any material part of the
Real Property is taken or threatened by eminent domain or damaged by fire or other casualty,
Buyer shall have the right either (a) to terminate this Agreement; or (b) to take the Property, or
remainder thereof, AS IS, and to pay the full Purchase Price for the Property. Owner shall be
entitled to retain any condemnation award.

10. Default. If any party (the “Defaulting Party”) defaults under this Agreement, the
other party shall be entitled to all of the rights and remedies set forth in this Agreement or
otherwise afforded by applicable law or equity, including, without limitation, the right to seek
damages, specific performance and injunctive relief (prohibitive or mandatory). In any action to
interpret or enforce this Agreement, the prevailing party shall be entitled to recover its court
costs and the reasonable fees and expenses of its attorneys and expert witnesses, including any
such fees and expenses incurred in connection with insolvency, bankruptcy, or appellate
proceedings.

11. Assignment. Buyer shall have the right to assign its rights and obligations under
this Agreement, before or after the exercise of the Option, without Owner’s consent, provided
that any such assignment shall include all of the assignor’s right, title, claim, and interest in and
to the Option Price paid to Owner, to the extent the same or any portion thereof shall be
refundable or shall be entitled to be applied on the Purchase Price. After any such assignment all
references to the “Buyer” herein shall be deemed to be references to the assignee. Any such
assignment (a) shall be effective as to Owner only after Owner has received written notice
thereof, (b) shall not delay or extend any time periods provided herein, and (c) shall not require the Owner to re-perform any obligations hereunder which have already been performed in favor of the assignor.

12. Notices. Any notice, demand, request, or other communication required or permitted to be given or made under this Agreement shall be in writing and either (a) delivered personally or by messenger or a nationally recognized overnight courier service, (b) sent postage prepaid by express mail or first class certified mail, return receipt requested, or (c) sent by telex, telegram, telecopy or other similar means of rapid transmission and confirmed by mailing written confirmation thereof (as provided in clause (b) above) at substantially the same time as such rapid transmission. The effective date of any notice shall be the date of delivery of the notice, if by personal delivery, messenger or courier service, or if mailed, on the date upon which the express mail receipt or the return receipt is signed or delivery, is refused or the notice is designated by the postal authorities as unclaimed or not deliverable, as the case may be. The notice addresses for Buyer and Owner shall be as set forth in the first paragraph of this Agreement. Buyer and Owner may change their respective notice addresses by written notice to the other in the manner provided above.

13. Miscellaneous. This Agreement and the schedules and exhibits attached hereto contain the entire agreement between the parties respecting the matters herein set forth and supersede all prior agreements between the parties respecting such matters. This instrument may be executed in any number of counterparts, each of which shall be deemed an original but all of which, when read together, shall constitute but one single Agreement. This Agreement may not be modified, discharged or amended in any respect whatsoever except by agreement in writing duly executed by both parties. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Texas. This Agreement shall be binding upon the parties hereto and their respective successors and assigns and any successors in title to the Property. To the extent any term or provision of this Agreement shall be held, found, or deemed to be unreasonable, unlawful, or unenforceable, then the parties expressly agree that any such term or provision shall be modified to the extent necessary in order that any such term or provision shall be legally enforceable to the fullest extent permitted by applicable law. The parties further agree that any court of competent jurisdiction shall enforce, and the parties do hereby expressly authorize any such court to enforce any such term or provision or to modify any such term or provision to preserve to the fullest extent possible the intent of the parties and in order that any such term or provision shall be enforced by such court to the fullest extent permitted by applicable law.

14. No Memorandum of Option. Because of Owner’s agreements contained in Sections 4 and 6.4, and Buyer’s remedies contained in Section 10, if Owner defaults under this Agreement, the parties agree that no memorandum of the Option granted herein shall be recorded in the real estate records.

15. Time for Acceptance. The offer made by Owner as herein set out shall be void unless a counterpart of this Agreement has been executed by Buyer and returned to Owner with the Option Price by 5:00 p.m. (CDT/CST) on January 8, 2018. If this Agreement is timely executed and returned to Owner with the Option Price, the date of Buyer’s execution shall be the “Effective Date” of this Agreement.
IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the dates set forth below their respective executions below.

"Owner": SWEENY MANOR SENIOR CITIZEN APARTMENTS, LTD, a Texas limited partnership

By: Megan Asset Services, LLC, a Kansas limited liability company, its General Partner

By: [Signature]
Name: Gary J. Maddock, Manager
Title: Manager
Date: 7/8/2019

[Buyer’s execution appears on following page]
"Buyer":

RURAL HOUSING DEVELOPERS - TEXAS, LLC, a Texas limited liability company

By: ____________________________
Name: J. Ryan Hamilton
Title: Manager
Date: 1/8/2019
Legal Description of the Land Attached

EXHIBIT A

Field Notes of a 3.00 acre tract out of the Elizabeth Chernauli 5.385 acre tract out of Lot 9 Block B, to a line in the center of a 1.469 acre tract, to an iron rod for corner; then North 46° 55' 27" East 428.60 feet to an iron rod for corner, said iron rod marking the Southwest corner of said Lot 9, Block B of the Suburban Garden Farms Subdivision; then South 44° 55' 27" West 431.93 feet, along the Southwest line of said Lot 9, Block B to the place of beginning. Said tract therein containing 3.000 acres of land.
SCHEDULE 1

Permitted Title Exceptions

1. Real estate ad valorem taxes for the year in which the Closing occurs (which shall be prorated as provided in the Agreement), and subsequent years.

2. Terms, covenants, conditions and restrictions contained in any restrictive covenants of record as of the Effective Date.

3. Easements and rights-of-ways of record existing as of the Effective Date.

4. Any building setback lines and other matters shown on any recorded plat affecting the Land as of the Effective Date.

5. Zoning ordinances and other governmental regulations.

6. Title to all oil, gas, and other minerals, not limited solely to hydrocarbons vested in others, and all rights pertaining thereto.

7. Encroachments, overlaps and other matters which would be disclosed by an accurate survey of the Land and Improvements.

8. Rights of tenants in possession, as tenants only, under the Leases subject to the requirements relating thereto as contained in the Option Agreement to which this Schedule 1 is attached.

9. Any matters which constitute Title Objections by Buyer but which Owner elects not to cure or which Owner is deemed to have elected not to cure, as provided in the Option Agreement to which this Schedule 1 is attached.
FIRST AMENDMENT TO OPTION AGREEMENT

THIS FIRST AMENDMENT TO OPTION AGREEMENT (this “Amendment”) is entered into as of March 19, 2019, by and between SDR INVESTMENTS, LLC, an Oklahoma limited liability company (“Buyer”), and SWEENEY MANOR SENIOR CITIZEN APARTMENTS, LTD., a Texas limited partnership (“Owner”).

RECITALS:

A. Buyer and Owner are parties to that certain Option Agreement dated effective as of January 8, 2019 (the “Agreement”), pursuant to which Owner granted to Buyer and Buyer obtained from Owner an option to purchase that certain real property located in Sweeny, Brazoria County, Texas (as more particularly described in the Agreement, the “Land”). The Agreement was assigned to Buyer by the original buyer under the Agreement.

B. The legal description of the Land in Exhibit A of the Agreement was inaccurate.

C. Buyer and Owner desire to amend the Agreement to revise the legal description of the Land.

For and in consideration of the premises, promises, covenants, agreements and conditions contained in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Buyer hereby agree as follows:

1. Defined Terms. Capitalized terms not otherwise expressly defined herein shall have the meanings given to them in the Agreement.

2. Amendment to Legal Description of the Land. Exhibit A of the Agreement is hereby deleted in its entirety and replaced with Exhibit A attached hereto.

3. Amendment Prevails. The provisions of this Amendment shall be made a part and incorporated into the provisions of the Agreement as if fully set forth therein. Notwithstanding any provision in the Agreement that may be inconsistent with or contradict any provision of this Amendment, the provisions of this Amendment shall prevail over any such provisions in the Agreement.

4. Ratification. Except as expressly modified hereby, the Agreement shall remain in full force and effect in accordance with its original terms.

5. Counterparts. This Amendment may be executed by counterparts, each of which shall be deemed an original, and together the counterparts, when taken together, shall comprise the Amendment. Any counterpart may be executed and delivered by facsimile or other electronic transmission.

[Signature Page Follows]
EXECUTED effective as of the date first above written.

OWNER:

SWEENY MANOR SENIOR CITIZEN
APARTMENTS, LTD.,
a Texas limited partnership

By: Megan Asset Services, LLC,
a Kansas limited liability company,
its general partner

By: __________
Gary L. Maddock, Manager
BUYER:

SDR INVESTMENTS, LLC,
an Oklahoma limited liability company

By: [Signature]
Name: Seara Smith
Title: Manager
EXHIBIT A

Legal Description of the Land

FIELD NOTES OF A 3.00 ACRE TRACT OUT OF THE ELIZABETH CHENAULT 5.385 ACRE TRACT OUT OF LOT 9, BLOCK ‘B’, SUBURBAN GARDEN FARMS SUBDIVISION, IN THE IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod marking the common corner of Lots 3, 9, 20, and 21, Block 'B', of the Suburban Garden Farms Subdivision:

THENCE; North 44°55'27" West 431.93 feet, along the Southwest line of said Lot 9, Block ‘B’, to a 1-1/4" iron pipe for corner; said pipe marking the West corner of the Chenault 5.385 acre tract;

THENCE; North 46°19'36" East 303.79 feet, along the Southeast line of a 1.469 acre tract, to an iron rod for corner;

THENCE; South 44°55'27" East 428.60 feet to an iron rod for corner, in the southeast line of said lot 9, Block ‘B’;

THENCE; South 45°42’ West 303.73 feet, along the Southeast line of said Lot 9, Block ‘B’, to the Place of Beginning.
ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT

This Assignment and Assumption of Option Agreement (this "Assignment") is entered into this 25th day of February, 2019, by and between RURAL HOUSING DEVELOPERS – TEXAS, LLC, a Missouri limited liability company ("Assignor"), and SDR INVESTMENTS, LLC, an Oklahoma limited liability company ("Assignee").

RECITALS

A. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Option Agreement.

B. Assignor is a party to that certain Option Agreement dated January 8, 2019 ("Option Agreement"), by and between Assignor, as Buyer, and Sweeny Manor Senior Citizen Apartments, Ltd., a Texas limited partnership, as Seller, and covering the Real Property, the Leases and the Personal Property located in Sweeny, Brazoria County, Texas;

C. Assignor desires to transfer, assign and deliver to Assignee all of Assignor’s rights, duties and obligations under the Option Agreement to purchase and acquire the Property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignment of Rights and Obligations. Assignor hereby assigns to Assignee all of its right, title, interest, duties, responsibilities and obligations of whatever kind or nature it may have in, to and under the Option Agreement. Assignee shall be entitled to any rights and benefits of whatever kind or nature of Assignor as it relates to the purchase of the Property, including any earnest money, deposits, approvals and consents. Assignee hereby assumes the foregoing and agrees to perform all of the duties and obligations of Assignor under the Option Agreement as if Assignee were originally a party thereto.

2. Binding Effect. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective beneficiaries, legal representatives, successors and assigns.

3. Further Assurances. The parties hereto agree to take all further actions and execute, acknowledge and deliver all further documents that are reasonably necessary or useful in carrying out the purposes of this Assignment.

4. Governing Law. This Assignment shall be governed by the internal laws of the State of Texas, without regard to principles of conflict of law.

[Signature Page Follows]
Dated as of the date above set forth.

ASSIGNOR: RURAL HOUSING DEVELOPERS-TEXAS, LLC, a Texas limited liability company

By: 
J. Ryan Hamilton, Manager

ASSIGNEE: SDR INVESTMENTS, LLC, an Oklahoma limited liability company

By: 
Name: Shawn Smith
Title: Manager
Josefina

This is to confirm that the Option fees for Devine Manor, Hempstead, Pearsall, and Sweeny Manor have been paid.

--
Gary

Gary L. Maddock  
The Megan Group of Companies  
2900 N Government Way, #88  
Coeur d’Alene, ID 83815  
Cell & Office: 913.685.9000  
Fax: 913.273.0563  
Email: gary@maddock.biz  
Website: www.TheMeganGroup.com
2019 HTC
Full Application

Part 2 Tab 12

Supporting Documents:
Title Commitment
To whom it may concern:

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively “Title Data”). Title Data owns and maintains land title plants in multiple counties in Texas, and has granted our company a license to use one or more of these title plants.

Our company’s right to access and use Title Data’s title plants is governed by the agreement we have with Title Data. This agreement restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data’s records and information.

We are permitted by Title Data to provide your company with this title insurance commitment if and only if your company does not maintain a business presence in the county to which this title insurance commitment pertains.

Per our agreement with Title Data, a “business presence” is established when a company conducts a real estate closing using either its own employees, its agents or its representatives. PLEASE NOTE: sign-ups, witness-only closings, accommodation closings, courtesy closings and similar activities (collectively referred to herein as a “sign-up”) are considered to be a “real estate closing” per our agreement with Title Data, and mobile notaries and signing services are considered to be your “agent or representative”.

In the event your company already has a business presence in the county to which this title insurance commitment pertains, immediately return it to our company without reviewing, copying, or otherwise utilizing in any way the information contained therein.

In the event your company elects to conduct a real estate closing (including a sign-up) within the physical boundaries of the county to which this title insurance commitment pertains (either using your own employees, an agent or a representative), such conduct would constitute an automatic violation by our company of the terms and conditions of our agreement with Title Data, subjecting us to the assessment of liquidated damages by Title Data.

Therefore, as an express condition for us providing you with the attached title insurance commitment and your acceptance and use thereof, you specifically (i) agree not to use this title insurance commitment to perform a real estate closing (including a sign-up) within the physical boundaries of the county to which this title insurance commitment pertains, either using your employees, an agent or a representative; (ii) warrant and represent to us that you do not now perform such real estate closings (including sign-ups) in the county to which this title insurance commitment pertains; and (iii) agree to indemnify and hold harmless our company from and against any liquidated damages assessed against us by Title Data and all other liabilities, losses or damages incurred by us relating to, or arising out of, our company’s providing this title insurance commitment to you.

IN THE EVENT YOUR COMPANY IS UNABLE OR UNWILLING TO COMPLY WITH THESE CONDITIONS, IMMEDIATELY RETURN THIS TITLE INSURANCE COMMITMENT TO OUR COMPANY, WITHOUT REVIEWING, COPYING, OR OTHERWISE UTILIZING IN ANY WAY THE INFORMATION CONTAINED THEREIN.
COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

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

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

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

TITLE HOUSTON HOLDINGS COMPANY

Authorized Countersignature

Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the “Stewart Title” logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.
CONDITIONS AND STIPULATIONS

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

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

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

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

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT OF INSURANCE AT

1-800-252-3439

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

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

AVISO IMPORTANTE

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

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON EL DEPARTAMENTO DE SEGUROS DE TEXAS AL

1-800-252-3439

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

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

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

All financial companies, such as the Stewart Title Companies, need to share customers’ personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers’ personal information; the reasons that we choose to share; and whether you can limit this sharing.

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

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate.

SHARING PRACTICES

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

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056
COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

STEWART TITLE GUARANTY COMPANY

SCHEDULE A

Effective Date: February 7, 2019, 8:00 am

GF No. TH19204910-H

Commitment No. ______________________, issued February 14, 2019, 8:00 am

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: 
      PROPOSED INSURED: Woodland Estates, LP

   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: Woodland Estates, LP

   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:

   HEMPSTEAD GARDENS APARTMENTS, LTD.

4. Legal description of land:

   SEE ATTACHED EXHIBIT "A"
EXHIBIT "A"

All that certain tract or parcel of land, lying and being situated in the City of Hempstead, Waller County, Texas, part of the Justo Liendo Survey, A-41, being a portion of the same land described as Tract 2 (33.2800 Acres, less 3.000 Acres) in the Trustee's Deed from Sara Hutchinson, Trustee to First Savings Bank of Hempstead, F.S.O., Hempstead, Texas, dated May 7, 1991, recorded in Volume 453, Page 652, Deed Records of Waller County, Texas, being a portion of a called 13.0061 acre tract out of said Tract 2, a description of said 13.0061 acre tract being of record in Volume 426, Page 936, Deed Records of Waller County, Texas, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found at a fence corner for the northeast corner of said original Tract 2 and said 13.0061 acre tract, being the northeast corner hereof;

THENCE along the east line of said Tract 2 and said 13.0061 acre tract, as fenced, S 0° 32' 22" E 244.48 feet to a railroad spike set in the base of a large oak tree on said line for the southeast corner hereof and for the northeast corner of a 9.005 acre tract surveyed this date out of said original tracts;

THENCE severing said original tracts, being along the south line hereof and the north line of said 9.005 acre tract, N 89° 49' 43" W 640.87 feet to a 1/2" iron rod set on the northeast margin of Factory Outlet Drive (80' R.O.W.) in a curve of same for the southwest corner hereof and the northwest corner of said 9.005 acre tract;

THENCE along said curve of Factory Outlet Drive, being a curve to the left through a central angle of 23° 53' 48", having a radius of 325.00 feet, a chord of N 41° 48' 06" W 134.57 feet, for an arc distance of 135.55 feet to a 1/2" iron rod found at the end of said curve, being at the beginning of a curve to the right of Factory Outlet Drive;

THENCE along said curve to the right through a central angle of 38° 11' 33", having a radius of 245.00 feet, a chord of N 340 39' 14" W 160.31 feet, for an arc distance of 163.31 feet to a 1/2" iron rod found at a fence corner on the northeast margin of Factory Outlet Drive for the northwest corner hereof of said original tract called 13.0061 acres, being at the southwest fence corner of the Edward M. Hamilton tract called 2.269 acres;

THENCE along the north fence of said original tracts, common with the south line of said Hamilton tract, S 89° 49' 43" E 593.40 feet to a 1/2" iron rod found at a chain link fence corner for the southeast corner of said Hamilton tract;

THENCE along the east fence of said Hamilton tract, N 0° 48' 30" E 13.15 feet to a 1-1/4" iron pipe found on said line for an exterior corner hereof and of said original tracts;

THENCE along the most northern line hereof, S 89° 44' 37" E 225.84 feet to the PLACE OF BEGINNING and containing 4.000 ACRES of land, more or less.
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):

   Those recorded in/under Volume 426, Page 930 of the Deed Records, and in Volume 0511 Page 796 and Volume 0491 Page 079 of the Official Records of Waller County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

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

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

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or 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's Title Policy only)

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

c. A nonexclusive easement for sanitary sewer lines, storm drains, water mains and gas lines purposes, over and across that certain strip of land described in instrument dated August 3, 1993, from Hempstead Gardens Apartment, Inc., to the City of Hempstead, recorded in/under Volume 481, Page 754 of the Deed Records of Waller County, Texas.

d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

e. Subject to any rules and regulations under any Ordinances by the City of Hempstead.

f. Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements, including but not limited to the leasehold interest evidenced in MEMORANDUM OF LEASE dated June 4, 1998, from Hempstead Gardens Limited, as owner to COINMACH, as Lessee, and recorded in Volume 0602, Page 291 of the Official Records of Waller County, Texas. (This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.)
COMMITMENT FOR TITLE INSURANCE   T-7

ISSUED BY

STEWART TITLE GUARANTY COMPANY

SCHEDULE C

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

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

2. Satisfactory evidence must be provided that:
   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. Deed of Trust dated March 10, 1994 recorded in/under Volume 0491 Page 079 of the Official Records of Waller County, Texas, executed by Hempstead Gardens Apartments, Ltd., a Texas limited partnership, securing the payment of one note in the principal amount of $1,475,370.00, bearing interest and payable as therein provided to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture.

6. We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

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

8. We will require satisfactory Affidavit as to Debts, Liens and Possession. We reserve the right to make additional requirements on the basis of this Affidavit.

9. If a boundary deletion is requested, we must be furnished with a new survey or a prior survey showing a plat and
containing the correct metes and bounds description of the property to be insured, made by a Licensed Public Surveyor of the State of Texas, acceptable to this Company. When same is submitted, it is to be returned to the Examiner for inspection. If prior survey is acceptable, we will require a survey affidavit stating no improvements have been added.

10. Note: Title by virtue of Deed dated effective December 22, 1992, recorded in Volume 474, Page 185 of the Deed Records of Waller County, Texas.

NOTICE: The title insurance policy being issued to you contains an arbitration provision. It allows you or the company to require arbitration if the amount of insurance is $2,000,000.00, 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. If you are the purchaser in the transaction and elect deletion of the arbitration provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration provision, please inform us through your Loan Closing Instructions. (APPLIES TO T-1 AND T-2 POLICIES ONLY)
COMMITMENT FOR TITLE INSURANCE  T-7
SCHEDULE D

GF No. TH19204910-H

Effective Date: February 7, 2019, 8:00 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

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

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

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

   Stewart Information Services Corporation -100%

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

   A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinafter set forth are as follows:

   Matthew Morris, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Dave Fauth, Group President - Direct Operations; Steven M. Lessack, Group President - International Operations; Patrick Beall, Group President; John Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President - Associate General Counsel and Senior Underwriting Counsel; James Gosdin, Senior Vice President - Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President - Regional Underwriting Counsel.

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

   A. The names of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:

   Title Houston Holdings, LLC (General Partner and Limited Partner)
   Title Houston Investors, LLC (Limited Partner)

   B. Each shareholder, owner, partner, or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:

As to (Title Insurance Agent), the following disclosures are made:

B-1: Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows:

B-2: Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:

B-3: If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

B-4: If Title Insurance Agent is a corporation, the following is a list of its officers:
(THH Management, LLC)
John H. Duncan, Jr.,
Frank A. Vandiver

>Title Houston Investors, LLC
Bar Cross Ltd.
CarsamCapital LP
San Ysidro Holdings LP

C. The following persons are officers and directors of the Title Insurance Agent:

Officers:

President- Frank A. Vandiver
Chairman, Vice President and Secretary - John H. Duncan, Jr.

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

You are further advised that the estimated title premium is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$238.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$100.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td>$338.00</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>
<tbody>
<tr>
<td>15.00%</td>
<td>STEWART TITLE GUARANTY COMPANY</td>
<td>Underwriting Fee</td>
</tr>
</tbody>
</table>

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

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

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 Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

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

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

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

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

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

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

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at (800) 729-1900 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.
Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

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

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

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

(Not applicable to the Texas Residential Owner’s Policy)

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

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

The arbitration provision in the Policy is as follows:

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

___________________________________________ ________________________________________
SIGNATURE                          DATE
To whom it may concern:

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively “Title Data”). Title Data owns and maintains land title plants in multiple counties in Texas, and has granted our company a license to use one or more of these title plants.

Our company’s right to access and use Title Data’s title plants is governed by the agreement we have with Title Data. This agreement restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data’s records and information.

We are permitted by Title Data to provide your company with this title insurance commitment if and only if your company does not maintain a business presence in the county to which this title insurance commitment pertains.

Per our agreement with Title Data, a “business presence” is established when a company conducts a real estate closing using either its own employees, its agents or its representatives. PLEASE NOTE: sign-ups, witness-only closings, accommodation closings, courtesy closings and similar activities (collectively referred to herein as a “sign-up”) are considered to be a “real estate closing” per our agreement with Title Data, and mobile notaries and signing services are considered to be your “agent or representative”.

In the event your company already has a business presence in the county to which this title insurance commitment pertains, immediately return it to our company without reviewing, copying, or otherwise utilizing in any way the information contained therein.

In the event your company elects to conduct a real estate closing (including a sign-up) within the physical boundaries of the county to which this title insurance commitment pertains (either using your own employees, an agent or a representative), such conduct would constitute an automatic violation by our company of the terms and conditions of our agreement with Title Data, subjecting us to the assessment of liquidated damages by Title Data.

Therefore, as an express condition for us providing you with the attached title insurance commitment and your acceptance and use thereof, you specifically (i) agree not to use this title insurance commitment to perform a real estate closing (including a sign-up) within the physical boundaries of the county to which this title insurance commitment pertains, either using your employees, an agent or a representative; (ii) warrant and represent to us that you do not now perform such real estate closings (including sign-ups) in the county to which this title insurance commitment pertains; and (iii) agree to indemnify and hold harmless our company from and against any liquidated damages assessed against us by Title Data and all other liabilities, losses or damages incurred by us relating to, or arising out of, our company’s providing this title insurance commitment to you.

IN THE EVENT YOUR COMPANY IS UNABLE OR UNWILLING TO COMPLY WITH THESE CONDITIONS, IMMEDIATELY RETURN THIS TITLE INSURANCE COMMITMENT TO OUR COMPANY, WITHOUT REVIEWING, COPYING, OR OTHERWISE UTILIZING IN ANY WAY THE INFORMATION CONTAINED THEREIN.
COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWAR TITL GUARANTY COMPANY

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

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

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

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

TITLE HOUSTON HOLDINGS COMPANY

Authorized Countersignature

For purposes of this form the “Stewart Title” logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.
CONDITIONS AND STIPULATIONS

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

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

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

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

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

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

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

AVISO IMPORTANTE

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

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

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

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007
Title insurance insures you against loss resulting from certain risks to your title.

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

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

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

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

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

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

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

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

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

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time. You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

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

- Request amendment of the “area and boundary” exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner’s Policy, you may 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.
Stewart Title Guaranty Company Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

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

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

All financial companies, such as the Stewart Title Companies, need to share customers’ personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers’ personal information; the reasons that we choose to share; and whether you can limit this sharing.

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

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate.

SHARING PRACTICES

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

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056
Commitment No. ______________________, issued February 14, 2019, 8:00 am

1. The policy or policies to be issued are:
   
a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: PROPOSED INSURED: Woodland Estates, LP
   
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: Woodland Estates, LP
   
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:
   SWEENY MANOR SENIOR CITIZEN APARTMENTS, LTD.

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

FIELD NOTES OF A 3.00 ACRE TRACT OUT OF THE ELIZABETH CHENAULT 5.385 ACRE TRACT OUT OF LOT 9, BLOCK 'B', SUBURBAN GARDEN FARMS SUBDIVISION, IN THE IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8” iron rod marking the common corner of Lots 3, 9, 20, and 21, Block 'B', of the Suburban Garden Farms Subdivision:

THENCE; North 44°55'27" West 431.93 feet, along the Southwest line of said Lot 9, Block ‘B’, to a 1-1/4” iron pipe for corner; said pipe marking the West corner of the Chenault 5.385 acre tract:

THENCE; North 46°19'36" East 303.79 feet, along the Southeast line of a 1.469 acre tract, to an iron rod for corner:

THENCE; South 44°55’27” East 428.60 feet to an iron rod for corner, in the southeast line of said lot 9, Block ‘B’;

THENCE; South 45°42’ West 303.73 feet, along the Southeast line of said Lot 9, Block ‘B’, to the Place of Beginning;

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule B hereof.
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

STEWART TITLE GUARANTY 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):

   Those recorded under County Clerk's File No. 94-014930, 93-011674 and 93-011671 of the Official Public Records of Brazoria County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

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

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

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or 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 (Owners Title Policy only)

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

   c. Electric Line Easement granted to Texas-New Mexico Power Company, as further located and defined in instrument recorded under County Clerk's File No. 93-003598.

   d. Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.

   e. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 92-24289 of the Official Records of Brazoria County, Texas. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

   f. Oil, Gas and Mineral Lease dated May 24, 1934, recorded in Volume 250, Page 182 of the Deed Records of Brazoria County, Texas, in favor of J. L. Poutra, and also Lease in Volume 306, Page 582, Deed Records and Pooling Agreement in Volume 308, Page 582, Deed Records of Brazoria County, Texas. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

   g. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

STEWART TITLE GUARANTY COMPANY

SCHEDULE C

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

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

2. Satisfactory evidence must be provided that:
   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. Deed of Trust dated April 2, 1993, recorded under County Clerk's File No. 93-011674 of the Official Records of Brazoria County, Texas, executed by Sweeny Manor Senior Citizen Apartments, Ltd., securing the payment of one note in the principal amount of $853,600.00, bearing interest and payable as therein provided to the order of State Director of the Farmers Home Administration for the State of Texas, and State Director's successors in office as State Director or Acting State Director, as trustee, herein called "Trustee," and the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture.

6. We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

7. Title is vested by virtue of a Warranty Deed recorded under Clerk's File No. 9204289 (Vol. 921064, Page 646 BCOR) of the Real Property Records of Brazoria County, Texas and as being refiled and corrected under County Clerk's File No. 92028359 and 93-011671.
NOTICE: The title insurance policy being issued to you contains an arbitration provision. It allows you or the company to require arbitration if the amount of insurance is $2,000,000.00, 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. If you are the purchaser in the transaction and elect deletion of the arbitration provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration provision, please inform us through your Loan Closing Instructions. (APPLIES TO T-1 AND T-2 POLICIES ONLY)
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:

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

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

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

      Stewart Information Services Corporation - 100%

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

   A-3. The designated officers of Stewart Title Guaranty Company as of the date hereinafter set forth are as follows:

      Matthew Morris, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Dave Fauth, Group President - Direct Operations; Steven M. Lessack, Group President - International Operations; Patrick Beall, Group President; John Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President - Associate General Counsel and Senior Underwriting Counsel; James Gosdin, Senior Vice President - Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President - Regional Underwriting Counsel.

   As to (Title Insurance Agent), the following disclosures are made:

   B-1: Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows:

   Title Houston Holdings, LLC (General Partner and Limited Partner)
   Title Houston Investors, LLC (Limited Partner)

   B-2: Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:

   B-3: If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

   B-4: If Title Insurance Agent is a corporation, the following is a list of its officers:

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

   A. The names of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:

      Title Houston Holdings, LLC (General Partner and Limited Partner)
      Title Houston Investors, LLC (Limited Partner)

   B. Each shareholder, owner, partner, or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:
C. The following persons are officers and directors of the Title Insurance Agent:

Officers:

President- Frank A. Vandiver
Chairman, Vice President and Secretary - John H. Duncan, Jr.

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

You are further advised that the estimated title premium is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$238.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$100.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td>$338.00</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>
<tbody>
<tr>
<td>15.00%</td>
<td>STEWART TITLE GUARANTY COMPANY</td>
<td>Underwriting Fee</td>
</tr>
</tbody>
</table>

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

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

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

El Compromiso para Seguro de 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 Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

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

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

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

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

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

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

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at (800) 729-1900 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.
Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

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

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

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

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

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

The arbitration provision in the Policy is as follows:

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

___________________________________________
SIGNATURE

___________________________________________
DATE
2019 HTC Full Application

Part 2 Tab 12

Increase in Eligible Basis
This Tab is Not Applicable
Multiple Site Information
This exhibit is required if a development site is assembled by aggregating noncontiguous tracts conveyed by one contract, or tracts conveyed by more than one contract whether contiguous or not. For each contract, list the address, legal description and acreage of each tract. The sum of the acreages must equal or exceed the acreage of the corresponding site plan(s) before dedications and other foreseeable reductions. Provide a reconciliation of any discrepancy (dedications, takings, reserves for other uses, etc.).

**Behind this form, provide a plat of the acquisitions that correspond to each distinct development site. The plat should state the dimensions of each tract and identify the address, legal description and acreage. If the development site boundaries do not match the boundaries of the platted acquisitions, provide an overlay plat of the development site.**

### Multiple Site Information Form

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td>&quot;Hempstead&quot;</td>
<td>48473680500</td>
<td>4</td>
</tr>
<tr>
<td><strong>2</strong></td>
<td>&quot;Sweeny&quot;</td>
<td>48039662800</td>
<td>3</td>
</tr>
</tbody>
</table>

**Census Tract Acreage Date of Sale**

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>700 Factory Outlet Dr.</strong></td>
<td><strong>Sweeny</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Name for Seller</th>
<th>Name of Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gary Maddock</strong></td>
<td><strong>Hempstead Gardens Apartments, Ltd.</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Seller Address</th>
<th>City</th>
<th>ID</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2900 N Government Way, #88</strong></td>
<td><strong>Coeur d'Alene</strong></td>
<td><strong>83815</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

- **No**

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

- **No**

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong></td>
<td><strong>700 Factory Outlet Dr.</strong></td>
<td><strong>4</strong></td>
</tr>
<tr>
<td><strong>b.</strong></td>
<td><strong>NA</strong></td>
<td></td>
</tr>
<tr>
<td><strong>c.</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- **No**

**Contact Name for Previous Seller**

<table>
<thead>
<tr>
<th>Name of Previous Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2900 N. Government Way, #88</strong></td>
</tr>
</tbody>
</table>

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

- **No**

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

- **No**

**Contact Name for Seller**

<table>
<thead>
<tr>
<th>Name of Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NA</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Description</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong></td>
<td><strong>902 Texas Avenue</strong></td>
<td><strong>3</strong></td>
</tr>
<tr>
<td><strong>b.</strong></td>
<td><strong>L9 B&amp;B&quot; Suburban Garden Farms Subdivision</strong></td>
<td></td>
</tr>
<tr>
<td><strong>c.</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- **No**

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

- **No**

**Contact Name for Previous Seller**

<table>
<thead>
<tr>
<th>Name of Previous Seller Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2900 N. Government Way, #88</strong></td>
</tr>
</tbody>
</table>

**Date of Submission:**

3/1/2019
<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

<table>
<thead>
<tr>
<th>Seller Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

If yes above, describe relationship: [ ]

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

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

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

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

<table>
<thead>
<tr>
<th>Seller Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

If yes above, describe relationship: [ ]

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

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

If a revised form is submitted, date of submission: [ ]

3/1/2019
No Pre-Application was submitted.

Please identify all elected officials which represent the Development Site.

** US Representative

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

State Senator

Support Letter

City Mayor

School Superintendent

Presiding officer of Board of Trustees

** 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.

(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.)

3/1/2019
2019 HTC
Full Application

Part 2 Tab 15

Neighborhood Organizations
Organizations were identified in the Pre-Application, and there have been no changes.
(If above is checked, 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>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>Fax or Email</td>
<td></td>
</tr>
</tbody>
</table>

1.

2.

3.

4.

5.

3/1/2019
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. **Re-notification of all entities for Sweeney site with correction to units per acre calculation.

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). **No change to officials from Pre-App. Re-notification due to error in initial notification.


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

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

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

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

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

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

Part 3. Neighborhood Organizations (competitive HTC only):

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

Certify on next page
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification

By: [Signature]

Signature of Applicant/Development Owner

Ryan Hudspeth
Printed Name

Oklahoma
Notary Public, State of

01/08/2023
My Commission expires

Oklahoma
County of

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of February, 2019

[Signature]

Notary Public Signature
1. The proposed Development is: (Check all that apply)

- [ ] New Construction here and adaptive reuse in next box
- [ ] If applicable
- [ ] If Acquisition/Rehab or Rehab, original construction year:
- [ ] If Reconstruction, Units Demolished
- [ ] Units Reconstructed

2. The Target Population will be:

- [ ] Selected Elderly Development
- [ ] Selected Target Population - Remaining occupants
- [ ] Selected Target Population - New Tenants

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

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

3. Staff Determinations regarding definitions of development activity obtained?

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

4. Narrative

- [ ] The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.
- [ ] 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.
- [ ] 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 the credit request for both sites combined. Refer to individual tabs for complete information.

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.
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>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>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td>$</td>
<td>839,987</td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage, Revenue</td>
<td></td>
<td></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?

If “Yes” Enter Project Number: __________ and TDHCA funding source: __________

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

If yes, source: __________

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

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

Pursuant to §42(g)(1)(A) - (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.
- 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: __________
1. The proposed Development is: (Check all that apply)

- [ ] Acquisition/Rehab
- [ ] Scattered Site

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

<table>
<thead>
<tr>
<th>Previous TDHCA #</th>
<th>If Acquisition/Rehab or Rehab, original construction year:</th>
</tr>
</thead>
<tbody>
<tr>
<td>92122 and 92090</td>
<td>1993 and 1992</td>
</tr>
</tbody>
</table>

If Reconstruction, Units Demolished _______ Units Reconstructed _______

2. The Target Population will be:

- [x] Elderly

If Elderly is selected (10 TAC §11.1(d)(47)):
- [x] Development meets the requirements of the Housing for Older Persons Act under the Fair Housing Act.
- [ ] Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children.

Selection is based on funding from (select from list):

3. Staff Determinations regarding definitions of development activity obtained?

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

4. Narrative

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

If Adaptive Reuse, Additional Phase, or Scattered Site, or if any of the three main boxes above are not checked, include detailed information below.

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 application is for the acquisition of rehabilitation of two existing developments financed through USDA with housing tax credits. The two properties are located in different towns but within the same TDHCA region. The properties are senior developments with typical construction for the original construction year. Unit configurations will not change.
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><strong>Multifamily Direct Loan: Const. to Perm (Repayable)</strong></td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td><strong>Multifamily Direct Loan: Construction Only (Repayable)</strong></td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</strong></td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>CHDO Operating Expenses Grant</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Housing Tax Credits</strong></td>
<td>$504,540</td>
<td></td>
</tr>
<tr>
<td><strong>Private Activity Mortgage Revenue</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Competitive HTC Only</th>
<th>Multifamily Direct Loan Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>At-Risk</td>
<td>Nonprofit</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

Has this site/activity previously received TDHCA funds? 
Yes

If "Yes" Enter Project Number: 92122 & 92090 and TDHCA funding source: HTC

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

If yes, source: USDA loan

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

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

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

- At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- 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: 3/1/2019
1. **The proposed Development is:** (Check all that apply)

<table>
<thead>
<tr>
<th>Acquisition/Rehab</th>
<th>and/or:</th>
<th>Scattered Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>(adaptive reuse select New Construction here and adaptive reuse in next box)</td>
<td></td>
<td>NOTE: Definition of &quot;Adaptive Reuse&quot; has changed. Review 10 TAC §11.1(d)(1) to ensure compliance.</td>
</tr>
<tr>
<td>Previous TDHCA #</td>
<td>92122 and 92090</td>
<td>If Acquisition/Rehab or Rehab, original construction year: 1993 and 1992</td>
</tr>
<tr>
<td>If Reconstruction,</td>
<td>Units Demolished</td>
<td>Units Reconstructed</td>
</tr>
</tbody>
</table>

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.
- 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**

- The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.
- 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.
- 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 application is for the acquisition of rehabilitation of two existing developments financed through USDA with housing tax credits. The two properties are located in different towns but within the same TDHCA region. The properties are senior developments with typical construction for the original construction year. Unit configurations will not change.

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.

If a revised form is submitted, date of submission: 

3/1/19
### §11.5 - Set-Aside (For Competitive HTC & Multifamily Direct Loan Applications Only)

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

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

<table>
<thead>
<tr>
<th>Department Funds Applying for with this Application</th>
<th>Requested Amount</th>
<th>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Repayable)</td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td>$335,447</td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

### 7. Previously Awarded State and Federal Funding

- Has this site/activity previously applied for TDHCA funds? Yes
- Has this site/activity previously received TDHCA funds? Yes
- If "Yes" Enter Project Number: 92122 & 92090 and TDHCA funding source: HTC
- Has this site/activity previously received non-TDHCA federal funding? Yes
- If yes, source: USDA loan
- Will this site/activity receive non-TDHCA federal funding for costs described in this Application? Yes

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

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

- At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- 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:
A request was sent to the Texas Department of Housing and Community Affairs asking for a staff determination under 10 TAC §11.1(k) regarding how the Department would score scattered site applications under 10 TAC §11.9(e)(2) related to Cost of Development per Square Foot, and 10 TAC §11.9(e)(4) related to Leveraging of Private, State, and Federal Resources. The request also asked staff to opine on whether it would be better for the applicant to submit one “bundled” application or to submit separate applications with a plan for a common closing. The rules include no requirements for such submissions, and staff believes that this is a decision best made by the applicant, but the applicant should be aware that a common plan of financing may have other implications under the rules.

If separate applications are submitted, each will be assessed on its own merit; those that qualify for points under §11.9(e)(2) and 11.9(e)(4) will be awarded the points. If a “bundled” application is submitted, staff will first assess points for each of the scattered site properties individually; then to calculate the total for the application as a whole, those scores will be proportionally adjusted and combined based on the number of units at each scattered site as a percentage of the total units in the Development multiplied by the qualifying number of points attributed to each scattered site (as if each was an entire Development Site). In addition, staff will round the result down to the nearest whole value. As an example, under §11.9(e)(2) related to Cost of Development per Square Foot for a scattered site Development with 72 units, if Site A has 50 units and qualifies for 12 points and Site B has 22 units and qualifies for 11 points:

Site A: $12 \times \frac{50}{72} = 8.33$ points
Site B: $11 \times \frac{22}{72} = 3.36$ points
Total = 11.69 points, rounded down to 11 points;

or, under §11.9(e)(4) related to Leveraging of Private, State, and Federal Resources, if Site A qualifies for 3 points and Site B qualifies for 2 points:

Site A: $3 \times \frac{50}{72} = 2.08$ points
Site B: $2 \times \frac{22}{72} = .62$ points
Total = 2.69 points, rounded down to 2 points
Defined terms used herein but not otherwise defined have the same meanings used in the Department's rules. This staff determination can only be relied upon for applications submitted in the 2019 Competitive Housing Tax Credit round. In order to be eligible for the points using the methodology described herein, the Applicant must elect the correct number of points in their self-score and submit all supporting documentation required by the QAP and necessary to support the use of the methodology described herein. If the Applicant fails to elect the correct number of points, the Applicant’s score under each of the referenced scoring items may go down but will not be increased unless specifically allowed by the Director of Multifamily Finance, Executive Director (or Acting Executive Director), or Board. The methodologies described herein may not be relied upon for any other scoring item or applicable rule, unless otherwise authorized in writing. This staff determination does not bind the Department’s Governing Board.

Should you have any questions, please contact Sharon Gamble, Competitive Tax Credit Program Administrator, at sharon.gamble@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

[Signature]

Marni Holloway
Director, Multifamily Finance Division
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>50</td>
<td>7</td>
</tr>
</tbody>
</table>

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

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

**A. Unit Sizes**
- Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:
  - Bedroom Size: 0, 1, 2, 3, 4
  - Square Footage: 500, 600, 800, 1,000, 1,200

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

**B. Unit Amenities (For Competitive HTC Applications, see Tab 19 for Unit and Development Features scoring)**
- Application is a Tax Exempt Bond Development and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).
- Application is Direct Loan not layered with Housing Tax Credits and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).

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

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

- Application is a Tax Exempt Bond Development and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).
- Application is Direct Loan not layered with Housing Tax Credits and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

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

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

  - 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).
1. **Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]**

   - # of Units
   - must qualify for
   - Points

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

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

   **A. Unit Sizes**

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

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

   **OR:**

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

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

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

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

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

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

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

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

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

   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”) must 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:

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>550</td>
<td>650</td>
<td>850</td>
<td>1,050</td>
<td>1,250</td>
</tr>
</tbody>
</table>

- 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 | CHECK YOUR MATH! |
|---------------------------------------------|----------------|---|
| 14                                          | 4              |

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

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

  * 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).

  OR

  Development proposed in all other areas.

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

Application is seeking points for Income Levels of Residents.

Points Claimed: 16

3/1/2019
4. **Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]**

Mark *only one* box below:

- [ ] At least 20% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; development is Supportive Housing proposed by a Qualified Nonprofit Organization.  
- [ ] 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
- [x] Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or
- [ ] At least 5% of all low-income Units at 30% or less of AMGI

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

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

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

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

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

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

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

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

   **Existing Development Name:**  
   **Creekview Apartment Homes**  
   **TDHCA #: 17424**

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

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

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

   The packet must be uploaded along with but separate from the Application.

   - [ ] Applicant or Affiliate has attached behind this tab an explanation and documentation regarding the Applicant’s or Affiliate’s lack of Ownership interest or Control of any Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs; AND

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

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

   - [ ] Applicant or Affiliate has attached behind this tab an explanation and documentation regarding the Applicant’s or Affiliate’s lack of Ownership interest or Control of any Existing Development that is included on the List of Qualified Existing Developments for Multifamily Programs; and the Development applying for funding has a disqualifying factor described below:
Mark **any** of the following factors that disqualify the development applying for funding from participating in the Section 811 PRA Program and provide documentation supporting the selection:

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

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

3/1/2019
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; Points claimed: 6
   - OR meets the minimum size requirements below:
     - **Bedroom Size**
       - 0
       - 1
       - 2
       - 3
       - 4
     - **Square Footage**
       - 550
       - 650
       - 850
       - 1,050
       - 1,250
   - 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*
     - 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**
       - 11
     - **Number of 30% Units used to score points under §11.9(c)(2)**
       - 4
     - **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)**
       - 7
     - **Percentage used for calculation of eligible points under §11.9(c)(1)**
       - 21.88%
   - Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or
     - Development proposed in all other areas.
     - *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).
     - **OR**
       - Development proposed in all other areas.
       - The Average Income for the proposed Development will be 55% or lower (16 points).
       - The Average Income for the proposed Development will be 56% or lower (14 points).
       - The Average Income for the proposed Development will be 57% or lower (12 points).
   - Application is seeking points for Income Levels of Residents.

Points Claimed: 16

3/1/2019
### 4. Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]

Mark only one box below:

- [ ] At least 20% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; development is Supportive Housing proposed by a Qualified Nonprofit Organization.  
- [ ] 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  
- [x] Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or  
- [ ] At least 5% of all low-income Units at 30% or less of AMGI

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

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Existing Development Name: Creekview Apartment Homes</th>
<th>TDHCA #: 17424</th>
</tr>
</thead>
<tbody>
<tr>
<td>[x] Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.</td>
<td>OR</td>
</tr>
</tbody>
</table>

**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

**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.

- [x] 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:
The Development is located in a coastal high hazard area (V Zone) or regulatory floodway.

Other disqualifying factor (please explain) 0

Points Claimed: 2

Development is requesting Pre-Application Points.

Development will maintain a 35 year Affordability Period.

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 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) 0

Application is seeking points for Tenant Populations.

Points Claimed: 2

Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]

Development is requesting Pre-Application Points.

Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]

Development will maintain a 35 year Affordability Period.

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.

Application is eligible for five (5) points.

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.

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.
Tenant Populations with Special Needs
Section 811 Information
Section 811 Project Rental Assistance Program “PRA” Certification

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Condition Standards Certification

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

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

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

Lead Based Paint

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

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

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

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

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

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

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

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

Environmental

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

**Energy and Water Conservation**

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

**Procurement of Recovered Materials**

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

**Housing Standards for Assisted Units**

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

**Eligibility and Threshold Certification**

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

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

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

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

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

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

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

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

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

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

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

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

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

Management Practices Certification

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

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

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

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

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

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

I (We) certify to follow requirements of § PRA.406. I (We) understand that prior to occupancy of a Section 811 unit, that an Eligible Section 811 Household must be given the opportunity to be present for the move-in unit inspection. I (We) understand that the inspection of the Section 811 Unit will be completed by both the Applicant or the designated Property Management staff and the Eligible Section 811 Household and both shall certify, on a form prescribed or approved by TDHCA that they have inspected the Section 811 Unit and have determined it to be Decent, Safe, and
Sanitary condition in accordance with the criteria provided in the form. The Applicant or the designated Property Management staff shall keep a copy of this inspection and make part of the lease as an attachment to the lease. If the Eligible Section 811 Household waives the right to this inspection, a form prescribed or approved by the TDHCA would be signed by the Eligible Household indicating they have waived this right.

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

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

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

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

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

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

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

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

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

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

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

Signature of Authorized Representative

Ryan Hudson

Printed Name

Manager

Title

2-26-19

Date

The State of Texas  Oklahoma

COUNTY OF Oklahoma

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 20th day of February, 2019

(Seal)

PAMELA J. MILLER
Notary Public
State of Oklahoma
Commission #19000235 Exp: 01/08/23

Notary Public Signature

Page: 38

December 17, 2018
This Tab is Not Applicable
2019 HTC
Full Application

Part 3 Tab 20

Existing Development Information
1. At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]

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

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

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

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

- Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.
- The new Development Site qualifies for points under §11.9(c)(4) related to Opportunity Index; OR
- The local Governing Body of the applicable municipality or county (if completely outside of a municipality) in which that Development is located must submit a resolution confirming that the proposed Development is supported by the municipality or county in order to carry out a previously adopted plan that meets the requirements of §11.9(d)(7) related to Concerted Revitalization Plans.

PART D: REGULATORY BARRIERS NECESSITATE ELIMINATION OF ALL OR A PORTION OF THE FINANCIAL BENEFIT FOR THE DEVELOPMENT, AND:

- Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.
- Development qualifies under §2306.6702(a)(5)(B); AND
- No less than 25 percent of the proposed Units are public housing units supported by public housing operating subsidy, AND
- Less than 100 percent of the public housing benefits are being transferred to the proposed Development and the Application includes an explanation of the disposition of the remaining public housing benefits along with a copy of the HUD-approved plan for demolition and disposition.

PART E: THE PROPOSED DEVELOPMENT IS ELIGIBLE TO REQUEST A QUALIFIED CONTRACT UNDER §42, AND THE APPLICATION INCLUDES:

- A copy of the recorded LURA and the first years' IRS Forms 8609 for all buildings showing Part II of the form completed; AND
- If applicable, documentation from the original application regarding the right of first refusal.

Applications proposing the demolition and Reconstruction of Units will be considered New Construction.

2. Existing Development Assistance On Housing Rehabilitation Activities¹

Part A:
The existing Property is expected to have or continue the following benefit: Rental Assistance

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

3/1/19
These properties have existing RD 515 loans and partial rental assistance that will be transferred to the new owner and continued to be used in the same manner post rehab.

\[ \text{x} \]
A copy of the contract or agreement securing the funds identified above is provided behind this form.

The source of funds is: [ ] Venture Capital

The annual amount of funds is: [ ]

The number of units receiving assistance: [ ]

The term of the contract or agreement is (date): [ ]

The expiration of the contract or agreement is (date): [ ]

**Part B. Acquisition Of Existing Buildings**

(applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s): 1992 both properties

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building’s adjusted basis? [ ]

Was the building occupied at any time during the last ten years? [ ]

Was the building occupied or suitable for occupancy at the time of purchase? [ ]

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule? [ ]

If “Yes”, provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period. [ ]

If “No”, does the property qualify for a waiver under §42(d)(6)? [ ]

If “Yes”, provide the waiver and/or other documentation. [ ]

How many buildings will be acquired for the Development? [ ]

\[ \text{x} \]

**Existing Development Assistance (continued)**

Are all the buildings currently under control by the Development Owner? [ ]

If “No”, how many buildings are under control by the Development Owner? [ ]

When will the remaining buildings be under control? [ ]

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner's Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 Factory Outlet Drive, Hempstead TX 77445</td>
<td>Purchase Contract</td>
<td>12/31/20</td>
<td>50</td>
<td>1,420,015</td>
</tr>
<tr>
<td>902 Texas Avenue, Sweeny, TX 77480</td>
<td>Purchase Contract</td>
<td>12/31/20</td>
<td>32</td>
<td>862,719</td>
</tr>
</tbody>
</table>

Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from: [ ] Related Party [ ] Unrelated Party

2. Building(s) acquired or to be acquired with Buyer's Basis: [ ] Determined with reference to Seller's Basis [ ] Not Determined with reference to Seller's Basis

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>PIS date of building by</th>
<th>Proposed</th>
<th>Years between PIS &amp; Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 Factory Outlet Drive, Hempstead TX 77445</td>
<td>in 1992</td>
<td>in 2020</td>
<td>28</td>
</tr>
<tr>
<td>902 Texas Avenue, Sweeny, TX 77480</td>
<td>in 1992</td>
<td>in 2020</td>
<td>28</td>
</tr>
</tbody>
</table>

**Lead Based Paint (Section 811 PRA and Direct Loan Applications Only)**

Development constructed before January 1, 1978 [ ]

If yes, check each of the following that applies (24 CFR 35.115):

- Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency. [ ]

- The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties. [ ]

- Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit. [ ]

- An inspection performed according to HUD standards found the property contained no lead-based paint. [ ]

- According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance. [ ]

- The rehabilitation will not disturb any painted surface. [ ]

- The property has no bedrooms. [ ]

- The property is currently vacant and will remain vacant until demolition. [ ]

3/1/19
2. **Existing Development Assistance On Housing Rehabilitation Activities¹**

**Part A.**

The existing Property is expected to have or continue the following benefit: **Rental Assistance**

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

These properties have existing RD 515 loans and partial rental assistance that will be transferred to the new owner and continued to be used in the same manner post rehab.

A copy of the contract or agreement securing the funds identified above is provided behind this form.

The source of funds is: **USDA Rural Development**

The annual amount of funds is: **H - $129,016 // S - $72,154**

The number of units receiving assistance: **32 // 20**

The term of the contract or agreement is (date): **8/23/18 // 9/1/18**

The expiration of the contract or agreement is (date): **8/23/19 // 9/1/19**

**Part B. Acquisition Of Existing Buildings** (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s): 1992 both properties

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building’s adjusted basis? **No**

Was the building occupied at any time during the last ten years? **Yes**

Was the building occupied or suitable for occupancy at the time of purchase? **Yes**

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule? **Yes**

If "Yes", provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period.

If "No", does the property qualify for a waiver under §42(d)(6)?

How many buildings will be acquired for the Development? **16**

**Existing Development Assistance (continued)**

Are all the buildings currently under control by the Development Owner? **Yes**

If "No", how many buildings are under control by the Development Owner? **16**

When will the remaining buildings be under control?

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner’s Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>77445</td>
<td>Purchase Contract</td>
<td>8/23/19</td>
<td>50</td>
<td>1,420,015</td>
</tr>
<tr>
<td>902 Texas Avenue, Sweeny, TX 77480</td>
<td>Purchase Contract</td>
<td>8/23/19</td>
<td>32</td>
<td>862,719</td>
</tr>
</tbody>
</table>

Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from: **Related Party**
   - **Unrelated Party**

2. Building(s) acquired or to be acquired with Buyer’s Basis:
   - **Determined with reference to Seller’s Basis**
   - **Not Determined with reference to Seller’s Basis**

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>To Date of placing in service &amp; Acquisition</th>
<th>Proposed Acquisition Date</th>
<th>Years Between PIS &amp; Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 Factory Outlet Drive, Hempstead TX 77445</td>
<td>in 1992</td>
<td>in 2020</td>
<td>28</td>
</tr>
<tr>
<td>902 Texas Avenue, Sweeny, TX 77480</td>
<td>in 1992</td>
<td>in 2020</td>
<td>28</td>
</tr>
</tbody>
</table>

**3. Lead Based Paint (Section 811 PRA and Direct Loan Applications Only)**

Development constructed before January 1, 1978 **Yes**

If yes, check each of the following that applies (24 CFR 35.115): **Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.**

The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.

Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.

An inspection performed according to HUD standards found the property contained no lead-based paint.

According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.

The rehabilitation will not disturb any painted surface.

The property has no bedrooms.

The property is currently vacant and will remain vacant until demolition.
LOAN AGREEMENT

☐ RRH Loan to a Partnership Operating on a Profit Basis
☐ RRH Loan to a Limited Partnership Operating on a Profit Basis
☐ RRH Loan to a Partnership Operating on a Limited Profit Basis
☒ RRH Loan to a Limited Partnership Operating on a Limited Profit Basis

1. Parties and Terms Defined. This agreement dated FEBRUARY 8, 1993, of the HEMPSTEAD GARDENS APARTMENTS, a Partnership, duly organized and operating under a Texas Limited Partnership, herein called "Partnership", whose post office address is P.O. BOX 187, PRAIRIE VIEW, TX 7746, with the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, herein called the "the Government", is made in consideration of a loan, herein called "the loan", to Partnership in the amount of $1,475,370.00 made or insured, or to be made or insured, by the Government pursuant to sections 515(b) of the Housing Act of 1949 to build a 50 unit RRH Senior Citizen project. The loan may be sold and insured by the Government. The loan shall be used solely for the specific eligible purposes for which it is approved by the Government in order to provide rental housing and related facilities for eligible occupants, as defined by the Government in rural areas. Such housing and facilities and the land constituting the site as herein called "the housing". The indebtedness and other obligations of the Partnership under the note evidencing the loan, the related security instrument and related agreement are herein called the "loan obligations".

2. Execution of Loan Instruments. To evidence the loan the Partnership shall issue a promissory note (herein referred to as "the note"), signed by the General Partner(s) for the amount of the loan, payable in installments over a period of FIFTY (50) years, bearing interest at a rate, and containing other terms and conditions, prescribed by the Government. To secure the note or any indemnity or other agreement required by the Government, the General Partner(s) are to execute a real estate security instrument giving a lien upon the housing and upon such other real property of the Partnership as the Government shall require, including an assignment of the rents and profits as collateral security to be enforced in the event of any default by the Partnership, and containing other terms and conditions prescribed by the Government. The General Partner(s) are to execute any other security instruments and other instruments and documents required by the Government in connection with the making or insuring of the loan. The indebtedness and other obligations of the Partnership under the note, the related security instrument, and any related agreement are herein called the "loan obligation".

3. Equal Opportunity and Nondiscrimination Provisions. The Partnership will execute (a) any undertakings and agreements required by the Government pursuant to Title VIII of the Civil Rights Act of 1968 and the Fair Housing Amendments Act of 1988 related to Fair Housing regarding nondiscrimination in the use and occupancy of housing, (b) Farmers Home Administration Form FNHA 400-1 entitled "Equal Opportunity Agreement," including an "Equal Opportunity Clause" to be incorporated in or attached to each construction contract the amount of which exceeds $10,000 and any part of which is paid with funds from the loan, and (c) Farmers Home Administration Form FNHA 400-1, entitled "Agreement (Under Title VI, Civil Rights Act of 1964)", a copy of which is attached herein and made a part thereof and any other undertakings and agreements required by the Government pursuant to lawful authority.

4. Borrower Contribution. The amount of $45,630.00 to be contributed by the Partnership from its own funds for the land purchase or development will be placed or deposited with the lender and dispersed prior to any disbursement of interim loan funds or any FNHA loan funds.
5. Accounts for Housing Operations and Loan Servicing. The Partnership shall establish on its books the following accounts, which shall be maintained in accordance with FmHA Regulation 7 CFR Part 1930-C so long as the loan obligations remain unsatisfied: A General Fund Account, a Tax and Insurance Escrow Account, a Security Deposit Account and a Reserve Account.

   a. General Operating Account. By the time the Farmers Home Administration loan is closed or interim funds are obtained to preclude the necessity for multiple advances of Farmers Home Administration loan funds, whichever occurs first, the Partnership shall provide cash from the Borrower's own funds, a letter of credit, or a combination of the two in an amount totaling $30,420.00. Any cash will have been deposited in the General Operating Account and any letter of credit supplied to the FmHA District Office. Use and maintenance of a letter of credit will be in accordance with FmHA Regulation 7 CFR 1930-C.

   b. Reserve Account. Transfers at a rate not less than $14,753.70 annually shall be made to the Reserve Account until the amount in the Reserve Account reaches the sum of $147,537.00 or such higher amount later agreed to with FmHA and shall be resumed at any time when necessary, because of disbursements from the Reserve Account to restore it to said sum. Withdrawal and use of funds deposited to this account will be in accordance with FmHA Regulation 7 CFR 1930-C. With prior consent of the Government, funds in the Reserve Account may be used by the Partnership:

   To pay dividends to the partners of up to 8 percent per annum of borrower's initial investment of $45,630.00, provided the Partnership determines that after such disbursement (a) the amount in the Reserve Account will not be less than that required by subsection 5b to be accumulated by that time, and (b) during the next 12 months the amount in the Reserve Account will likely not fall below that required to be accumulated by the end of such period.

To pay dividends to the partners or for any other purpose desired by the Partnership, provided the Partnership determines that after such disbursement (a) the amount in the Reserve Account will not be less than that required by subsection 5b to be accumulated by that time and (b) during the next 12 months the amount in the Reserve Account will likely not fall below that required to be accumulated by the end of such period.

6. Regulatory Covenants. So long as the loan obligations remain unsatisfied, the Partnership shall comply with all appropriate FmHA regulations and shall:

   a. Impeach and collect such fees, assessments, rents, and charges that the income of the housing will be sufficient at all times for operation and maintenance of the housing, payments on the loan obligations, and maintenance of the accounts herein provided for.

   b. Maintain complete books and records relating to the housing's financial affairs, cause such books and records to be audited at the end of each fiscal year, promptly furnish the Government without request a copy of each audit report, and permit the Government to inspect such books and records at all reasonable times.

   c. If required or permitted by the Government, revise the account herein provided for, or establish new accounts, to cover handling and disposition of income from and payment of expenses attributable to the housing or to any other property securing the loan obligations, and submit regular and special reports concerning the housing or financial affairs.

   d. Agree that if any provisions of its organizational documents or any verbal understandings conflict with the terms of this loan agreement, the terms of the loan agreement shall prevail and govern.

   e. Unless the Government gives prior consent:

      (1) Not use the housing for any purpose other than as rental housing and related facilities for eligible occupants.

      (2) Not enter into any contract or agreement for improvement extensions to the housing or other property securing loan obligations.
(3) Not change the membership by either the admission or withdrawal of any general partner(s) nor permit general partner(s) to maintain less than an aggregate of 5 percent, financial interest in the organization nor cause of permit voluntary dissolution of the Partnership nor cause or permit any transfer or encumbrance of title to the housing or any part thereof or interest therein, by sale, mortgage, lease, or otherwise.

(4) Not borrow any money, nor incur any liability aside from current expenses as defined in section 7 which would have a detrimental effect on the housing.

f. Submit for the housing the required reports as per FmHA Regulation 7 CFR Part 1930-C to the Government for prior review.

g. If required by the Government, modify and adjust any matters covered by clause (f) of this section.

h. Comply with all its agreements and obligations in or under the note, security instrument, and any related agreement executed by the Partnership in connection with the loan.

i. Not alter, amend, or repeal without the Government’s consent this agreement or the Partnership Agreement, which shall constitute parts of the total contract between the Partnership and the Government relating to the loan obligations.

j. Do other things as may be required by the Government in connection with the operation of the housing, or with any of the Partnership’s operations or affairs which may affect the housing, the loan obligations, or the security.

k. If return on investment for any year exceeds 8 percent per annum of borrower’s initial investment of $45,650.00, the Government may require that the borrower reduce rents the following year and/or refund the excess return on investment to the tenants or use said excess in a manner that will best benefit the tenants.


a. It is understood and agreed by the Partnership that any loan made or insured will be administered subject to the limitations of the authorizing act of Congress and related regulations, and that any rights granted to the Government in this agreement or elsewhere may be exercised by it in its sole discretion.

b. The provisions of this agreement are representations to the Government, to induce the Government, to make or insure a loan to the Partnership as aforesaid. If the Partnership should fail to comply with or perform any provision of this agreement or any requirement made by the Government pursuant to this agreement, such failure shall constitute default as fully as default in payment or amounts due on the loan obligations. In the event of such failure, the Government at its option may declare the entire amount of the loan obligations immediately due and payable and if such entire amount is not paid forthwith, may take possession of and operate the housing and proceed to foreclose its security and enforce all other available remedies.

c. Any provisions of this agreement may be waived by the Government in its sole discretion, or changed by agreement between the Government and the Partnership, after this agreement becomes contractually binding, to any extent such provisions could legally have been foregone or agreed to in amended form, by the Government initially.

d. Any notice, consent, approval, waiver, or agreement must be in writing.

e. This Loan Agreement shall be subject to the present regulations of the Farmers Home Administration and to its future regulations and provisions hereof.

f. This agreement may be cited in the security instrument and any other instruments as the “Loan Agreement” of February 8, 1993.
HEMPESTEAD GARDENS APARTMENTS LTD., a Texas Limited Partnership

BY: DONALD W. SOWELL, General Partner
MULTIPLE FAMILY HOUSING

PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned (whether one or more persons, herein called "Borrower") jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the "Government") at its office in

HUNTSVILLE, TEXAS

THE PRINCIPAL SUM OF ONE MILLION, FOUR HUNDRED, SEVENTY-FIVE THOUSAND, THREE HUNDRED, SEVENTY AND NO/00 DOLLARS ($ 1,475,370.00 ), plus INTEREST on the PRINCIPAL of

SIX AND ONE-HALF PERCENT (6 1/2%) PER ANNUM.

payment of the Principal and Interest shall be as agreed between the Borrower and the Government as indicated below: (check one)

I. Principal and Interest payments shall be deferred. The interest accrued to APRIL 1, 1994 shall be added to the Principal. The new Principal and later accrued interest shall be payable in 599 regular mortgaged installments on the dates indicated in the box below. Borrower authorizes the Government to enter the amount of the new Principal herein $ 1,480,697.72 and the amount of regular installments in the box below, when determined:

II. Payments shall not be deferred. Principal and Interest shall be paid in ____________ installments as indicated in the box below:

III. Payment of Interest shall not be deferred. Installments of accrued Interest shall be payable on the ____________ of each month beginning on ____________, 19 ____________ through ____________, 19 ____________.

Principal and later accrued Interest shall be paid in ____________ installments as indicated in the box below:

$ 8,348.78 on MAY 1, 1994, and
$ 8,348.78 thereafter on the 1ST of each MONTH until the PRINCIPAL and INTEREST are fully paid except that the FINAL INSTALLMENT of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and PAYABLE FIFTY (50) YEARS from the DATE of this NOTE. The consideration herefor shall support any agreement modifying the foregoing schedule of payments.
If the total amount of the loan is not advanced at the time of loan closing, the loan shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval of the Government is mandatory provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown on the reverse hereof. Borrower authorizes the Government to enter the amount and date of each advance in the Record of Advances.

Payments of principal and interest shall be applied in accordance with Farmers Home Administration's accounting procedures in effect on the date of receipt of the payment. Borrower agrees to pay late charges in accordance with Farmers Home Administration regulations in effect when a late charge is assessed.

PREPAYMENT OF THE FINAL INSTALLMENT IS PROHIBITED FOR SECTION 515 (RRH) LOANS MADE TO BUILD OR ACQUIRE NEW UNITS.

For other loans, prepayment of scheduled installments, or any portion thereof, may be made at any time at the option of Borrower providing the loan is in a current status. Refunds and extra payments, as defined in the regulations of the Farmers Home Administration according to the source of funds involved, shall be applied to the installments last to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein. Prepayment restrictions must be considered if the Borrower is subject to these restrictions and the prepayment of scheduled installments will cause the loan to be repaid prior to the expiration of the restricted repayment period.

CREDIT ELSEWHERE CERTIFICATION: Borrower hereby certifies inability to obtain sufficient credit elsewhere to finance the actual needs at reasonable rates and terms, taking into consideration prevailing private and cooperative rates and terms in or near the community for loans for similar purposes and periods of time, and that the loan evidenced hereby shall be used solely for purposes authorized by the Government.

TRANSFER OF TITLE: Properly constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased (except individual units leased to tenants), assigned, sold, transferred, or encumbered voluntarily or involuntarily, without the written consent of the Government.

GRADUATION PROVISIONS DO NOT APPLY TO SECTION 515 (RRH) LOANS MADE TO BUILD OR ACQUIRE NEW UNITS.

For other loans, GRADUATION AGREEMENT: If at any time is shall appear to the Government that the Borrower may be able to obtain a loan from a responsible cooperative or private credit source at reasonable rate and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock. When the Borrower is subject to prepayment restrictions, refinancing will not be required until such restrictions are exhausted.

CREDIT SALE TO INELIGIBLE BORROWER: The provisions of the paragraphs entitled "Credit Elsewhere Certification, and "Graduation Agreement" do not apply if (1) this promissory note represents in whole or in part, payment for property purchased from the Government and (2) the loan represented by this promissory note was made to the Borrower as an ineligible Borrower under Title V of the Housing Act of 1949, as amended and regulations issued thereunder. As long as the promissory note remains unpaid, the property purchased with this loan shall not be sold or transferred, either voluntarily or involuntarily, unless the Government consents to such transaction in writing.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant or agreement hereunder shall constitute default under any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such a debt; and default under any such other instrument shall constitute default hereunder. UPON ANY SUCH DEFAULT, the Government at its option may declare all or any part of any such indebtedness immediately due and payable.

This Note is given as evidence of a loan to Borrower made or insured by the Government pursuant to Title V of the Housing Act of 1949 and for the type of loan as is indicated in the "KIND OF LOAN" block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations and provisions hereof.

Presentment, protest, and notice are hereby waived.

In accordance with 7 C.F.R. 221(a)(2) (1983) none of the partners of Borrower, whether general partners or limited partners, shall have any personal liability with respect to the partnership liability evidenced by this promissory note.
I. THIS SECURITY AGREEMENT is made between the United States of America acting through the Farmers Home Administration (called Secured Party) and Hempstead Gardens Apartments, Ltd., a Texas limited partnership (called Debtor), whose mailing address is P. O. Box 187, Prairie View, TX 77446.

II. BECAUSE, Debtor is justly indebted to Secured Party as evidenced by a certain promissory note, called the note, dated March 10, 1994, for the principal sum of ONE MILLION FOUR HUNDRED SEVENTY-FIVE THOUSAND THREE HUNDRED SEVENTY AND NO/100 dollars ($1,475,370.00), with interest at the rate of SIX AND ONE-HALF percent (6-1/2 %) per annum, executed by Debtor and payable to the order of Secured Party; and

The note evidences a loan to Debtor in the principal amount specified in the note, and Secured Party, at any time, may assign the note and insure the payment of it pursuant to the Consolidated Farm and Rural Development Act, or any other act administered by the Farmers Home Administration; and

It is the purpose and intent of this instrument that, among other things, at all times when the note is held by Secured Party, or in the event Secured Party should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment of the note or attach to the debt evidenced by the note, but as to the note and such debt shall constitute an indemnity security agreement to secure Secured Party against loss under its insurance contract by reason of any default by Debtor; and

NOW, THEREFORE, in consideration of the loan and (a) at all times when the note is held by Secured Party, or in the event Secured Party should assign this instrument without insurance of the note, to secure prompt payment of the note and any renewals and extensions of it and any agreements contained in it, including any provision for the payment of an insurance or other charge, (b) at all times when the note is held by an insured holder, to secure performance of Debtor's agreement in this instrument to indemnify and save harmless Secured Party against loss under its insurance contract by reason of any defaults by Debtor, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by Secured Party, with interest, as described in this instrument, and the performance of every covenant and agreement of Debtor contained in this instrument or in any supplementary agreement:

DEBTOR GRANTS to Secured Party a security interest in Debtor's interest in the following collateral:

Gross income and revenue, including FmHA rental assistance payments and State or private rental assistance payments, rents and assessments, fees, all accounts receivable and general intangibles arising in connection with the housing project owned and operated by debtor in or near Hempstead, Waller County, Texas.

FmHA 440-15 (Rev. 2/88)
Any fixtures described above or to be offered to the real estate described as follows:

<table>
<thead>
<tr>
<th>Form(s) or Other Real Estate</th>
<th>Approximate</th>
<th>County and</th>
<th>State</th>
<th>Approximate Distance and Direction from a Named Town</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Hereinafter, All farm and other equipment which may be purchased after this instrument is signed by Debtor with the proceeds of the loan described in this instrument.

III. DEBTOR WARRANTS, COVENANTS, AND AGREES THAT:

A. Debtor is the absolute and exclusive owner of the above-described collateral, and any marks or brands used to describe livestock are the holding brands and carry the title, although the livestock may have other marks or brands, and such collateral is free from all liens, encumbrances, security and other interest except (1) any existing liens, encumbrances, security or other interests in favor of Secured Party which shall remain in full force and effect, and (2) other liens, encumbrances, security or other interests, as follows:

NONE

and Debtor will defend the collateral against the claims and demands of all other persons. Reference to the above liens, encumbrances, security and other interests is for warranty purposes only and does not indicate their priority.

B. Statements contained in Debtor’s loan application(s) are true and correct; and Debtor will (1) use the loan funds for the purposes for which they were or are advanced, (2) comply with such farm and home management plans as may be agreed upon from time to time by Debtor and Secured Party, (3) care for and maintain the collateral in a good and husbandlike manner, (4) insure the collateral in such amounts and manner as may be required by Secured Party, and if Debtor fails to do so, Secured Party, at its option, may procure such insurance, (5) permit Secured Party to inspect the collateral at any reasonable time, (6) not abandon the collateral or encumber, conceal, remove, sell or otherwise dispose of it or of any interest in the collateral, or permit others to do so, without the prior written consent of Secured Party, and (7) not permit the collateral to be levied upon, injured or destroyed, or its value to be impaired.

C. Debtor will pay promptly when due all (1) indebtedness evidenced by the note and any indebtedness to Secured Party secured by this instrument, (2) rents, taxes, insurance premiums, levies, assessments, liens, and other encumbrances; and costs of lien searches and maintenance and other charges now or later attaching to, levied on, or otherwise pertaining to the collateral or this security interest, (3) filing or recording fees for instruments necessary to perfect, continue, service, or terminate this security interest, and (4) fees for and other charges now or later required by regulations of the Farmers Home Administration. At all times when the note is held by an insured holder, Debtor shall continue to make payments on the note to Secured Party, as collection agent for the holder of the note.

D. When the note is insured by Secured Party, Debtor will indemnify and save harmless Secured Party against any loss by reason of any default by Debtor.

E. At all times when the note is held by an insured holder, any amount due and unpaid under the terms of the note to which the holder is entitled may be paid by Secured Party to the holder of the note for the account of Debtor. Any amount due and unpaid under the terms of the note, whether it is held by Secured Party or by an insured holder, may be credited by Secured Party on the note and thereupon shall constitute an advance by Secured Party for the account of Debtor. An advance by Secured Party as described in this paragraph shall bear interest at the rate from the date on which the amount of the advance was due to the date of payment to Secured Party, provided that Borrower shall be required to pay interest only on the principal portion of such advance unless otherwise provided in the regulations of the Farmers Home Administration.

F. Whether or not the note is insured by Secured Party, Secured Party may at any time pay any other amounts required in this instrument to be paid by Debtor and not paid when due, including any costs and expenses for the preservation or protection of the collateral or this security interest, as advances for the account of Debtor. All such advances shall bear interest at the note rate until paid to Secured Party.

G. All advances by Secured Party as described in this instrument, with interest, shall be immediately due and payable by Debtor to Secured Party without demand at the place designated in the note and shall be secured by this instrument. No such advance by Secured Party shall relieve Debtor from breach of his covenant to pay. Any payment made by Debtor may be applied on the note or any indebtedness to Secured Party secured by this instrument, in any order Secured Party determines.

H. In order to secure or better secure the above-mentioned obligations or indebtedness, Debtor will execute and deliver to Secured Party at any time, upon demand, such additional security instruments on such real and personal property as Secured Party may require.
# Multiple Family Housing Project Budget/Utility Allowance

**Project Name:** Hempstead Gardens Apartments  
**Borrower Name:** Hempstead Gardens Apt Ltd  
**Borrower ID and Project No.:** 51 037 76 0349177

<table>
<thead>
<tr>
<th>Reporting Period</th>
<th>Budget Type</th>
<th>Project Rental Type</th>
<th>The Following Utilities are Master Metered</th>
<th>1 hereby request 0 units of RA. Current number of RA units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual</td>
<td>X Regular Report</td>
<td>Family</td>
<td>Electricity</td>
<td>Borrower Accounting Method: Cash Accrual</td>
</tr>
<tr>
<td></td>
<td>X Rent Change</td>
<td>Elderly</td>
<td>Water</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Congregate</td>
<td>Sewer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Group Home</td>
<td>Other Trash</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mixed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Part I - Cash Flow Statement

<table>
<thead>
<tr>
<th>Beginning Dates</th>
<th>Current Budget</th>
<th>Actual</th>
<th>Proposed Budget</th>
<th>Comments or (YTD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/01/09</td>
<td>140,659</td>
<td>100</td>
<td>213,336</td>
<td></td>
</tr>
<tr>
<td>12/31/09</td>
<td>204,696</td>
<td>3,500</td>
<td>211,296</td>
<td></td>
</tr>
</tbody>
</table>

### Operational Cash Sources

1. **Rental Income**
   - Beginning: 204,696  
   - Ending: 213,336

2. **RHS Rental Assistance Received**
   - Beginning: 59,424  
   - Ending: 100

3. **Application Fees Received**
   - Beginning: 0  
   - Ending: 0

4. **Laundry and Vending**
   - Beginning: 0  
   - Ending: 0

5. **Interest Income**
   - Beginning: 3,815  
   - Ending: 3,500

6. **Tenant Charges**
   - Beginning: 1,550  
   - Ending: 500

7. **Other-Project Sources**
   - Beginning: 0  
   - Ending: 0

8. **Insurance Proceeds**
   - Beginning: 0  
   - Ending: 0

9. **LESS (Vacancy and Contingency Allowance)**
   - Beginning: (8,188)  
   - Ending: (6,140)

10. **LESS (FmHA Approved Incentive Allowances)**
    - Beginning: 201,508  
    - Ending: 205,608

### Non-Operational Cash Sources

- **Cash-Non Project**
  - Beginning: 38,420  
  - Ending: 24,235

- **Authorized Loan (Non-RHS)**
  - Beginning: 0  
  - Ending: 0

- **Transfer from Reserve**
  - Beginning: 38,420  
  - Ending: 24,235

### Operational Cash Uses

16. **TOTAL O&M EXPENSES (From Part I)**
   - Beginning: 142,449  
   - Ending: 167,532

17. **RHS Debt Payment**
   - Beginning: 37,692  
   - Ending: 37,692

18. **RHS Payment (Line-Item)**
   - Beginning: 0  
   - Ending: 0

19. **RHS Payment (Late Fee)**
    - Beginning: 0  
    - Ending: 0

20. **Reduction in Prior Year Payables**
    - Beginning: 0  
    - Ending: 0

21. **Tenant Utility Payment**
    - Beginning: 0  
    - Ending: 0

22. **Transfer to Reserve**
    - Beginning: 14,754  
    - Ending: 3,428

23. **Return to Owner**
    - Beginning: 3,650  
    - Ending: 3,550

### Non-Operational Cash Uses

24. **Authorized Debt Payment (Non-RHS)**
    - Beginning: 0  
    - Ending: 0

25. **Annual Capital Budget (From V)**
    - Beginning: 38,420  
    - Ending: 24,235

26. **Miscellaneous... (Partial Roof Repairs)**
    - Beginning: 0  
    - Ending: 0

### Total Cash Uses (24 + 28)

- **Beginning:** 236,965  
- **Ending:** 209,460  
- **Increase:** 233,109

### Net Cash (Deficit) (15 - 29)

- **Beginning:** 0  
- **Ending:** 2,963  
- **Increase:** 6,060  
- **Decrease:** 2,422

### Cash Balance

1. **Beginning Cash Balance**
   - Beginning: 38,771  
   - Ending: 39,657

2. **Accrual to Cash Adjustment**
   - Beginning: (5,174)  
   - Ending: 42,079

3. **Ending Cash Balance (30 + 31 + 32)**
   - Beginning: 41,734  
   - Ending: 42,079

---

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0033. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

*See Independent Auditor's Report*
## PART II- OPERATING AND MAINTENANCE EXPENSE SCHEDULE

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Budget</th>
<th>Actual</th>
<th>Proposed Budget</th>
<th>Mkt Rents Comments or (YTD)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BEGINNING DATES ENDING DATES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1. MAINTENANCE &amp; REPAIRS PAYROLL</strong></td>
<td>17,000</td>
<td>16,810</td>
<td>18,177</td>
<td></td>
</tr>
<tr>
<td><strong>2. MAINTENANCE &amp; REPAIRS SUPPLY</strong></td>
<td>6,500</td>
<td>9,481</td>
<td>9,200</td>
<td></td>
</tr>
<tr>
<td><strong>3. MAINTENANCE &amp; REPAIRS CONTRACT</strong></td>
<td>5,500</td>
<td>8,396</td>
<td>8,500</td>
<td></td>
</tr>
<tr>
<td><strong>4. PAINTING &amp; DECORATING</strong></td>
<td>1,000</td>
<td>1,300</td>
<td>2,500</td>
<td></td>
</tr>
<tr>
<td><strong>5. SNOW REMOVAL</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>6. ELEVATOR MAINTENANCE/ CONTRACT</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>7. GROUNDS</strong></td>
<td>10,200</td>
<td>10,940</td>
<td>11,200</td>
<td></td>
</tr>
<tr>
<td><strong>8. SERVICES</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>9. ANNUAL CAPITAL BUDGET (From Part V - Operating)</strong></td>
<td>2,920</td>
<td>2,395</td>
<td>3,295</td>
<td></td>
</tr>
<tr>
<td><strong>10. OTHER OPER EXPENSES</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>11. SUB-TOTAL MAINT. &amp; OPER (1 Thu 10)</strong></td>
<td>43,120</td>
<td>49,891</td>
<td>52,872</td>
<td></td>
</tr>
<tr>
<td><strong>12. ELECTRICITY</strong></td>
<td>5,500</td>
<td>5,028</td>
<td>5,800</td>
<td></td>
</tr>
<tr>
<td><strong>13. WATER</strong></td>
<td>3,700</td>
<td>2,828</td>
<td>3,500</td>
<td></td>
</tr>
<tr>
<td><strong>14. SEWER</strong></td>
<td>7,800</td>
<td>10,277</td>
<td>11,000</td>
<td></td>
</tr>
<tr>
<td><strong>15. FUEL (Oil/Coal/Gas)</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>16. GARBAGE &amp; TRASH REMOVAL</strong></td>
<td>4,400</td>
<td>3,569</td>
<td>3,900</td>
<td></td>
</tr>
<tr>
<td><strong>17. OTHER UTILITIES</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>18. SUB-TOTAL UTILITIES (12 Thru 17)</strong></td>
<td>21,400</td>
<td>21,703</td>
<td>24,200</td>
<td></td>
</tr>
<tr>
<td><strong>19. SITE MANAGEMENT PAYROLL</strong></td>
<td>15,800</td>
<td>14,891</td>
<td>16,500</td>
<td></td>
</tr>
<tr>
<td><strong>20. MANAGEMENT FEE</strong></td>
<td>23,504</td>
<td>23,588</td>
<td>30,528</td>
<td></td>
</tr>
<tr>
<td><strong>21. PROJECT AUDITING EXPENSE</strong></td>
<td>4,900</td>
<td>4,818</td>
<td>4,900</td>
<td></td>
</tr>
<tr>
<td><strong>22. PROJECT BOOKKEEPING/ACCOUNTING</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>23. LEGAL EXPENSES</strong></td>
<td>600</td>
<td>550</td>
<td>800</td>
<td></td>
</tr>
<tr>
<td><strong>24. ADVERTISING</strong></td>
<td>400</td>
<td>78</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>25. TELEPHONE &amp; ANSWERING SERVICE</strong></td>
<td>2,200</td>
<td>1,851</td>
<td>1,900</td>
<td></td>
</tr>
<tr>
<td><strong>26. OFFICE SUPPLIES</strong></td>
<td>2,300</td>
<td>3,270</td>
<td>2,500</td>
<td></td>
</tr>
<tr>
<td><strong>27. OFFICE FURNITURE &amp; EQUIPMENT</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>28. TRAINING EXPENSE</strong></td>
<td>1,100</td>
<td>0</td>
<td>1,100</td>
<td></td>
</tr>
<tr>
<td><strong>29. HEALTH INS.&amp;OTHER EMP BENEFITS</strong></td>
<td>2,400</td>
<td>2,400</td>
<td>2,400</td>
<td></td>
</tr>
<tr>
<td><strong>30. PAYROLL TAXES</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>31. WORKERS COMPENSATION</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>32. OTHER ADMINISTRATIVE EXPENSES</strong></td>
<td>200</td>
<td>1,346</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td><strong>33. SUB-TOTAL ADMINISTRATIVE (19 Thu 32)</strong></td>
<td>53,401</td>
<td>52,792</td>
<td>60,628</td>
<td></td>
</tr>
<tr>
<td><strong>34. REAL ESTATE TAXES</strong></td>
<td>15,900</td>
<td>14,956</td>
<td>15,374</td>
<td></td>
</tr>
<tr>
<td><strong>35. SPECIAL ASSESSMENTS</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>36. OTHER TAXES, LICENSES &amp; PERMITS</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>37. PROPERTY &amp; LIABILITY INSURANCE</strong></td>
<td>8,628</td>
<td>12,367</td>
<td>14,458</td>
<td></td>
</tr>
<tr>
<td><strong>38. FIDELITY COVERAGE INSURANCE</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>39. OTHER INSURANCE</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>40. SUBTOTAL TAXES &amp; INSURANCC (34 Thu 39)</strong></td>
<td>24,528</td>
<td>27,323</td>
<td>29,832</td>
<td></td>
</tr>
<tr>
<td><strong>41. TOTAL O &amp; M EXPENSES (11 + 18 + 33 + 40)</strong></td>
<td>142,449</td>
<td>151,709</td>
<td>167,532</td>
<td></td>
</tr>
</tbody>
</table>
### PART III-ACCOUNT BUDGETING / STATUS

<table>
<thead>
<tr>
<th></th>
<th>BEGINNING DATES</th>
<th>ENDING DATES</th>
<th>CURRENT BUDGET</th>
<th>ACTUAL</th>
<th>PROPOSED BUDGET</th>
<th>MKT RENTS COMMENTS or (YTD)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>01/01/09</td>
<td>12/31/09</td>
<td>01/01/09</td>
<td>12/31/09</td>
<td>01/01/10</td>
<td>12/31/10</td>
</tr>
<tr>
<td><strong>RESERVE ACCOUNT:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. BEGINNING BALANCE</td>
<td></td>
<td></td>
<td>174,350</td>
<td>174,350</td>
<td>167,860</td>
<td></td>
</tr>
<tr>
<td>2. TRANSFER TO RESERVE</td>
<td></td>
<td></td>
<td>14,754</td>
<td>3,428</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TRANSFER FROM RESERVE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. OPERATING DEFICIT</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>4. ANNUAL CAPITAL BUDGET (Part V - Reserve)</td>
<td>38,420</td>
<td>9,912</td>
<td>24,235</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>5. EQUIPMENT REPAIR &amp; REPLACE</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>6. OTHER NON OPERATING EXPENSES</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>7. TOTAL (3 thru 6)</td>
<td></td>
<td></td>
<td>38,420</td>
<td>9,912</td>
<td>24,235</td>
<td></td>
</tr>
<tr>
<td>8. ENDING BALANCE ([1 + 2] - 7)</td>
<td>150,684</td>
<td>167,860</td>
<td>143,531</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GENERAL OPERATING ACCOUNT:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEGINNING BALANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENDING BALANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18,665</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15,666</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>REAL ESTATE TAX &amp; INSURANCE ACCOUNT:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEGINNING BALANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENDING BALANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20,106</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>23,991</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TENANT SECURITY DEPOSIT ACCOUNT:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BEGINNING BALANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENDING BALANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7,984</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8,536</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(* Complete upon submission of actual expenses.)

**NUMBER OF APPLICANTS ON THE WAITING LIST:** 0
**NUMBER OF APPLICANTS NEEDING RA:** 0

**RESERVE ACCT. REQ. BALANCE:** 0
**AMOUNT AHEAD / BEHIND:** 0

---

*Form RD 3560-7 Page 3*

See Independent Auditor's Report
### PART IV - RENT SCHEDULE

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

<table>
<thead>
<tr>
<th>UNIT DESCRIPTION</th>
<th>RENTAL RATES</th>
<th>POTENTIAL INCOME FROM EACH RATE</th>
<th>UTILITY ALLOWANCE (If used)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TYPESIZE</td>
<td>NO.</td>
<td>BASIC</td>
</tr>
<tr>
<td>1</td>
<td>46</td>
<td>354</td>
<td>500</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>387</td>
<td>563</td>
</tr>
<tr>
<td>2 - Z</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2 - Z</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

CURRENT RENT TOTALS: 204,696 289,560 0

#### B. PROPOSED CHANGE TO RENTS / UTILITY ALLOWANCE:

<table>
<thead>
<tr>
<th>RENTAL RATES</th>
<th>POTENTIAL INCOME FROM EACH RATE</th>
<th>UTILITY ALLOWANCE (If used)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPESIZE</td>
<td>NO.</td>
<td>BASIC</td>
</tr>
<tr>
<td>1</td>
<td>46</td>
<td>369</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>402</td>
</tr>
<tr>
<td>2 - Z</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>2 - Z</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

CURRENT RENT TOTALS: 213,336 298,200 0

#### C. PROPOSED UTILITY ALLOWANCE - Effective Date:

<table>
<thead>
<tr>
<th>BR SIZE</th>
<th>UNIT TYPE</th>
<th>NUMBER</th>
<th>ELECTRIC</th>
<th>GAS</th>
<th>WATER</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR</td>
<td></td>
<td></td>
<td>69</td>
<td></td>
<td></td>
<td>69</td>
</tr>
<tr>
<td>2 BR</td>
<td></td>
<td></td>
<td>100</td>
<td></td>
<td></td>
<td>100</td>
</tr>
<tr>
<td>2 BR</td>
<td></td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>1 BR</td>
<td></td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>
### PART V - ANNUAL CAPITAL BUDGET

<table>
<thead>
<tr>
<th>Category</th>
<th>Proposed Number of Units / Items</th>
<th>Proposed From Reserve</th>
<th>Actual From Reserve</th>
<th>Proposed From Operating</th>
<th>Actual From Operating</th>
<th>Actual Total Costs</th>
<th>Total Actual Units / Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appliances:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Range</td>
<td></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>
<td></td>
</tr>
<tr>
<td>Range Hood</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washer &amp; Dryers</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carpet and Vinyl:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Br.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Br.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Br.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabinets:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Window Coverings:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating and Air Conditioning:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bath Sinks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen Sinks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faucets</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: Bath tubs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structures:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Screens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Siding</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Painting</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paving:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asphalt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seal and Stripe</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape and grounds:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lawn Equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessibility features:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automation equipment:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office computer</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>List:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>List: Sewer Cable Drum Machine</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL CAPITAL EXPENSES:</td>
<td></td>
<td></td>
<td></td>
<td>836</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Form RD 3560-7**

See Independent Auditor's Report
PART VII - SIGNATURES, DATES AND COMMENTS

Warning: Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or documents knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both.

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

3-22-2010
(Date)

[Signature]
(Signature of Borrower or Borrower's Representative)

Hamilton Valley Mgmt. Inc. - Agent

Danna Hoover - VP
(TITLE)

AGENCY APPROVAL (Rural Development Approval Official):

DATE:

COMMENTS:

Form RD 3560-7
Page 6

HEMPSTEAD GARDENS APT LTD

See Independent Auditor's Report
Rental Assistance Agreement

This Agreement is effective on the 1st day of March, 2011, between Hempstead Gardens Apartments, Ltd. (“borrower”) and its successors and the United States of America acting through the Rural Housing Service (“the Government”) pursuant to section 521(a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the parties agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 3560-51 (Part III), “Multiple Housing Obligation-Fund Analysis,” or RD 3560-55, “Multiple Family Housing Transfer of Rental Assistance,” for the project located at 700 Factory Outlet Drive, Hempstead, TX 77445 and known as Hempstead Gardens consisting of 50 units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 3560-8, “Tenant Certification.” Additional attachments of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants’ incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units from the Government, the borrower may request additional units. If the Government provides additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative

When the Borrower is a Cooperative:

(a) The term “tenant or occupant” will include a member of a cooperative. The term “household contribution” or “rent” will include the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative approved for rental assistance shall agree that upon a sale of their membership, any equity attributable to supplemental rent payments will be paid to the Government through the cooperative.

According to the Paperwork Reduction Act of 1995, no agency may conduct or sponsor, and no person is required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting the collection.

Position 2
Section 7  Renegotiation, Modification, Transfer, Termination -

(a) The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.

(b) If the borrower defaults on any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.

(c) If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project.

Section 8  Term of Agreement and Condition for Termination -

(a) This Agreement and its attachments, and any additional rental assistance will expire one (1) years from March 22, 2011 unless the funds are fully expended prior to that time, or unless earlier suspended, transferred, or terminated according to section 7 of this agreement.

(b) The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-57 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1B1 will be attached to and become a part this Agreement.

Section 9  Special Conditions - The borrower agrees that RD may attach a duly executed Form RD 3560-51 (Part III) or RD 3560-55 to this Agreement and that it becomes a part hereof, and may be identified in section 10 below.

By: ____________________________  Hamilton Valley Management, Inc. - AGENT  Danna Hoover, Vice President

RURAL HOUSING SERVICE  Scooter Brockett, Housing Programs Director

Date: MAR 22 2011

Section 10  Record of Attachments For RD 3560-51 (Part III) or RD 3560-55

<table>
<thead>
<tr>
<th>AGREEMENT #</th>
<th>#</th>
<th>UNITS</th>
<th>$1 155 556.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGREEMENT #</td>
<td>10</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>11</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>12</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>13</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>14</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>15</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>16</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>17</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>18</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>19</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
<tr>
<td>AGREEMENT #</td>
<td>20</td>
<td>UNITS</td>
<td>$115,556.00</td>
</tr>
</tbody>
</table>
RENTAL ASSISTANCE AGREEMENT

CASE NO. 51-037-557894180
PROJECT NO. 01-4

This Agreement effective on the 1st day of AUGUST 23, 2018 between

HEMPSTEAD GARDENS APARTMENTS, LTD.
("borrower") and its successors and the United States of America acting through the Rural Housing Service ("the Government") pursuant to section 521 (a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the Parties agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 3560-51 (Part III), "Multiple Housing Obligation-Fund Analysis," or RD 3560-55, "Multiple Family Housing Transfer of Rental Assistance," for the project located at 700 FACTORY OUTLET DRIVE, HEMPSTEAD, TX 77445 and known as HEMPSTEAD GARDENS consisting of 50 units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 3560-8, "Tenant Certification." Additional attachments of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants' incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units from the Government, the borrower may request additional units. If the Government provides additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative -

When the Borrower is a Cooperative:

(a) The term "tenant or occupant" will include a member of a cooperative. The term "household contribution" or "rent" will include the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative approved for rental assistance shall agree upon a sale of their membership, any equity attributable to supplemental rent payments will be paid to the Government through the cooperative.
Section 7  Renegotiation, Modification, Transfer, Termination

(a) The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.

(b) If the borrower defaults under any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.

(c) If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project.

Section 8  Term of Agreement and Condition for Termination

(a) This Agreement and its attachments, and any additional rental assistance will expire automatically upon total disbursement or credit of rental assistance to the borrower's account, unless earlier suspended, transferred or terminated according to section 7 of this Agreement.

(b) The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-7 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1BI will be attached to and become a part of this Agreement.

Section 9  Special Conditions - The borrower agrees that RD may attach a duly executed Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement and that it becomes a part hereof, and may be identified in Section 10 below.

(Borrower)
HEMPSTEAD GARDENS APARTMENTS, LTD.

RURAL HOUSING SERVICE

By: ________________________________  BONITA DAVIDSON

Date: ________________________________

Section 10  Record of Attachments For RD 3560-51 (Part III) or RD 3560-55

<table>
<thead>
<tr>
<th>AGREEMENT #</th>
<th>UNITS</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-01-00</td>
<td>32</td>
<td>129,016.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
FOR VALUE RECEIVED, the undersigned (whether one or more persons, herein called "Borrower") jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the "Government") at its office in HUNTSVILLE, TEXAS.

THE PRINCIPAL SUM OF EIGHT HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($853,600.00), plus INTEREST on the PRINCIPAL of SEVEN AND THREE-FOURTHS PERCENT (7.75%) PER ANNUM.

Payment of the Principal and Interest shall be as agreed between the Borrower and the Government as indicated below: (check one)

☐ I. Principal and Interest payments shall be deferred. The interest accrued to MAY 1, 1993 shall be added to the Principal. The new Principal and later accrued Interest shall be payable in 599 regular amortized installments on the dates indicated in the box below. Borrower authorizes the Government to enter the amount of the new Principal herein $858,745.31 and the amount of regular installments in the box below, when determined:

☐ II. Payments shall not be deferred. Principal and Interest shall be paid in installments as indicated in the box below:

☐ III. Payment of Interest shall not be deferred. Installments of accrued Interest shall be payable on the of each month beginning on , 19 through , 19.

Principal and later accrued Interest shall be paid in installments as indicated in the box below:

$ 5,665.90 on JUNE 1, 1993, and $ 5,665.90 thereafter on the FIRST of each MONTH until the PRINCIPAL and INTEREST are fully paid except that the FINAL INSTALLMENT of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and PAYABLE FIFTY (50) YEARS from the DATE of this NOTE. The consideration herefor shall support any agreement modifying the foregoing schedule of payments.
If the total amount of the loan is not advanced at the time of loan closing, the loan shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval of the Government is mandatory provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown on the reverse hereof. Borrower authorizes the Government to enter the amount and date of each advance in the Record of Advances.

Payments of principal and interest shall be applied in accordance with Farmers Home Administration's accounting procedures in effect on the date of receipt of the payment. Borrower agrees to pay late charges in accordance with Farmers Home Administration regulations in effect when a late charge is assessed.

PREPAYMENT OF SCHEDULED INSTALLMENTS IS PROHIBITED FOR SECTION 515 (RRH) LOANS.

For other loans, prepayment of scheduled installments, or any portion thereof, may be made at any time at the option of Borrower providing the loan is in a current status. Refunds and extra payments, as defined in the regulations of the Farmers Home Administration according to the source of funds involved, shall be applied to the installments last to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein. Prepayment restrictions must be considered if the Borrower is subject to these restrictions and the prepayment of scheduled installments will cause the loan to be repaid prior to the expiration of the restricted repayment period.

CREDIT ELSEWHERE CERTIFICATION: Borrower hereby certifies inability to obtain sufficient credit elsewhere to finance the actual needs at reasonable rates and terms, taking into consideration prevailing private and cooperative rates and terms in or near the community for loans for similar purposes and periods of time, and that the loan evidenced hereby shall be used solely for purposes authorized by the Government.

TRANSFER OF TITLE: Property constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased (except individual units leased to tenants), assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government.

GRADUATION PROVISIONS DO NOT APPLY TO SECTION 515 (RRH) LOANS.

For other loans, GRADUATION AGREEMENT: If at any time shall appear to the Government that Borrower may be able to obtain a loan from a responsible cooperative or private credit source at reasonable rate and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock. When the Borrower is subject to prepayment restrictions, refinancing will not be required until such restrictions are exhausted.

CREDIT SALE TO INELIGIBLE BORROWER: The provisions of the paragraphs entitled “Credit Elsewhere Certification”, and “Graduation Agreement” do not apply if (1) this promissory note represents in whole or in part, payment for property purchased from the Government and (2) the loan represented by this promissory note was made to the Borrower as an ineligible Borrower under Title V of the Housing Act of 1949, as amended and regulations issued thereunder. As long as the promissory note remains unpaid, the property purchased with this loan shall not be sold or transferred, either voluntarily or involuntarily, unless the Government consents to such transaction in writing.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant or agreement hereunder shall constitute default under any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such a debt; and default under any such other instrument shall constitute default hereunder. UPON ANY SUCH DEFAULT, the Government at its option may declare all or any part of any such indebtedness immediately due and payable.

This Note is given as evidence of a loan made or insured by the Government pursuant to Title V of the Housing Act of 1949 and for the type of loan as is indicated in the “KIND OF LOAN” block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations and provisions hereof.

Presentment, protest, and notice are hereby waived.

In accordance with 7 C.F.R. 1944.221 (a) (2) (1983) none of the partners of Borrower, whether general partners or limited partners, shall have any personal liability with respect to the partnership liability evidenced by this promissory note.
SWEENEY MANOR SENIOR CITIZEN APARTMENTS, LTD.
a Texas limited partnership

Jean Johnson, general partner
1310 Forest Home
Houston, Texas 77077

<table>
<thead>
<tr>
<th>AMOUNT</th>
<th>DATE</th>
<th>AMOUNT</th>
<th>DATE</th>
<th>AMOUNT</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$853,600.00</td>
<td>4/2/93</td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$853,600.00</td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
</tbody>
</table>
RENTAL ASSISTANCE AGREEMENT

CASE NO. 49-020-883325404
PROJECT NO. 012

This Agreement effective on the 1st day of September, 2015 between

Sweeny Manor Senior Citizen Apts., Ltd.
("borrower") and its successors and the United States of America acting through the Rural Housing Service ("the Government") pursuant to section 521 (a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the Parties agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 3560-51 (Part III), "Multiple Housing Obligation-Fund Analysis," or RD 3560-55, "Multiple Family Housing Transfer of Rental Assistance," for the project located

at 902 Texas Avenue, Sweeny, TX 77480

and known as Sweeny Manor Sr. Citizen Apartments consisting of 32 units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 3560-8, "Tenant Certification." Additional attachments of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants' incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units from the Government, the borrower may request additional units. If the Government provides additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative

When the Borrower is a Cooperative:

(a) The term "tenant or occupant" will include a member of a cooperative. The term "household contribution" or "rent" will include the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative approved for rental assistance shall agree upon a sale of their membership, any equity attributable to supplemental rent payments will be paid to the Government through the cooperative.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.
Section 7  **Renegotiation, Modification, Transfer, Termination**

(a) The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.

(b) If the borrower defaults under any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.

(c) If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project.

Section 8  **Term of Agreement and Condition for Termination**

(a) This Agreement and its attachments, and any additional rental assistance will expire automatically upon total disbursement or credit of rental assistance to the borrower's account, unless earlier suspended, transferred or terminated according to section 7 of this Agreement.

(b) The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-7 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1BI will be attached to and become a part this Agreement.

Section 9  **Special Conditions** - The borrower agrees that RD may attach a duly executed Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement and that it becomes a part hereof, and may be identified in Section 10 below.

---

RURAL HOUSING SERVICE

By: DEBORAH WRIGHT, AAAD

Date: 09-03-2015

---

Section 10  **Record of Attachments For RD 3560-51 (Part III) or RD 3560-55**

<table>
<thead>
<tr>
<th>Agreement #</th>
<th>Units</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>150100</td>
<td>20</td>
<td>$76,080.00</td>
</tr>
<tr>
<td>180100</td>
<td>20</td>
<td>$72,154.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>
Corey Farmer

From: Ayers, Amanda - RD, Temple, TX <Amanda.Ayers@tx.usda.gov>
Sent: Friday, April 5, 2019 11:12 AM
To: Corey Farmer
Subject: RE: Sweeny Manor RA

Corey-

I can confirm that the RA on sweeny manor has been recently renewed. The new agreement number is 190100 and was approved on 2/4/2019 for 20 units of Rental Assistance. Thanks.

Amanda L. Ayers | Loan Specialist
Rural Development
U.S. Department of Agriculture
101 S. Main, Suite 102 | Temple, Texas 76501
Phone: 254.742.9778
www.rd.usda.gov

"Committed to the future of rural communities"
"Estamos dedicados al futuro de las comunidades rurales"

"USDA is an equal opportunity provider, employer and lender."

From: Corey Farmer <cfarmer@belmontdev.com>
Sent: Friday, April 5, 2019 9:54 AM
To: Ayers, Amanda - RD, Temple, TX <Amanda.Ayers@tx.usda.gov>
Subject: Sweeny Manor RA

Amanda,

Per our conversation, please see the following question we received from TDHCA. Also attached is the Current Rental Assistance Contract in place.

1. Existing Developments: Clarify whether the rental assistance for the Sweeny location has been renewed. The submitted Rental Agreement is from 2015 and the expiration date is unclear.

Can you please confirm that even though the original contract was executed in 2015, a continuation of that agreement was executed and is still currently in effect as evidenced through Agreement #180100 shown on the 2nd page of the RA Contract?

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
cfarmer@belmontdev.com
2019 HTC
Full Application

Part 3 Tab 21

Occupied Developments
Occupied Developments

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, the following items must be provided.

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

AND

- UPLOAD SEPARATELY FROM THE APPLICATION, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and tenant names or vacancy; and
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

Optional, but only available to developments with no Direct Loan funds. The current property owner is unwilling to provide one or more of the required documents above, and a signed statement from the Applicant attesting to that fact is submitted behind this tab.

Uniform Relocation Act (URA) Applicability for Direct Loan Applications

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

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

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

- Identification of any business, nonprofit organization, or farm on the site (that is not owned or controlled by the Seller);
- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt;
- Dated Voluntary Acquisition Notification to Owner; and
- HUD Relocation Brochure issued to tenants that will be displaced (if known).

Relocation Certification for Direct Loan Applications

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

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

Signature of Applicant

Printed Name

Date

FORM CONTINUES

3/1/2019
The activity involves demolition of existing occupied structures.

The activity involves conversion of occupied rental property occupied by any tenant.

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

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

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

The purpose and goals of the RARAP is to:

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

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

Signature of Applicant

Printed Name

Date

3/1/2019
## Operating Statement - 12 Month Actuals

**Hempstead Gardens Apartments**

**700 Factory Outlet Dr.**

**Hempstead, TX 77445**

**Calendar Year: 2018**

<table>
<thead>
<tr>
<th>COA No.</th>
<th>Description</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4400</td>
<td>Rental Income</td>
<td>14,201.00</td>
<td>13,649.00</td>
<td>17,273.00</td>
<td>14,755.00</td>
<td>14,388.00</td>
<td>14,392.00</td>
<td>13,922.00</td>
<td>14,404.00</td>
<td>13,510.00</td>
<td>13,520.00</td>
<td>13,180.00</td>
<td>13,005.00</td>
<td>170,179.00</td>
</tr>
<tr>
<td>4405</td>
<td>RHS R/A Received</td>
<td>10,653.00</td>
<td>10,363.00</td>
<td>10,758.00</td>
<td>10,746.00</td>
<td>10,666.00</td>
<td>10,662.00</td>
<td>10,658.00</td>
<td>10,650.00</td>
<td>10,569.00</td>
<td>10,586.00</td>
<td>9,978.00</td>
<td>10,535.00</td>
<td>126,851.00</td>
</tr>
<tr>
<td>4409</td>
<td>Application Fee</td>
<td>10.00</td>
<td>0.00</td>
<td>10.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>4410</td>
<td>Late Fees</td>
<td>0.00</td>
<td>0.00</td>
<td>10.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>5160</td>
<td>Interest - Tax/Ins</td>
<td>0.04</td>
<td>0.02</td>
<td>0.46</td>
<td>0.00</td>
<td>0.00</td>
<td>0.22</td>
<td>0.00</td>
<td>0.00</td>
<td>1.27</td>
<td>0.00</td>
<td>0.00</td>
<td>9.19</td>
<td>11.20</td>
</tr>
<tr>
<td>5165</td>
<td>Interest - Reserve</td>
<td>5.60</td>
<td>0.00</td>
<td>5.95</td>
<td>0.00</td>
<td>5.07</td>
<td>0.86</td>
<td>0.51</td>
<td>12.33</td>
<td>12.27</td>
<td>14.57</td>
<td>18.88</td>
<td>18.28</td>
<td>18.89</td>
</tr>
<tr>
<td>5170</td>
<td>Interest-Security Deposit</td>
<td>0.06</td>
<td>0.03</td>
<td>0.44</td>
<td>0.00</td>
<td>0.00</td>
<td>1.30</td>
<td>0.00</td>
<td>0.00</td>
<td>2.34</td>
<td>0.00</td>
<td>2.98</td>
<td>7.15</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL INCOME</strong></td>
<td></td>
<td>24,869.70</td>
<td>24,016.14</td>
<td>28,057.85</td>
<td>25,486.07</td>
<td>25,064.86</td>
<td>25,056.03</td>
<td>24,592.33</td>
<td>25,066.27</td>
<td>24,124.18</td>
<td>24,124.88</td>
<td>23,176.28</td>
<td>23,571.06</td>
<td>297,205.65</td>
</tr>
</tbody>
</table>

**INCOME**

- **4400 Rental Income**
- **4405 RHS R/A Received**
- **4409 Application Fee**
- **4410 Late Fees**
- **5160 Interest - Tax/Ins**
- **5165 Interest - Reserve**
- **5170 Interest-Security Deposit**

**EXPENSE**

- **6110 Maint/Repairs Payroll**
- **6115 Maint/Repairs Supply**
- **6120 Maint/Repairs Contract**
- **6140 Grounds**
- **6145 Services**
- **6146 Exterminating**
- **6155 Other Operating Expenses**
- **6156 Phone & Fuel Allowances**
- **6160 USE-6146**
- **6210 Electricity**
- **6215 Water**
- **6220 Sewer**
- **6225 Fuel/Oil/Coal/Gas**
- **6230 Trash Removal**
- **6235 Other Utilities**
- **6310 Site Management Payroll**
- **6315 Management Fees**
- **6320 Project Auditing**
- **6325 Project Bookkeeping**
- **6330 Legal Expenses**
- **6335 Advertising**
- **6340 Phone/Answering Service**
- **6345 Office Supplies**
- **6355 Training Expense**
- **6365 Payroll Taxes**
- **6370 Workman’s Comp. Insurance**
- **6375 Other Administrative Exp.**
- **6376 IT Services & Software**
- **6377 Tenant Screening**
- **6378 Bank Fees**
- **6410 Real Estate Taxes**
- **6425 Property/Liability Ins.**

**EXPENSE**

- **6110 Maint/Repairs Payroll**
- **6115 Maint/Repairs Supply**
- **6120 Maint/Repairs Contract**
- **6140 Grounds**
- **6145 Services**
- **6146 Exterminating**
- **6155 Other Operating Expenses**
- **6156 Phone & Fuel Allowances**
- **6160 USE-6146**
- **6210 Electricity**
- **6215 Water**
- **6220 Sewer**
- **6225 Fuel/Oil/Coal/Gas**
- **6230 Trash Removal**
- **6235 Other Utilities**
- **6310 Site Management Payroll**
- **6315 Management Fees**
- **6320 Project Auditing**
- **6325 Project Bookkeeping**
- **6330 Legal Expenses**
- **6335 Advertising**
- **6340 Phone/Answering Service**
- **6345 Office Supplies**
- **6355 Training Expense**
- **6365 Payroll Taxes**
- **6370 Workman’s Comp. Insurance**
- **6375 Other Administrative Exp.**
- **6376 IT Services & Software**
- **6377 Tenant Screening**
- **6378 Bank Fees**
- **6410 Real Estate Taxes**
- **6425 Property/Liability Ins.**
## Operating Statement - 12 Month Actuals

### Hempstead Gardens Apartments
700 Factory Outlet Dr.
Hempstead, TX  77445

### Calendar Year : 2018

<table>
<thead>
<tr>
<th>COA No.</th>
<th>Description</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>6435</td>
<td>Other Insurance</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>4,997.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>4,997.00</td>
</tr>
<tr>
<td>6510</td>
<td>RHS Debt Payment</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>3,141.03</td>
<td>37,692.36</td>
</tr>
<tr>
<td>6515</td>
<td>RHS Payment (Overage)</td>
<td>146.00</td>
<td>292.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>146.00</td>
<td>1,898.00</td>
</tr>
<tr>
<td>6620</td>
<td>Miscellaneous</td>
<td>0.00</td>
<td>120.00</td>
<td>120.00</td>
<td>123.16</td>
<td>115.87</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>479.03</td>
</tr>
</tbody>
</table>

**TOTAL EXPENSES**

22,769.70 | 34,105.54 | 16,043.20 | 27,583.01 | 17,644.21 | 23,804.22 | 17,066.62 | 15,168.56 | 16,324.52 | 17,728.11 | 16,664.33 | 44,217.56 | 269,140.58

<table>
<thead>
<tr>
<th>COA No.</th>
<th>Description</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>22,769.70</td>
<td>34,105.54</td>
<td>16,043.20</td>
<td>27,583.01</td>
<td>17,644.21</td>
<td>23,804.22</td>
<td>17,066.62</td>
<td>15,168.56</td>
<td>16,324.52</td>
<td>17,728.11</td>
<td>16,664.33</td>
<td>44,217.56</td>
<td>269,140.58</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NET INCOME YTD**

2,100.00 | -10,189.40 | 12,014.65 | -2,016.94 | 7,420.65 | 1,251.81 | 7,525.71 | 9,897.71 | 7,799.66 | 6,395.77 | 6,511.95 | -20,646.50 | 20,065.07

01/29/2019
7:56 pm
Page 2 of 2
Operating Statement - 12 Month Actuals

COA No.

01/29/2019

Calendar Year : 2018

Sweeny Manor Apartments
902 Texas Ave
Sweeny, TX 77480

7:56 pm
Page 1 of 2

Description

January

February

March

April

May

June

July

August

September

October

November

December

Total

10,456.00

10,355.00

10,110.00

10,840.00

10,815.00

10,357.00

9,874.00

9,874.00

9,872.00

9,828.00

5,325.00

5,319.00

5,634.00

5,679.00

5,704.00

5,688.00

5,672.00

5,672.00

5,674.00

5,728.00

9,804.00

9,296.00

121,481.00

5,760.00

5,760.00

0.00

0.00

0.00

0.00

0.00

10.00

0.00

0.00

0.00

10.00

10.00

0.00

67,615.00
30.00

10.00

10.00

10.00

10.00

0.00

10.00

10.00

10.00

10.00

0.00

0.00

0.00

80.00

INCOME
4400

Rental Income

4405

RHS R/A Received

4409

Application Fee

4410

Late Fees

5160

Interest - Tax/Ins

0.00

0.00

0.06

0.00

0.00

0.11

0.00

0.00

1.28

0.00

0.00

9.82

11.27

5165

Interest - Reserve

-6.19

-6.56

-6.13

-5.96

-5.83

-5.96

6.71

6.80

7.48

8.58

8.31

8.59

9.84

5170

Interest-Security Deposit

0.06

0.05

0.40

0.00

0.00

1.41

0.00

0.00

1.50

0.00

0.00

2.11

5.53

5920

Tenant Charges

0.00

0.00

0.00

0.00

0.00

30.00

0.00

0.00

0.00

0.00

0.00

0.00

30.00

15,784.87

15,677.49

15,748.33

16,523.04

16,513.17

16,090.56

15,562.71

15,562.80

15,566.26

15,574.58

15,582.31

15,076.52

189,262.64

TOTAL INCOME

EXPENSE
6110

Maint/Repairs Payroll

1,276.00

1,131.00

986.00

1,160.00

1,145.50

1,609.50

1,392.00

1,126.28

2,015.50

1,247.00

1,102.00

1,007.75

15,198.53

6115

Maint/Repairs Supply

3,152.41

210.54

258.19

311.24

367.46

623.55

0.00

1,348.93

666.64

221.68

270.35

233.40

7,664.39

6120

Maint/Repairs Contract

0.00

0.00

400.16

0.00

0.00

0.00

0.00

0.00

0.00

234.13

0.00

0.00

634.29

6140

Grounds

770.78

770.78

770.78

770.78

804.55

770.78

770.78

770.78

770.70

770.78

770.78

770.78

9,283.05

6145

Services

244.86

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

244.86

6146

Exterminating

242.48

0.00

242.48

0.00

242.48

0.00

242.48

0.00

95.26

95.26

0.00

0.00

1,160.44

6155

Other Operating Expenses

0.00

38.42

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

38.42

6156

Phone & Fuel Allowances

104.63

99.88

78.67

69.73

74.44

84.76

79.09

70.09

101.23

74.30

71.24

57.06

965.12

6210

Electricity

1,072.27

576.96

563.86

439.68

461.53

520.77

609.90

492.46

182.58

853.96

423.76

0.00

6,197.73

6215

Water

935.58

373.80

362.25

0.00

779.41

375.03

375.04

375.04

375.04

363.33

375.04

354.73

5,044.29

6220

Sewer

782.71

373.80

362.26

0.00

777.05

375.03

375.04

375.04

375.04

363.33

375.04

354.73

4,889.07

6230

Trash Removal

591.73

295.88

295.86

0.00

634.84

293.40

293.39

293.39

293.39

293.71

293.39

286.76

3,865.74

6235

Other Utilities

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

24.15

24.15

6310

Site Management Payroll

824.20

1,060.80

880.00

1,034.00

880.00

1,012.00

968.00

880.00

1,144.00

880.00

1,045.00

924.00

11,532.00

6315

Management Fees

0.00

1,922.00

1,922.00

3,782.00

1,984.00

1,922.00

1,922.00

1,922.00

1,922.00

1,922.00

1,860.00

1,860.00

22,940.00

6320

Project Auditing

0.00

0.00

0.00

0.00

0.00

3,800.00

0.00

0.00

0.00

0.00

0.00

0.00

3,800.00

6325

Project Bookkeeping

39.36

0.00

0.00

0.00

0.00

0.00

120.00

0.00

71.00

0.00

0.00

0.00

230.36

6335

Advertising

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

112.00

96.00

208.00

6340

Phone/Answering Service

257.17

212.20

358.04

400.48

131.85

131.85

151.48

159.38

131.90

132.38

132.38

132.38

2,331.49

6345

Office Supplies

2,191.98

4.45

97.95

67.03

0.00

82.58

0.00

59.99

116.87

54.22

54.10

131.62

2,860.79

6355

Training Expense

12.48

12.48

12.48

12.48

12.48

162.48

134.96

12.48

12.48

12.48

12.48

13.76

423.52

6365

Payroll Taxes

241.43

250.95

211.03

225.95

189.67

229.50

186.60

158.85

249.45

168.41

169.70

152.14

2,433.68

6370

Workman's Comp. Insurance

0.00

161.97

325.71

99.20

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

586.88

6375

Other Administrative Exp.

0.00

0.00

0.00

30.00

0.00

0.00

0.00

0.00

0.00

0.00

110.00

0.00

140.00

6376

I.T. Services & Software

91.45

61.83

134.10

0.00

72.27

150.51

72.26

74.03

74.03

0.00

141.16

65.98

937.62

6377

Tenant Screening

10.66

10.66

10.66

10.66

10.66

10.66

26.65

10.66

10.66

21.32

0.66

21.32

155.23

20.00

20.00

15.00

65.00

35.00

20.00

10.00

50.00

10.00

30.00

50.00

0.00

325.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

11,394.85

11,394.85

6378

Bank Fees

6410

Real Estate Taxes

6425

Property/Liability Ins.

6510

RHS Debt Payment

6515

RHS Payment (Overage)

0.00

0.00

2,462.70

1,443.88

2,887.76

0.00

1,443.88

1,443.88

1,443.88

1,443.88

10,084.41

0.00

22,654.27

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

1,821.67

21,860.04

16.00

24.00

24.00

24.00

24.00

16.00

24.00

16.00

16.00

16.00

16.00

16.00

232.00


## Operating Statement - 12 Month Actuals

Sweeny Manor Apartments  
902 Texas Ave  
Sweeny, TX  77480  

Calendar Year : 2018

<table>
<thead>
<tr>
<th>COA No.</th>
<th>Description</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TOTAL EXPENSES</td>
<td>14,699.85</td>
<td>9,434.07</td>
<td>12,595.85</td>
<td>11,767.78</td>
<td>13,336.62</td>
<td>14,012.07</td>
<td>11,019.22</td>
<td>11,460.95</td>
<td>11,899.32</td>
<td>11,019.84</td>
<td>19,291.16</td>
<td>19,719.08</td>
<td>160,255.81</td>
</tr>
<tr>
<td></td>
<td>NET INCOME YTD</td>
<td>1,085.02</td>
<td>6,243.42</td>
<td>3,152.48</td>
<td>4,755.26</td>
<td>3,176.55</td>
<td>2,078.49</td>
<td>4,543.49</td>
<td>4,101.85</td>
<td>3,666.94</td>
<td>4,554.74</td>
<td>-3,708.85</td>
<td>-4,642.56</td>
<td>29,006.83</td>
</tr>
</tbody>
</table>
Woodland Estates, LP
Relocation Plan

Woodland Estates I & II consists of the substantial rehabilitation of the Hempstead Garden Estates and Sweeny Manor developments. Once the project begins, we will need to temporarily relocate tenants for approximately a 30-45 day period while we complete construction on their apartments. SDR Investments will coordinate the relocation process during the construction period. Our intention is to temporarily relocate 8-12 tenants at a time depending on the occupancy of each building and the preference of relocation for each tenant. The goal is two have 2 building per phase empty, and complete rehab work for each site in approximately 5-6 phases.

As part of the relocation process we will pay for the moving expenses and any fees or deposits associated with moving. We will also pay for the rent at their temporary residence. Some residents choose to stay with friends or family during the construction process. If this is the case, we will pay to move their belongings into storage for the duration of their displacement, and also for the move back into their apartment. Each phase has been allotted approximately 60 days, but we only expect the residents to be relocated for about 45 days. In past development similar to this one, we have completed the construction of each phase in 30-45 days.

Please see the attached sample spreadsheet that we will use to track the tenants relocation. The spreadsheet will document the date of relocation, the new property that the tenant will move to, the estimated return date, the estimated relocation costs, rent and other expenses paid for the tenant during relocation, and any other information related to their relocation.

We have budgeted $1,500 per unit for relocation expenses. We feel this adequate to cover the moving, storage, and rent expenses based on similar developments we have completed. The tenants that choose to stay with family use less of the relocation money budgeted which usually offsets the tenants that require more of the relocation budget.

Below is what we expect per unit.

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moving/Storage</td>
<td>$600</td>
</tr>
<tr>
<td>Rent/Hotel Expenses</td>
<td>$700</td>
</tr>
<tr>
<td>Utilities/Deposits</td>
<td>$100</td>
</tr>
<tr>
<td>Misc.</td>
<td>$100</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1,500</td>
</tr>
</tbody>
</table>

Once the development has been approved and is 45-60 days from construction starting, we will schedule a tenant meeting to discuss the construction and relocation process. At that time we will ask for input from the tenants as to their preference for relocation and also determine any special accommodations. The input of each tenant’s relocation needs and wishes will be accommodated to the best of our ability. SDR Investments is committed to making this process as simple and hassle free as possible for each tenant during this rehabilitation.

A copy of this plan will be submitted to USDA RD for their approval prior to the finalization of the transfers and will comply with the Uniform Relocation Act as well as any other applicable laws or regulations.
<table>
<thead>
<tr>
<th>Sl #</th>
<th>Unit #</th>
<th>Tenant</th>
<th>Relocation Date</th>
<th>Return Date</th>
<th>Temp Relocation Property</th>
<th>Tenant’s Rent</th>
<th>Basic Rent Saw Park</th>
<th>Rent Rent New Location</th>
<th>Est RL Exp (Moving, storage, hotel, etc.)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>Zella Huffstetler</td>
<td>11/8/2010</td>
<td>12/17/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>3</td>
<td>Isabel Young</td>
<td>11/8/2010</td>
<td>12/17/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>4</td>
<td>Doretha Tallant</td>
<td>11/8/2010</td>
<td>12/17/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>Carl Lewis</td>
<td>12/8/2010</td>
<td>12/17/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>7</td>
<td>Margaret Kelley</td>
<td>8/23/2010</td>
<td>9/24/2010</td>
<td>Incline #19</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>8</td>
<td>Vacant</td>
<td>8/36/2010</td>
<td>9/24/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>18</td>
<td>Peggy Richardson</td>
<td>9/27/2010</td>
<td>11/5/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>19</td>
<td>Vacant</td>
<td>8/23/2010</td>
<td>9/24/2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>20</td>
<td>Daniel Bobbitt</td>
<td>8/23/2010</td>
<td>9/24/2010</td>
<td>Savannah Park of Alma #23</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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)(I)).

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

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

**NA** Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.
HEMPSTEAD GARDENS APARTMENTS
700 Factory Outlet Drive  Hempstead, Texas

ARCHITECT
LARRY K. BLACKLEDGE

PROJECT No:
DATE:
REVISED:

4 ACRES OR 174,240 SF
PARKING
50 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
5 HANDICAP ACCESSIBLE PARKING STALLS
TOTAL = 56
TOTAL UNITS - 50 UNITS
43 - 1 BEDROOM UNITS
2 - 1 BEDROOM HC UNITS
1 - 1 BEDROOM H/V UNIT
3 - 2 BEDROOM UNITS
1 - 2 BEDROOM HC UNIT
BUILDINGS 1 -
(14) 1 BEDROOM UNIT @ 616 SQ.FT. = 8,624 SQ.FT.
(2)   1 BEDROOM HC @ 616 SQ.FT = 1,232 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.
BUILDINGS 2 -
(16) 1 BEDROOM UNIT @ 616 SQ.FT = 9,856 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.
BUILDINGS 3 -
(13) 1 BEDROOM UNIT @ 616 SQ.FT = 8,008 SQ.FT.
(1)   1 BEDROOM H/V @ 616 SQ.FT = 616 SQ.FT.
(3)   2 BEDROOM UNIT @ 720 SQ.FT = 2,160 SQ.FT.
(1)   2 BEDROOM HC @ 720 SQ.FT = 720 SQ.FT.
TOTAL UNITS & STORAGE = 11,504 SQ.FT.
COMMUNITY BLDG @ 1,992 SQ.FT
NOTE:
PROJECT BUILT IN 1993
THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE
FAIR HOUSING ACT.
SITE
4 ACRES OR 174,240 SF

PARKING
50 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
5 HANDICAP ACCESSIBLE PARKING STALLS
TOTAL = 56

TOTAL UNITS - 50 UNITS
43 1 BEDROOM UNITS
2 1 BEDROOM HC UNITS
1 1 BEDROOM HV UNIT
3 2 BEDROOM UNITS
1 2 BEDROOM HC UNIT

BUILDINGS 1 -
(14) 1 BEDROOM UNIT @ 616 SQ.FT. = 8,624 SQ.FT.
(2) 1 BEDROOM HC @ 616 SQ.FT. = 1,232 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.

BUILDINGS 2 -
(16) 1 BEDROOM UNIT @ 616 SQ.FT. = 9,856 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.

BUILDINGS 3 -
(13) 1 BEDROOM UNIT @ 616 SQ.FT. = 8,008 SQ.FT.
(1) 1 BEDROOM HV @ 616 SQ.FT. = 616 SQ.FT.
(2) 2 BEDROOM UNIT @ 720 SQ.FT. = 2,160 SQ.FT.
(1) 2 BEDROOM HC @ 720 SQ.FT. = 720 SQ.FT.
TOTAL UNITS & STORAGE = 11,504 SQ.FT.

COMMUNITY BLDG @ 1,992 SQ.FT.

OVERALL SITE PLAN
SCALE: 1" = 90'-0"

NOTES:
1. PROJECT BUILT IN 1993 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.
Van Accessible parking identified on this site plan. -LC

SITE
4 ACRES OR 174,240 SF

PARKING
50 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
5 HANDICAP ACCESSIBLE PARKING STALLS
TOTAL = 56

TOTAL UNITS - 50 UNITS
43 - 1 BEDROOM UNITS
2 - 1 BEDROOM HC UNITS
1 - 1 BEDROOM H/V UNIT
3 - 2 BEDROOM UNITS
1 - 2 BEDROOM HC UNIT

BUILDINGS 1 -
(14) 1 BEDROOM UNIT @ 616 SQ.FT. = 8,624 SQ.FT.
(2) 1 BEDROOM HC @ 616 SQ.FT = 1,232 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.

BUILDINGS 2 -
(16) 1 BEDROOM UNIT @ 616 SQ.FT. = 9,856 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.

BUILDINGS 3 -
(13) 1 BEDROOM UNIT @ 616 SQ.FT. = 8,008 SQ.FT.
(1) 1 BEDROOM H/V @ 616 SQ.FT. = 616 SQ.FT.
(3) 2 BEDROOM UNIT @ 720 SQ.FT. = 2,160 SQ.FT.
(1) 2 BEDROOM HC @ 720 SQ.FT. = 720 SQ.FT.
TOTAL UNITS = 11,504 SQ.FT.

COMMUNITY BLDG @ 1,992 SQ.FT

NOTES:
1. PROJECT BUILT IN 1993 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.
Building 1

Total Net Rentable Area: 9,856 sqft.
Total Patio Area: 1,152 sqft
Total Breezeway Area: 0 sqft.
Other Support Areas: 128 sqft.
Total Gross Building Area 11,136 sqft.
Building 2

Total Net Rentable Area: 9,856 sqft.
Total Patio Area: 1,152 sqft.
Total Breezeway Area: 927 sqft.
Other Support Areas: 128 sqft.
Total Gross Building Area 12,063 sqft.
Building 3
Total Net Rentable Area: 11,504 sqft.
Total Patio Area: 1,464 sqft
Total Breezeway Area: 1,236 sqft.
Other Support Areas: 152 sqft.
Total Gross Building Area: 14,356 sqft.
ENERGY STAR WINDOWS, TYP.
30 YEAR SHINGLE
BRICK VENEER
ALUMINUM GUTTER, DOWNSPOUTS AND SPLASH BLOCKS

1
BLDG THREE
NORTH ELEVATION
SCALE: 1/32" = 1'-0"

ALUMINUM GUTTER, DOWNSPOUTS AND SPLASH BLOCKS
BRICK VENEER

2
BLDG THREE
SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

ALUMINUM GUTTER, DOWNSPOUTS AND SPLASH BLOCKS
BRICK VENEER
HARDI BOARD SIDING
ENERGY STAR WINDOWS, TYP.

3
BLDG THREE
SIDE ELEVATION
SCALE: 1/32" = 1'-0"

ALUMINUM GUTTER, DOWNSPOUTS AND SPLASH BLOCKS
BRICK VENEER

4
BLDG THREE
SIDE ELEVATION
SCALE: 1/32" = 1'-0"
Community Building

Total Net Conditioned Area: 1,677 sqft.
Total Unconditioned Area: 315 sqft.
Total Patio Area: 133 sqft
Total Gross Building Area: 2,125 sqft.
ONE BEDROOM H.C.
FLOOR PLAN

SCALE: 3/16" = 1'-0"
ENERGY STAR REFRIGERATOR W/ ICE MAKER

SELF CLEANING OVEN
MICROWAVE/VENT HOOD

15 SEER HVAC

ENERGY STAR CEILING FAN

ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS

ONE BEDROOM FLOOR PLAN

SCALE: 3/16" = 1'-0"
ONE BEDROOM H.C. FLOOR PLAN

SCALE: 3/16" = 1'-0"

Total Net Rentable Area: 616 sqft.
Total Patio Area: 72 sqft
Storage: 8 sqft.
Total Gross Unit Area 696 sqft.

NEW UFAS ACCESSIBLE BATHROOM
ENERGY STAR, LED LIGHTING THROUGHOUT, TYP

SELF CLEANING OVEN
ENERGY STAR REFRIGERATOR W/ ICE MAKER
15 SEER HVAC
ENERGY STAR CEILING FAN
ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS
Total Net Rentable Area: 616 sqft.
Total Patio Area: 72 sqft
Storage: 8 sqft.
Total Gross Unit Area: 696 sqft.

ENERGY STAR, LED LIGHTING THROUGHOUT, TYP
SELF CLEANING OVEN
MICROWAVE/VENT HOOD
15 SEER HVAC
ENERGY STAR CEILING FAN
ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS
**Two Bedroom Floor Plan**

- **Total Net Rentable Area:** 720 sqft.
- **Total Patio Area:** 114 sqft.
- **Storage:** 10 sqft.
- **Total Gross Unit Area:** 844 sqft.

**Features:**
- Self Cleaning Oven
- Microwave/Vent Hood
- Energy Star Refrigerator w/ Ice Maker
- 15 SEER HVAC
- Energy Star Ceiling Fan
- All Windows Energy Star Qualified with Low-E Glass w/ Blinds and Screens
- Energy Star, LED Lighting Throughout, TYP
SWEENEY MANOR APARTMENTS
SWEENY, TEXAS
7416 N. BROADWAY EXTENSION, OKLAHOMA CITY, OKLAHOMA 73116 (405) 848-2855 (405) 848-2862 fax info@blackledgearchitects.com

ARCHITECT
LARRY K. BLACKLEDGE

PROJECT No:
DATE:
REVISED:

SITE
3 ACRES OR 130,680 +/- SF

PARKING
32 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
3 HC PARKING STALLS
TOTAL = 36

TOTAL UNITS - 32 UNITS
25 - 1 BEDROOM UNITS
1 - 1 BEDROOM HC UNIT
1 - 1 BEDROOM H/V UNIT
3 - 2 BEDROOM UNITS
1 - 2 BEDROOM HC

BUILDINGS 1 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 2 -
(1) 1 BEDROOM HV @ 648 SQ.FT = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 3 -
(1) 1 BEDROOM HC @ 648 SQ.FT = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 4 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 5 -
(3) 2 BEDROOM UNIT @ 715 SQ.FT = 2,145 SQ.FT.
(1) 2 BEDROOM HC @ 715 SQ.FT = 715 SQ.FT.
TOTAL UNITS = 2,860 SQ.FT.

BUILDINGS 6 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 7 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 8 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 9 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 10 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 11 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

COMMUNITY BLDG @ 1,307 SQ.FT

NOTE:
PROJECT BUILT IN 1992 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
3 ACRES OR 130,680 +/- SF

PARKING

32 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
3 HC PARKING STALLS

TOTAL = 36

TOTAL UNITS - 32 UNITS

25 - 1 BEDROOM UNITS
1 - 1 BEDROOM HC UNIT
1 - 1 BEDROOM H/V UNIT
3 - 2 BEDROOM UNITS
1 - 2 BEDROOM HC

BUILDINGS 1- (4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 2- (1) 1 BEDROOM HV @ 648 SQ.FT. = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 3- (1) 1 BEDROOM HC @ 648 SQ.FT. = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 4- (2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 5- (3) 2 BEDROOM UNIT @ 715 SQ.FT. = 2,145 SQ.FT.
(1) 2 BEDROOM HC @ 715 SQ.FT. = 715 SQ.FT.
TOTAL UNITS = 2,860 SQ.FT.

BUILDINGS 6- (4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 7- (2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 8- (4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 9- (4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 10- (2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 11- (2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

COMMUNITY BLDG @ 1,307 SQ.FT

OVERALL SITE PLAN

SCALE: 1" = 70'=0" PLAN NORTH

SITE LEGEND:

NEW CONCRETE
ACCESSIBLE ROUTE

NOTES:
1. PROJECT BUILT IN 1992 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.
Van Accessible parking shown here. -LC

SITE
3 ACRES OR 130,680 +/- SF

PARKING
32 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
3 HC PARKING STALLS
TOTAL = 36

TOTAL UNITS - 32 UNITS
25 -1 BEDROOM UNITS
1 - 1 BEDROOM HC UNIT
1 - 1 BEDROOM H/V UNIT
3 - 2 BEDROOM UNITS
1 - 2 BEDROOM HC

BUILDINGS 1 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 2 -
(1) 1 BEDROOM H/V @ 648 SQ.FT. = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 3 -
(1) 1 BEDROOM HC @ 648 SQ.FT. = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 4 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 5 -
(3) 2 BEDROOM UNIT @ 715 SQ.FT. = 2,145 SQ.FT.
(1) 2 BEDROOM HC @ 715 SQ.FT. = 715 SQ.FT.
TOTAL UNITS = 2,860 SQ.FT.

BUILDINGS 6 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 7 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 8 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 9 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 10 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 11 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

COMMUNITY BLDG
@ 1,307 SQ.FT

NOTES:
1. PROJECT BUILT IN 1992 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.

SITE LEGEND:
- NEW CONCRETE
- ACCESSIBLE ROUTE

OVERALL
SITE PLAN
SCALE: 1" = 70'-0"
Building 2
Total Net Rentable Area: 1,296 sqft.
Total Patio Area: 158 sqft
Other Support Areas: 14 sqft.
Total Gross Building Area 1,468 sqft.
Building 3

- Total Net Rentable Area: 1,296 sqft.
- Total Patio Area: 158 sqft.
- Other Support Areas: 14 sqft.
- Total Gross Building Area: 1,468 sqft.
Building 1, 6, 8, 9

Total Net Rentable Area: 2,592 sqft.
Total Patio Area: 316 sqft.
Other Support Areas: 28 sqft.
Total Gross Building Area: 2,936 sqft.
Building 5
Total Net Rentable Area: 2,860 sqft.
Total Patio Area: 296 sqft
Other Support Areas: 28 sqft.
Total Gross Building Area: 3,184 sqft.
Community Building
Total Net Conditioned Area: 1,175 sqft.
Total Unconditioned Area: 132 sqft.
Total Patio Area: 48 sqft.
Total Gross Building Area: 1,355 sqft.
COMMUNITY BLDG FRONT ELEVATION
SCALE: 1/8" = 1'-0"

COMMUNITY BLDG BACK ELEVATION
SCALE: 1/8" = 1'-0"

COMMUNITY BLDG SIDE ELEVATION
SCALE: 1/8" = 1'-0"

COMMUNITY BLDG SIDE ELEVATION
SCALE: 1/8" = 1'-0"
SELF CLEANING OVEN
ENERGY STAR REFRIGERATOR W/ ICE MAKER

ENERGY STAR CEILING FAN
ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS

ONE BEDROOM H.C.
FLOOR PLAN

SCALE: 1/8" = 1'-0"
TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0"
**ONE BEDROOM H.C. FLOOR PLAN**

**SCALE:** 1/8" = 1'-0"

- **Total Net Rentable Area:** 648 sqft.
- **Total Patio Area:** 79 sqft.
- **Storage:** 7 sqft.
- **Total Gross Unit Area:** 734 sqft.

**Features:**
- **Self Cleaning Oven**
- **Energy Star Refrigerator W/ Ice Maker**
- **15 SEER HVAC**
- **New UFAS Accessible Bathroom**
- **Energy Star, LED Lighting Throughout, TYP**
- **Energy Star Ceiling Fan**
- **All Windows Energy Star Qualified with Low-E Glass W/ Blinds and Screens**
Total Net Rentable Area: 648 sqft.
Total Patio Area: 79 sqft
Storage: 7 sqft.
Total Gross Unit Area: 734 sqft.

Self Cleaning Oven
Energy Star Refrigerator w/ Ice Maker

Energy Star Ceiling Fan

Energy Star, LED Lighting Throughout, TYP

All Windows Energy Star Qualified with Low-E Glass w/ Blinds and Screens

15 SEER HVAC

One Bedroom Floor Plan

Scale: 1/8" = 1'-0"
LIVING
DINING
BEDROOM
BEDROOM
CLOSET
CLOSET
BATHROOM
MECH
STORAGE
KITCHEN
HALL
8'-41.2"  2'-10"  24'-4"  2'-8"  10'-51.2"

SELF CLEANING OVEN
ENERGY STAR REFRIGERATOR W/ ICE MAKER
ENERGY STAR CEILING FAN
ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS
ENERGY STAR, LED LIGHTING THROUGHOUT, TYP

Total Net Rentable Area: 715 sqft.
Total Patio Area: 74 sqft
Storage: 7 sqft.
Total Gross Unit Area 796 sqft.

SWEENY MANOR APARTMENTS
902 TEXAS AV
WEENY, TEXAS
7416 N. BROADWAY EXTENSION, OKLAHOMA CITY, OKLAHOMA 73116 (405) 848-2855 (405) 848-2862 fax info@blackledgearchitects.com
TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0"

Total Net Rentable Area: 715 sqft.
Total Patio Area: 74 sqft.
Storage: 7 sqft.
Total Gross Unit Area: 796 sqft.
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.

### Development Features

- **Fire Sprinklers**: Free
- **Elevators**: Paid
- **# of Elevators**: 3

### Parking Spaces

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed or Flat Roof Carport Spaces</td>
<td>16</td>
</tr>
<tr>
<td>Detached Garage Spaces</td>
<td>56</td>
</tr>
<tr>
<td>Attached Garage Spaces</td>
<td>100</td>
</tr>
<tr>
<td>Uncovered</td>
<td>56</td>
</tr>
<tr>
<td>Structured Parking Garage Spaces</td>
<td>100</td>
</tr>
</tbody>
</table>

### Building Configuration

<table>
<thead>
<tr>
<th>Building Label</th>
<th>Number of Buildings</th>
<th>Total # of Residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

### Unit Composition

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Stories</th>
<th>Building Label</th>
<th>Total # of Units</th>
<th>Total Sq Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>1</td>
<td>1</td>
<td>16</td>
<td>28,336</td>
</tr>
<tr>
<td>2 bed</td>
<td>1</td>
<td>2</td>
<td>16</td>
<td>2,880</td>
</tr>
</tbody>
</table>

### Net Rentable Square Footage from Rent Schedule

- **Supportive Housing Applicants Only**
  - Enter the total development common area from the architect's plans: 31,216 square feet
  - Ensure that this number matches your architectural drawings.
  - The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: 3,750 square feet
  - The lesser of these two numbers added to NRA: 31,216 square feet

---

If a revised form is submitted, date of submission: 3/1/2019
### Specifications and Building/Unit Type Configuration

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

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

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

#### Development Will Have:

- [x] Fire Sprinklers
- [x] Elevators
- [ ] # of Elevators
- [ ] Wt. Capacity

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

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

#### Floor Composition/Wall Height:

- [100] % Carpet/Vinyl/Resilient Flooring
- [8'] Ceiling Height
- [x] % Ceramic Tile
- [ ] Upper Floor(s) Ceiling Height (Townhome Only)
- [ ] % Other

#### Supportive Housing Applicants Only

- [ ] Note revised definition of "Common Area" at 10 TAC §11.1 (d)(22).

---

### Table: Number of Units Per Building

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Total # of Units</th>
<th>Total Sq Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>28</td>
<td>18,144</td>
</tr>
<tr>
<td>2 bed</td>
<td>4</td>
<td>2,860</td>
</tr>
</tbody>
</table>

#### Totals

- Net Rentable Square Footage from Rent Schedule: 21,004
- Supportive Housing Applicants Only: 2,400

---

3/1/2019
# 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (616 SQ.FT.)</td>
<td>46</td>
<td>5%</td>
<td>2.3</td>
<td>2.3</td>
<td>2</td>
</tr>
<tr>
<td>2/1 (720 SQ.FT)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>50</td>
<td>2.5</td>
<td>3.3</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

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

### EXAMPLE:

<table>
<thead>
<tr>
<th>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></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 806</td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 1006</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; 1120)</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></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

**Signature**

**Printed Name**

**Date**

2/27/2019
# Accessible Hearing/Visual Units Calculation

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

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

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

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

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50</td>
<td>2%</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (616 SQ.FT.)</td>
<td>46</td>
<td>2%</td>
<td>0.92</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (720 SQ.FT.)</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td>2%</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2%</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>50</td>
<td>2%</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

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

### EXAMPLE

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

Date: 2/28/2019

Printed Name:

[Signature]

Firm Name (If applicable):

2/27/2019
Accessible Parking Calculation

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

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


**Accessible Parking for Facilities and Amenities**

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

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td>COMMUNITY BLDG</td>
<td>2</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 2:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 6:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total of Accessible Parking Spaces that Do Not Serve Dwelling Units:** 2
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: 50
Total surface parking spaces: 56
Total carports: 0
Total garages: 0

Total parking spaces of all types: 56
Total APSs that serve non-residential purposes (i.e. office, amenities, etc.): 2
Total of all types of parking spaces that serve dwelling units: 54
APSs for mobility accessible units (5% of unit count, if spaces are sufficient): 3
Parking spaces that serve dwelling units in excess of one per unit (if applicable): 4
APSs required in excess of one per mobility accessible unit: 1
Total APSs required (including dwelling units and facilities/amenities): 5

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:

APSSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces: 1
Minimum number of surface parking spaces that must be van APSs: 0
Minimum number of carports that must be van APSs: 0
Minimum number of garages that must be van APSs: 0

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

Signature: [Signature]
Printed Name: [Name]
Date: 2/28/2016

Firm Name (if applicable):
# Accessible Mobility Units Calculation

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

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

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

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

## Mobility

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>32</td>
<td>5%</td>
<td>1.6</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1 (649 SQ.FT.)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (715 SQ.FT.)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</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>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>32</td>
<td></td>
<td>1.6</td>
<td>2.4</td>
<td>2</td>
</tr>
</tbody>
</table>

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

---

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sq ft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>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></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.

**Signature**

2/28/2019

**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>32</td>
<td>2%</td>
<td>0.64</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (648 SQ.FT.)</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (715 SQ.FT.)</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>etc</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>32</td>
<td>0.64</td>
<td>2</td>
<td>1</td>
<td></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>3</td>
<td>2</td>
<td></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.

 signature  
 Printed Name  
 Date  
 Firm Name (If applicable)  

2/28/2019
Accessible Parking Calculation

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

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


Accessible Parking for Facilities and Amenities

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

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td>COMMUNITY BLDG</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 2:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 6:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 1
# Accessible Parking for Residential Units

This portion of the worksheet was written for Developments having at least one parking space serving each dwelling unit, having surface parking spaces as the APSs that are not for dwelling units, and having on y 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>Calculated from above</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total dwelling Units in the Development:</td>
<td>32</td>
</tr>
<tr>
<td>Total surface parking spaces:</td>
<td>36</td>
</tr>
<tr>
<td>Total carports:</td>
<td>0</td>
</tr>
<tr>
<td>Total garages:</td>
<td>0</td>
</tr>
<tr>
<td>Total parking spaces of all types:</td>
<td>36</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):</td>
<td>1</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td>35</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td>2</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td>3</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td>1</td>
</tr>
<tr>
<td>Total APSs required (including dwelling units and facilities/amenities):</td>
<td>4</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:** 2/28/2019

**Firm Name (if applicable)**
Rent Schedule
# HTC Units
# MF Direct Loan Units (HOME Rent/Inc)
# Nat’l HTF Units
# TDHCA MRB Units
# Other/Subsidy
# Rent Designations (select from Drop down menu)

## Rent Schedule

<table>
<thead>
<tr>
<th>HTC Units</th>
<th>MF Direct Loan Units (HOME Rent/Inc)</th>
<th>Nat’l HTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/Subsidy</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Rent Collected/Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>1</td>
<td></td>
<td>616</td>
<td>1,848</td>
<td>332</td>
<td>76</td>
<td>525</td>
<td>1,575</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>1</td>
<td></td>
<td>616</td>
<td>5,544</td>
<td>612</td>
<td>76</td>
<td>525</td>
<td>4,725</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>34</td>
<td>1</td>
<td></td>
<td>616</td>
<td>20,944</td>
<td>753</td>
<td>89</td>
<td>575</td>
<td>17,850</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td></td>
<td>720</td>
<td>720</td>
<td>361</td>
<td>89</td>
<td>575</td>
<td>1,150</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td></td>
<td>720</td>
<td>720</td>
<td>698</td>
<td>89</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>1</td>
<td></td>
<td>648</td>
<td>1,944</td>
<td>332</td>
<td>89</td>
<td>525</td>
<td>1,575</td>
</tr>
<tr>
<td>TC 50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>1</td>
<td></td>
<td>648</td>
<td>3,888</td>
<td>412</td>
<td>89</td>
<td>525</td>
<td>3,150</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>19</td>
<td>1</td>
<td></td>
<td>648</td>
<td>12,312</td>
<td>753</td>
<td>89</td>
<td>525</td>
<td>9,975</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td></td>
<td>715</td>
<td>715</td>
<td>361</td>
<td>144</td>
<td>575</td>
<td>1,150</td>
</tr>
<tr>
<td>TC 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td></td>
<td>715</td>
<td>715</td>
<td>698</td>
<td>144</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td>TC 30%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td></td>
<td>715</td>
<td>1,430</td>
<td>867</td>
<td>144</td>
<td>575</td>
<td>1,150</td>
</tr>
</tbody>
</table>

### Non Rental Income
- $0.00 per unit/month for: Non Rental Income
- $0.00 per unit/month for: Non Rental Income
- 3.40 per unit/month for: Non Rental Income

### Provision for Vacancy & Collection Loss
- % of Potential Gross Income: 6.00% (2,624)

### Rental Concessions (enter as a negative number)
- Enter as a negative value

### Total Nonrental Income
- $3.40 per unit/month

### Potential Gross Monthly Income
- $43,729

### Effective Gross Monthly Income
- $41,105

---

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):
### Rent Schedule

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

| Rent Designations (select from Drop down menu) | | | | | | | |
|---|---|---|---|---|---|---|
| HTC Units | MF Direct Loan Units (HOME Rent/Ins) | Nat'l HTF Units | TDHCA MRB Units | Other/ Subsidy | # of Units | # of Bedrooms | # of Baths | Unit Size (Net Rentable Sq. Ft.) | Total Net Rentable Sq. Ft. | Program Rent Limit | Tenant Paid Utility Allow. | Rent Collected /Unit | Total Monthly Rent |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC 30% RA-3 | 3 | 1 | 1.0 | 616 | 1,848 | 332 | 76 | 525 | 1,575 |
| TC 50% RA-9 | 9 | 1 | 1.0 | 616 | 5,544 | 612 | 76 | 525 | 4,725 |
| TC 60% RA-16 | 34 | 1 | 1.0 | 616 | 20,944 | 753 | 76 | 525 | 17,850 |
| TC 30% RA-1 | 1 | 2 | 1.0 | 720 | 720 | 361 | 89 | 575 | 575 |
| TC 50% RA-1 | 1 | 2 | 1.0 | 720 | 720 | 698 | 89 | 575 | 575 |
| TC 60% RA-2 | 2 | 2 | 1.0 | 720 | 1,440 | 867 | 89 | 575 | 1,150 |

**Hempstead - ALL units fall under USDA-RD guidelines; in addition 32 units RA (floating)**

| | | | | | | | |
|---|---|---|---|---|---|---|
| TC 30% RA-3 | 3 | 1 | 1.0 | 648 | 1,944 | 332 | 89 | 525 | 1,575 |
| TC 50% RA-6 | 6 | 1 | 1.0 | 648 | 3,888 | 612 | 89 | 525 | 3,150 |
| TC 60% RA-7 | 19 | 1 | 1.0 | 648 | 12,312 | 753 | 89 | 525 | 9,975 |
| TC 30% RA-1 | 1 | 2 | 1.0 | 715 | 715 | 361 | 144 | 575 | 575 |
| TC 50% RA-1 | 1 | 2 | 1.0 | 715 | 715 | 698 | 144 | 575 | 575 |
| TC 60% RA-2 | 2 | 2 | 1.0 | 715 | 1,430 | 867 | 144 | 575 | 1,150 |

**Sweeney - ALL units fall under USDA-RD guidelines; in addition 20 units RA (floating)**

| | | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |

**Total Monthly Rent**

- **TOTAL**
- **82**
- **52,220**
- **43,450**

**Non Rental Income**

- **$0.00** per unit/month for: late fees, app fees and retained deposits
- **279**

**POTENTIAL GROSS MONTHLY INCOME**

- **$3.40** per unit/month for: late fees, app fees and retained deposits
- **279**

**TOTAL NONRENTAL INCOME**

- **$3.40**

**POTENTIAL GROSS MONTHLY INCOME**

- **$3.40**

**- Provision for Vacancy & Collection Loss**

- **6.00%** of Potential Gross Income: **(2,624)**

**Rental Concessions (enter as a negative number)**

**Enter as a negative value**

**EFFECTIVE GROSS MONTHLY INCOME**

- **$41,105**

**x 12 = EFFECTIVE GROSS ANNUAL INCOME**

- **$493,263**

---

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

**6/27/2019**

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

\[ \times 12 = \text{EFFECTIVE GROSS ANNUAL INCOME} \]

119186.06

493,263
<table>
<thead>
<tr>
<th></th>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HOUSING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TC20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC80%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTC Li Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total HTC Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TAX CREDITS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF Li Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>NATIONAL HOUSING TRUST FUND</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF Li Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>BOND</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MRB820%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB80%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB Li Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRBMR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRBMR Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>DIRECT LOAN</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>LH/50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HH/60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HH/80%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Li Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Total</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total OT Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>BEDROOMS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1</td>
<td>0</td>
<td>74</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Rent Schedule (Continued)

**ACQUISITION + HARD**  
**Cost Per Sq Ft** $109.19

**HARD**  
**Cost Per Sq Ft** $95.61

**BUILDING**  
**Cost Per Sq Ft** $67.19

**REVENUE**  
**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.**
### Rent Schedule

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

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

<table>
<thead>
<tr>
<th>HTF Units</th>
<th>MF Direct Loan Units (HOME Rent/Ins)</th>
<th>Nat'l HTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/ Subsidy</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Unit Size (Net Rentable Sq. Ft.)</th>
<th>Total Net Rentable Sq. Ft.</th>
<th>Program Rent Limit</th>
<th>Tenant Paid Utility Allow.</th>
<th>Rent Collected /Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(A)</td>
<td>(B)</td>
<td></td>
<td></td>
<td></td>
<td>(A) x (B)</td>
<td></td>
<td>(B) x (A)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TC 30%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>616</td>
<td>1,848</td>
<td>332</td>
<td>76</td>
<td>525</td>
<td>1,575</td>
</tr>
<tr>
<td><strong>TC 50%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>1</td>
<td>1.0</td>
<td>616</td>
<td>5,544</td>
<td>612</td>
<td>76</td>
<td>525</td>
<td>4,725</td>
</tr>
<tr>
<td><strong>TC 60%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>34</td>
<td>1</td>
<td>1.0</td>
<td>616</td>
<td>20,944</td>
<td>753</td>
<td>76</td>
<td>525</td>
<td>17,850</td>
</tr>
<tr>
<td><strong>TC 30%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>720</td>
<td>720</td>
<td>361</td>
<td>89</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td><strong>TC 50%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>720</td>
<td>720</td>
<td>698</td>
<td>89</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td><strong>TC 60%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td>1.0</td>
<td>720</td>
<td>1,440</td>
<td>867</td>
<td>89</td>
<td>575</td>
<td>1,150</td>
</tr>
<tr>
<td><strong>Hempstead - 32 units RA (floating)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TC 30%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>648</td>
<td>1,944</td>
<td>332</td>
<td>89</td>
<td>525</td>
<td>1,575</td>
</tr>
<tr>
<td><strong>TC 50%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>1</td>
<td>1.0</td>
<td>648</td>
<td>3,888</td>
<td>612</td>
<td>89</td>
<td>525</td>
<td>3,150</td>
</tr>
<tr>
<td><strong>TC 60%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>19</td>
<td>1</td>
<td>1.0</td>
<td>648</td>
<td>12,312</td>
<td>753</td>
<td>89</td>
<td>525</td>
<td>9,975</td>
</tr>
<tr>
<td><strong>TC 30%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>715</td>
<td>715</td>
<td>361</td>
<td>144</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td><strong>TC 50%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>715</td>
<td>715</td>
<td>698</td>
<td>144</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td><strong>TC 60%</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td>1.0</td>
<td>715</td>
<td>1,430</td>
<td>867</td>
<td>144</td>
<td>575</td>
<td>1,150</td>
</tr>
<tr>
<td><strong>Sweeny - 20 units RA (floating)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **TOTAL** | 82 | 52,220 | 43,450 |

- Non Rental Income $0.00 per unit/month for: late fees, app fees and retained deposits 279
- Non Rental Income 3.40 per unit/month for: 279
- Non Rental Income 0.00 per unit/month for: 279
- **TOTAL NONRENTAL INCOME** $3.40 per unit/month 279
- **POSSIBLE GROSS MONTHLY INCOME** 43,729
- Provision for Vacancy & Collection Loss % of Potential Gross Income: 6.00% (2,624)
- Rental Concessions (enter as a negative number) Enter as a negative value 41,105
- **EFFECTIVE GROSS MONTHLY INCOME** 493,263
- **EFFECTIVE GROSS ANNUAL INCOME** 119,760.06

If a revised form is submitted, date of submission: 3/15/2019
### Rent Schedule

**Woodlands I Hempstead**

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

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

<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Unit Types</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>3</td>
<td>1</td>
<td>1.0</td>
<td>616</td>
<td>1,848</td>
<td>332</td>
<td>76</td>
<td>525</td>
<td>1,575</td>
</tr>
<tr>
<td>TC 50%</td>
<td>9</td>
<td>1</td>
<td>1.0</td>
<td>616</td>
<td>5,544</td>
<td>612</td>
<td>76</td>
<td>525</td>
<td>4,725</td>
</tr>
<tr>
<td>TC 60%</td>
<td>34</td>
<td>1</td>
<td>1.0</td>
<td>616</td>
<td>20,944</td>
<td>753</td>
<td>76</td>
<td>525</td>
<td>17,850</td>
</tr>
<tr>
<td>TC 30%</td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>720</td>
<td>720</td>
<td>361</td>
<td>89</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td>TC 50%</td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>720</td>
<td>720</td>
<td>698</td>
<td>89</td>
<td>575</td>
<td>575</td>
</tr>
<tr>
<td>TC 60%</td>
<td>2</td>
<td>2</td>
<td>1.0</td>
<td>720</td>
<td>1,440</td>
<td>867</td>
<td>89</td>
<td>575</td>
<td>1,150</td>
</tr>
</tbody>
</table>

| Non Rental Income | $0.00 per unit/month for: late fees, app fees and retained deposits | 175 |
| Non Rental Income | 3.50 per unit/month for: | 175 |
| Non Rental Income | 0.00 per unit/month for: | 175 |

**TOTAL NONRENTAL INCOME**: $3.50 per unit/month

**= POTENTIAL GROSS MONTHLY INCOME**: 26,625

- Provision for Vacancy & Collection Loss % of Potential Gross Income: 6.00% (1,598)

**= EFFECTIVE GROSS MONTHLY INCOME**: 25,028

**x 12 = EFFECTIVE GROSS ANNUAL INCOME**: 300,330

If a revised form is submitted, date of submission: **3/1/2019**
### Rent Schedule (Continued)

#### HOUSING

<table>
<thead>
<tr>
<th>TC</th>
<th>% of Li</th>
<th>% of Total</th>
<th>Total HTC Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC20</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC30</td>
<td>8%</td>
<td>8%</td>
<td>4</td>
</tr>
<tr>
<td>TC40</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC50</td>
<td>20%</td>
<td>20%</td>
<td>10</td>
</tr>
<tr>
<td>TC60</td>
<td>72%</td>
<td>72%</td>
<td>36</td>
</tr>
<tr>
<td>TC70</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC80</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTC Li Total</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

#### TAX CREDITS

<table>
<thead>
<tr>
<th>EO</th>
<th>0</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total HTC Units</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

#### NATIONAL HOUSING TRUST FUND

<table>
<thead>
<tr>
<th>HTF30</th>
<th>0</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTF Li Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HTF Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### MORTGAGE REVENUE

<table>
<thead>
<tr>
<th>MRB20</th>
<th>0</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRB30</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB40</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB50</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB60</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB70</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB80</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB Li Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### BOND

<table>
<thead>
<tr>
<th>MRBM</th>
<th>0</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRBM Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### DIRECT LOAN

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

#### OTHER

| Total OT Units | 0 | 0 | 0 |

#### BEDROOMS

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>0</th>
<th>0</th>
<th>0</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>46</td>
<td>46</td>
<td>46</td>
<td>46</td>
</tr>
<tr>
<td>2</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### ACQUISITION + HARD

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$109.19</th>
</tr>
</thead>
</table>

#### HARD

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$95.86</th>
</tr>
</thead>
</table>

#### BUILDING

<table>
<thead>
<tr>
<th>Cost Per Sq Ft</th>
<th>$68.67</th>
</tr>
</thead>
</table>

---

**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.
### Rent Schedule

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

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

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Units</th>
<th># of Bedrooms</th>
<th># of Baths</th>
<th>Rent Collected/Unit</th>
<th>Total Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC 30%</td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>648</td>
<td>1,944</td>
</tr>
<tr>
<td>TC 50%</td>
<td>6</td>
<td>1</td>
<td>1.0</td>
<td>648</td>
<td>3,888</td>
</tr>
<tr>
<td>TC 60%</td>
<td>19</td>
<td>1</td>
<td>1.0</td>
<td>648</td>
<td>12,312</td>
</tr>
<tr>
<td>TC 30%</td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>715</td>
<td>715</td>
</tr>
<tr>
<td>TC 50%</td>
<td>1</td>
<td>2</td>
<td>1.0</td>
<td>715</td>
<td>698</td>
</tr>
<tr>
<td>TC 60%</td>
<td>2</td>
<td>2</td>
<td>1.0</td>
<td>715</td>
<td>1,430</td>
</tr>
</tbody>
</table>

**Non Rental Income $0.00 per unit/month for:**
- late fees, app fees, retained deposits

**Non Rental Income $3.26 per unit/month for:**
- 30% TC
- 50% TC
- 60% TC

**TOTAL NONRENTAL INCOME $3.26 per unit/month**
- Non Rental Income
  - 30% TC
  - 50% TC
  - 60% TC
- Total: $3.26

**TOTAL NONRENTAL INCOME $104 per unit/month**
- Non Rental Income
  - 30% TC
  - 50% TC
  - 60% TC
- Total: $104

**TOTAL POTENTIAL GROSS MONTHLY INCOME $17,104 per unit/month**
- Non Rental Income
  - 30% TC
  - 50% TC
  - 60% TC
- Total: $17,104

**TOTAL POTENTIAL GROSS ANNUAL INCOME $192,935**
- Total: $192,935

---

**If a revised form is submitted, date of submission:**
- 3/1/2019
<table>
<thead>
<tr>
<th>TC</th>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>30%</td>
<td>13%</td>
<td>13%</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50%</td>
<td>22%</td>
<td>22%</td>
</tr>
<tr>
<td>60%</td>
<td>66%</td>
<td>66%</td>
</tr>
<tr>
<td>70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>80%</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MRB</th>
<th>% of LI</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>80%</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HTC</th>
<th>LI Total</th>
<th>Direct Loan LI Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>32</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>60%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>70%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>80%</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Rent Schedule (Continued)

**ACQUISITION + HARD**
- **Cost Per Sq Ft:** $109.19
- **HARD**
  - **Cost Per Sq Ft:** $95.26
- **BUILDING**
  - **Cost Per Sq Ft:** $64.99

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.

**Bedrooms**
- 0: 0
- 1: 28
- 2: 4
- 3: 0
- 4: 0
- 5: 0
2019 HTC
Full Application

Part 4 Tab 25

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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>RD UA’s</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1/1/2019</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td>$76</td>
<td>$89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Paid by Tenant</strong></td>
<td></td>
<td>$ -</td>
<td>$76.0</td>
<td>$89.0</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other (Describe)**

---

If a revised form is submitted, date of submission: ____________________________
### PART IV RENT SCHEDULE

**A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: 01/01/2018**

| Unit Description | Rental Rates | Potential Income From Each Rate | Utility
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Basic</td>
<td>Note</td>
<td>HUD</td>
</tr>
<tr>
<td>N 1 N F</td>
<td>43</td>
<td>474</td>
<td>620</td>
</tr>
<tr>
<td>N 2 N N</td>
<td>0</td>
<td>507</td>
<td>685</td>
</tr>
<tr>
<td>N 1 Y F</td>
<td>3</td>
<td>507</td>
<td>685</td>
</tr>
<tr>
<td>CURRENT RENT TOTALS</td>
<td>279,900</td>
<td>366,900</td>
<td>0</td>
</tr>
</tbody>
</table>

**EFFECTIVE DATE OF RENT SCHEDULE: 01/01/2018**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Utility Types</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Elect</td>
</tr>
<tr>
<td>N 1 N</td>
<td>105</td>
</tr>
<tr>
<td>N 2 N</td>
<td>121</td>
</tr>
<tr>
<td>N 1 Y</td>
<td>105</td>
</tr>
</tbody>
</table>

**B. PROPOSED CHANGE OF RENTS/UTILITY ALLOWANCE: 01/01/2019**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Rental Rates</th>
<th>Potential Income From Each Rate</th>
<th>Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Basic</td>
<td>Note</td>
<td>HUD</td>
</tr>
<tr>
<td>N 1 N</td>
<td>43</td>
<td>474</td>
<td>620</td>
</tr>
<tr>
<td>N 2 N</td>
<td>0</td>
<td>507</td>
<td>685</td>
</tr>
<tr>
<td>N 1 Y</td>
<td>3</td>
<td>474</td>
<td>620</td>
</tr>
</tbody>
</table>

PROPOSED RENT TOTALS | 285,984 | 375,120 | 0

**EFFECTIVE DATE OF RENT SCHEDULE: 01/01/2019**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Utility Types</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Elect</td>
</tr>
<tr>
<td>N 1 N</td>
<td>76</td>
</tr>
<tr>
<td>N 2 N</td>
<td>89</td>
</tr>
<tr>
<td>N 1 Y</td>
<td>76</td>
</tr>
</tbody>
</table>
### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>RD UA's</td>
</tr>
<tr>
<td>Cooking</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1/1/2019</td>
</tr>
<tr>
<td>Other Electric</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heater</td>
<td>Tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>Landlord</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flat Fee</td>
<td>Tenant</td>
<td>$ 89</td>
<td>$ 144</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Tenant</td>
<td>$ -</td>
<td>$ 89.0</td>
<td>$ 144.0</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Paid by Tenant**

<table>
<thead>
<tr>
<th></th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>$ -</td>
<td>$ 89.0</td>
<td>$ 144.0</td>
<td>$ -</td>
<td>$ -</td>
</tr>
</tbody>
</table>

**Other (Describe)**

If a revised form is submitted, date of submission: _3/1/2019_
## PART IV RENT SCHEDULE

### A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: 01/01/2018

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Rental Rates</th>
<th>Potential Income From Each Rate</th>
<th>Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Basic</td>
<td>Note</td>
<td>HUD</td>
</tr>
<tr>
<td>N 1 All</td>
<td>28</td>
<td>500</td>
<td>508</td>
</tr>
<tr>
<td>N 2 All</td>
<td>4</td>
<td>510</td>
<td>570</td>
</tr>
</tbody>
</table>

**CURRENT RENT TOTALS:** 192,480 198,048 0

### EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2018

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Utility Types</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Elect</td>
</tr>
<tr>
<td>N 1 All</td>
<td>72</td>
</tr>
<tr>
<td>N 2 All</td>
<td>116</td>
</tr>
</tbody>
</table>

### B. PROPOSED CHANGE OF RENTS/UTILITY ALLOWANCE: 01/01/2019

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Rental Rates</th>
<th>Potential Income From Each Rate</th>
<th>Utility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Basic</td>
<td>Note</td>
<td>HUD</td>
</tr>
<tr>
<td>N 1 N</td>
<td>26</td>
<td>500</td>
<td>596</td>
</tr>
<tr>
<td>N 2 N</td>
<td>4</td>
<td>510</td>
<td>716</td>
</tr>
<tr>
<td>N 1 Y</td>
<td>2</td>
<td>500</td>
<td>596</td>
</tr>
</tbody>
</table>

**PROPOSED RENT TOTALS:** 192,480 234,624 0

### EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2019

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Utility Types</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Elect</td>
</tr>
<tr>
<td>N 1 N</td>
<td>89</td>
</tr>
<tr>
<td>N 2 N</td>
<td>144</td>
</tr>
<tr>
<td>N 1 Y</td>
<td>89</td>
</tr>
</tbody>
</table>
Annual Operating Expenses
### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$9,000</td>
</tr>
<tr>
<td>Advertising</td>
<td>$750</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$750</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$0</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$2,400</td>
</tr>
<tr>
<td>Telephone</td>
<td>$4,500</td>
</tr>
<tr>
<td>Other training</td>
<td>$1,500</td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td><strong>Total General &amp; Administrative Expenses:</strong></td>
<td><strong>$18,900</strong></td>
</tr>
</tbody>
</table>

### Management Fee

- Percent of Effective Gross Income: 12.77%
- Management Fee: $62,976

### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$40,080</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$39,430</td>
</tr>
<tr>
<td>Other describe</td>
<td>$9,570</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Payroll, Payroll Tax &amp; Employee Benefits:</strong></td>
<td><strong>$89,080</strong></td>
</tr>
</tbody>
</table>

### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td></td>
</tr>
<tr>
<td>Exterminating</td>
<td></td>
</tr>
<tr>
<td>Grounds</td>
<td>$22,500</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$7,500</td>
</tr>
<tr>
<td>Repairs</td>
<td>$22,000</td>
</tr>
<tr>
<td>Pool</td>
<td></td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Repairs &amp; Maintenance:</strong></td>
<td><strong>$52,000</strong></td>
</tr>
</tbody>
</table>

### Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$10,500</td>
</tr>
<tr>
<td>Natural gas</td>
<td>$0</td>
</tr>
<tr>
<td>Trash</td>
<td>$9,300</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$31,000</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Utilities:</strong></td>
<td><strong>$50,800</strong></td>
</tr>
</tbody>
</table>

### Annual Property Insurance

- Rate per net rentable square foot: $0.46
- Annual Property Insurance: $23,780

### Property Taxes

- Published Capitalization Rate: Source: 
- Annual Property Taxes: $26,700
- Payments in Lieu of Taxes: $0
- **Total Property Taxes:** $26,700

### Reserve for Replacements

- Annual reserves per unit: $300
- **Annual Reserve:** $24,600

### Other Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td></td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td></td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$3,280</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 describe</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total Other Expenses:</strong></td>
<td><strong>$3,280</strong></td>
</tr>
</tbody>
</table>

### TOTAL ANNUAL EXPENSES

- Expense per unit: $4294
- **Expense to Income Ratio:** 71.39%

### NET OPERATING INCOME (before debt service)

- **NET OPERATING INCOME:** $141,147

### Annual Debt Service

- **Sterling:** $67,975
- **Assumed USDA debt Hempstead:** $31,671
- **Assumed USDA debt Sweeny:** $18,966

### TOTAL ANNUAL DEBT SERVICE

- Debt Coverage Ratio: 1.19
- **TOTAL ANNUAL DEBT SERVICE:** $118,612

### NET CASH FLOW

- **NET CASH FLOW:** $22,535
## ANNUAL OPERATING EXPENSES

### General & Administrative Expenses
- **Accounting**: $5,000
- **Advertising**: $500
- **Legal fees**: $500
- **Leased equipment**: $1,200
- **Postage & office supplies**: $1,500
- **Telephone**: $1,000
- **Other (training)**: $1,000
- **Other (describe)**: $1,000

**Total General & Administrative Expenses**: $9,700

### Management Fee:
- **Percent of Effective Gross Income**: 12.79%
- **Management Fee**: $38,400

### Payroll, Payroll Tax & Employee Benefits
- **Management**: $28,080
- **Maintenance**: $24,430
- **Other (describe)**: $6,350
- **Other (describe)**: $6,350

**Total Payroll, Payroll Tax & Employee Benefits**: $58,860

### Repairs & Maintenance
- **Elevator**: $1,000
- **Exterminating**: $3,500
- **Grounds**: $12,000
- **Make-ready**: $3,500
- **Repairs**: $12,000
- **Pool**: $3,500
- **Other (describe)**: $3,500
- **Other (describe)**: $3,500

**Total Repairs & Maintenance**: $27,500

### Utilities (Enter Only Property Paid Expense)
- **Electric**: Actuals $5,000
- **Natural gas**: Actuals
- **Trash**: Actuals $5,500
- **Water/Sewer**: Actuals $21,500
- **Other (describe)**: $5,500
- **Other (describe)**: $21,500

**Total Utilities**: $32,000

### Annual Property Insurance:
- **Rate per net rentable square foot**: $0.46
- **Annual Property Insurance**: $14,500

### Property Taxes:
- **Published Capitalization Rate**: 10.00%
- **Source**: Waller
- **Annual Property Taxes**: $16,500
- **Payments in Lieu of Taxes**: $0

**Total Property Taxes**: $16,500

### Reserve for Replacements:
- **Annual reserves per unit**: $300
- **Reserve for Replacements**: $15,000

### Other Expenses
- **Cable TV**: $1,000
- **Supportive Services (Staffing/Contracted Services)**: $1,000
- **TDHCA Compliance fees ($40/HTC unit)**: $2,000
- **TDHCA Direct Loan Compliance Fees ($34/MDL unit)**: $1,000
- **TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)**: $1,000
- **Bond Trustee Fees**: $1,000
- **Security**: $1,000
- **Other (describe)**: $1,000
- **Other (describe)**: $1,000

**Total Other Expenses**: $2,000

**TOTAL ANNUAL EXPENSES**
- **Expense per unit**: $4,289
- **Expense to Income Ratio**: 71.41%

**NET OPERATING INCOME (before debt service)**
- **$85,870**

### Annual Debt Service
- **Sterling Existing USDA Loan**: $40,637
- **$31,671
- **$72,308**

**NET CASH FLOW**
- **$13,562**

If a revised form is submitted, date of submission: 3/1/2019
### General & Administrative Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting</td>
<td>$4,000</td>
</tr>
<tr>
<td>Advertising</td>
<td>$250</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$250</td>
</tr>
<tr>
<td>Leased equipment</td>
<td></td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$1,200</td>
</tr>
<tr>
<td>Telephone</td>
<td>$3,000</td>
</tr>
<tr>
<td>Other training</td>
<td>$500</td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td><strong>Total General &amp; Administrative Expenses:</strong></td>
<td><strong>$9,200</strong></td>
</tr>
</tbody>
</table>

**Management Fee:**
- Percent of Effective Gross Income: 12.74%
- Amount: $24,576

### Payroll, Payroll Tax & Employee Benefits

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$12,000</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$15,000</td>
</tr>
<tr>
<td>Other taxes and benefits</td>
<td>$3,220</td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td><strong>Total Payroll, Payroll Tax &amp; Employee Benefits:</strong></td>
<td><strong>$30,220</strong></td>
</tr>
</tbody>
</table>

### Repairs & Maintenance

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td></td>
</tr>
<tr>
<td>Exterminating</td>
<td></td>
</tr>
<tr>
<td>Grounds</td>
<td>$10,500</td>
</tr>
<tr>
<td>Make-ready</td>
<td>$4,000</td>
</tr>
<tr>
<td>Pool</td>
<td></td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td><strong>Total Repairs &amp; Maintenance:</strong></td>
<td><strong>$24,500</strong></td>
</tr>
</tbody>
</table>

### Utilities (Enter Only Property Paid Expense)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric</td>
<td>$5,500</td>
</tr>
<tr>
<td>Natural gas</td>
<td></td>
</tr>
<tr>
<td>Trash</td>
<td>$3,800</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$9,500</td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td><strong>Total Utilities:</strong></td>
<td><strong>$18,800</strong></td>
</tr>
</tbody>
</table>

**Annual Property Insurance:**
- Rate per net rentable square foot: $0.44
- Amount: $9,780

### Property Taxes:

- Published Capitalization Rate: 10.00%
- Source: Brazoria
  - Annual Property Taxes: $10,200
- Payments in Lieu of Taxes: $0

**Total Property Taxes:** $10,200

**Reserve for Replacements:**
- Annual reserves per unit: $300
- Amount: $9,600

### Other Expenses

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td></td>
</tr>
<tr>
<td>Supportive Services (Staffing/Contracted Services)</td>
<td></td>
</tr>
<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$1,280</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 describe</td>
<td></td>
</tr>
<tr>
<td>Other describe</td>
<td></td>
</tr>
<tr>
<td><strong>Total Other Expenses:</strong></td>
<td><strong>$1,280</strong></td>
</tr>
</tbody>
</table>

**TOTAL ANNUAL EXPENSES**
- Expense per unit: $4302
- Amount: $137,656

**Expense to Income Ratio:** 71.35%

**NET OPERATING INCOME (before debt service):**
- Amount: $55,279

**Annual Debt Service**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>USDA Existing Loan</td>
<td>$18,966</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL DEBT SERVICE</strong></td>
<td><strong>$46,304</strong></td>
</tr>
</tbody>
</table>

**Debt Coverage Ratio:** 1.19

**NET CASH FLOW:**
- Amount: $8,975
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>$521,400</td>
<td>$531,828</td>
<td>$542,465</td>
<td>$553,314</td>
<td>$564,380</td>
<td>$623,121</td>
<td>$687,976</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$3,348</td>
<td>$3,415</td>
<td>$3,483</td>
<td>$3,553</td>
<td>$3,624</td>
<td>$4,001</td>
<td>$4,418</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$524,748</td>
<td>$535,243</td>
<td>$545,948</td>
<td>$556,867</td>
<td>$568,004</td>
<td>$627,122</td>
<td>$692,394</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(31,485)</td>
<td>$(32,115)</td>
<td>$(32,757)</td>
<td>$(33,412)</td>
<td>$(34,080)</td>
<td>$(37,627)</td>
<td>$(41,544)</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>$493,263</td>
<td>$503,128</td>
<td>$513,191</td>
<td>$523,455</td>
<td>$533,924</td>
<td>$589,495</td>
<td>$650,850</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>$18,900</td>
<td>$19,467</td>
<td>$20,051</td>
<td>$20,653</td>
<td>$21,272</td>
<td>$24,660</td>
<td>$28,588</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$62,976</td>
<td>$64,236</td>
<td>$65,520</td>
<td>$66,831</td>
<td>$68,167</td>
<td>$75,262</td>
<td>$83,095</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$89,080</td>
<td>$91,752</td>
<td>$94,505</td>
<td>$97,340</td>
<td>$100,260</td>
<td>$116,229</td>
<td>$134,741</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$52,000</td>
<td>$53,600</td>
<td>$55,167</td>
<td>$56,822</td>
<td>$58,526</td>
<td>$67,848</td>
<td>$78,655</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$10,500</td>
<td>$10,815</td>
<td>$11,139</td>
<td>$11,474</td>
<td>$11,818</td>
<td>$13,700</td>
<td>$15,882</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$40,300</td>
<td>$41,509</td>
<td>$42,754</td>
<td>$44,037</td>
<td>$45,358</td>
<td>$52,582</td>
<td>$60,957</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$23,780</td>
<td>$24,933</td>
<td>$25,228</td>
<td>$25,985</td>
<td>$26,765</td>
<td>$31,028</td>
<td>$35,969</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$26,700</td>
<td>$27,501</td>
<td>$28,326</td>
<td>$29,176</td>
<td>$30,051</td>
<td>$34,837</td>
<td>$40,386</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$24,600</td>
<td>$25,338</td>
<td>$26,098</td>
<td>$26,881</td>
<td>$27,688</td>
<td>$32,097</td>
<td>$37,210</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$3,280</td>
<td>$3,378</td>
<td>$3,480</td>
<td>$3,584</td>
<td>$3,692</td>
<td>$4,280</td>
<td>$4,961</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$352,116</td>
<td>$362,050</td>
<td>$372,269</td>
<td>$382,782</td>
<td>$393,957</td>
<td>$452,524</td>
<td>$520,446</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$141,147</td>
<td>$141,079</td>
<td>$140,922</td>
<td>$140,673</td>
<td>$140,327</td>
<td>$136,971</td>
<td>$130,405</td>
</tr>
</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>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</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>$22,535</td>
<td>$22,466</td>
<td>$22,310</td>
<td>$22,061</td>
<td>$21,715</td>
<td>$18,359</td>
<td>$11,792</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$22,535</td>
<td>$45,001</td>
<td>$67,311</td>
<td>$89,372</td>
<td>$111,087</td>
<td>$211,271</td>
<td>$286,648</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.18</td>
<td>1.15</td>
<td>1.10</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)
## 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 pro forma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>10</th>
<th>15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$521,400</td>
<td>$531,828</td>
<td>$542,465</td>
<td>$553,314</td>
<td>$564,380</td>
<td>$623,121</td>
<td>$687,976</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$3,348</td>
<td>$3,415</td>
<td>$3,483</td>
<td>$3,553</td>
<td>$3,624</td>
<td>$4,001</td>
<td>$4,418</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$524,748</td>
<td>$535,243</td>
<td>$545,948</td>
<td>$556,867</td>
<td>$568,004</td>
<td>$627,122</td>
<td>$692,394</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($31,485)</td>
<td>($32,115)</td>
<td>($32,757)</td>
<td>($33,412)</td>
<td>($34,080)</td>
<td>($37,627)</td>
<td>($41,544)</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>$493,263</td>
<td>$503,128</td>
<td>$513,191</td>
<td>$523,455</td>
<td>$533,924</td>
<td>$589,495</td>
<td>$650,850</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>Expense</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$18,900</td>
<td>$19,467</td>
<td>$20,051</td>
<td>$20,653</td>
<td>$21,272</td>
<td>$24,660</td>
<td>$28,588</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$62,976</td>
<td>$64,236</td>
<td>$65,520</td>
<td>$66,831</td>
<td>$68,167</td>
<td>$75,262</td>
<td>$83,095</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$89,080</td>
<td>$91,752</td>
<td>$94,505</td>
<td>$97,340</td>
<td>$100,260</td>
<td>$116,229</td>
<td>$134,741</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$52,000</td>
<td>$53,600</td>
<td>$55,167</td>
<td>$56,822</td>
<td>$58,526</td>
<td>$67,848</td>
<td>$78,655</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$10,500</td>
<td>$10,815</td>
<td>$11,139</td>
<td>$11,474</td>
<td>$11,818</td>
<td>$13,700</td>
<td>$15,882</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$40,300</td>
<td>$41,509</td>
<td>$42,754</td>
<td>$44,037</td>
<td>$45,358</td>
<td>$52,582</td>
<td>$60,957</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$23,780</td>
<td>$24,493</td>
<td>$25,228</td>
<td>$25,985</td>
<td>$26,765</td>
<td>$31,028</td>
<td>$35,969</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$26,700</td>
<td>$27,501</td>
<td>$28,326</td>
<td>$29,176</td>
<td>$30,051</td>
<td>$34,837</td>
<td>$40,386</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$24,600</td>
<td>$25,338</td>
<td>$26,098</td>
<td>$26,881</td>
<td>$27,688</td>
<td>$32,097</td>
<td>$37,210</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$3,280</td>
<td>$3,378</td>
<td>$3,480</td>
<td>$3,584</td>
<td>$3,692</td>
<td>$4,280</td>
<td>$4,961</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$352,116</td>
<td>$362,050</td>
<td>$372,269</td>
<td>$382,782</td>
<td>$393,597</td>
<td>$452,524</td>
<td>$520,446</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$141,147</td>
<td>$141,079</td>
<td>$140,922</td>
<td>$140,673</td>
<td>$140,327</td>
<td>$136,971</td>
<td>$130,405</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>First Deed of Trust Annual Loan Payment</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>18,966</td>
<td>18,966</td>
<td>18,966</td>
<td>18,966</td>
<td>18,966</td>
<td>18,966</td>
<td>18,966</td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td>$22,535</td>
<td>$22,466</td>
<td>$22,310</td>
<td>$22,061</td>
<td>$21,715</td>
<td>$21,359</td>
<td>$11,792</td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$22,535</td>
<td>$45,001</td>
<td>$67,311</td>
<td>$89,372</td>
<td>$111,087</td>
<td>$211,271</td>
<td>$286,648</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.10</td>
<td>1.10</td>
<td>1.10</td>
<td>1.10</td>
<td>1.10</td>
<td>1.10</td>
<td>1.10</td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (Describe)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Patrick R. Blasie  
Printed Name  
2/28/19  
Phone: 314-571-5610  
Email: pat.blasie@sterbank.com  
Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

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)

Patrick R. Blasie  
Printed Name  
2/28/19  
Phone: 314-571-5610  
Email: pat.blasie@sterbank.com  
Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator
## 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 pro forma period should be attached to this exhibit.

### INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POTENTIAL GROSS ANNUAL RENTAL INCOME</th>
<th>SECONDARY INCOME</th>
<th>Provision for Vacancy &amp; Collection Loss</th>
<th>RENTAL CONCESSIONS</th>
<th>EFFECTIVE GROSS ANNUAL INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$521,400</td>
<td>$3,348</td>
<td>($31,485)</td>
<td>$0</td>
<td>$524,748</td>
</tr>
<tr>
<td>2</td>
<td>$534,435</td>
<td>$3,432</td>
<td>($32,272)</td>
<td>$0</td>
<td>$537,867</td>
</tr>
<tr>
<td>3</td>
<td>$547,796</td>
<td>$3,517</td>
<td>($33,079)</td>
<td>$0</td>
<td>$551,313</td>
</tr>
<tr>
<td>4</td>
<td>$561,491</td>
<td>$3,605</td>
<td>($33,906)</td>
<td>$0</td>
<td>$565,096</td>
</tr>
<tr>
<td>5</td>
<td>$575,528</td>
<td>$3,696</td>
<td>($34,753)</td>
<td>$0</td>
<td>$579,224</td>
</tr>
<tr>
<td>10</td>
<td>$651,157</td>
<td>$4,181</td>
<td>($39,320)</td>
<td>$0</td>
<td>$655,338</td>
</tr>
<tr>
<td>15</td>
<td>$736,725</td>
<td>$4,731</td>
<td>($44,487)</td>
<td>$0</td>
<td>$741,455</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>$18,900</td>
<td>$62,976</td>
<td>$89,080</td>
<td>$10,300</td>
<td>$40,300</td>
<td>$23,780</td>
<td>$26,700</td>
<td>$24,600</td>
<td>$3,280</td>
<td>$352,116</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

<table>
<thead>
<tr>
<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>Debt Coverage Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$32,261</td>
<td>$22,535</td>
<td>1.19</td>
</tr>
</tbody>
</table>

### CUMULATIVE NET CASH FLOW

<table>
<thead>
<tr>
<th>ANNUAL NET CASH FLOW</th>
<th>Debt Coverage Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>$22,535</td>
<td>1.19</td>
</tr>
</tbody>
</table>

Based on previous communication with TDHCA Staff, we are providing our 15 year pro forma showing a 2.5% growth rate for income and a 3% growth rate for expenses.

During the 515 loan transfer process, USDA will set the rents at amounts with very little cushion over expenses, debt service and reserve deposits. These properties have USDA Rental Assistance, therefore USDA will approve the rents each year of operation at amounts that cover outlays with very little cash flow. This is done because USDA Rental Assistance is very limited so they perform a very detailed review of projected expenses in order to not provide more rental assistance than is necessary to maintain the property. As such USDA will allow rents to increase at more than 2% if necessary. Because of this the default escalators in the Application do not accurately reflect the financial feasibility of the development.
## Income

<table>
<thead>
<tr>
<th>Year</th>
<th>POTENTIAL GROSS ANNUAL RENTAL INCOME</th>
<th>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>$317,400</td>
<td>$319,500</td>
<td>($19,170)</td>
<td>$300,330</td>
</tr>
<tr>
<td>2</td>
<td>$323,748</td>
<td>$325,890</td>
<td>$2,142 $</td>
<td>$306,337</td>
</tr>
<tr>
<td>3</td>
<td>$330,223</td>
<td>$332,408</td>
<td>$2,185 $</td>
<td>$312,463</td>
</tr>
<tr>
<td>4</td>
<td>$336,827</td>
<td>$339,056</td>
<td>$2,229 $</td>
<td>$318,713</td>
</tr>
<tr>
<td>5</td>
<td>$343,564</td>
<td>$345,837</td>
<td>$2,273 $</td>
<td>$325,087</td>
</tr>
<tr>
<td>10</td>
<td>$379,322</td>
<td>$381,832</td>
<td>$2,510 $</td>
<td>$358,922</td>
</tr>
<tr>
<td>15</td>
<td>$418,803</td>
<td>$421,573</td>
<td>$2,771 $</td>
<td>$396,279</td>
</tr>
</tbody>
</table>

| Year | Secondary Income | Secondary Income |  |  |
|------|------------------|------------------|  |  |
| 1    | $2,100           | $2,100           |  |  |
| 2    | $2,142           | $2,142           |  |  |
| 3    | $2,185           | $2,185           |  |  |
| 4    | $2,229           | $2,229           |  |  |
| 5    | $2,273           | $2,273           |  |  |
| 10   | $2,510           | $2,510           |  |  |
| 15   | $2,771           | $2,771           |  |  |

## Expenses

<table>
<thead>
<tr>
<th>Year</th>
<th>General &amp; Administrative Expenses</th>
<th>Management Fee</th>
<th>Payroll, Payroll Tax &amp; Employee Benefits</th>
<th>Repair &amp; Maintenance</th>
<th>Electric &amp; Gas Utilities</th>
<th>Water, Sewer &amp; Trash Utilities</th>
<th>Annual Property Insurance Premiums</th>
<th>Property Tax</th>
<th>Reserve for Replacements</th>
<th>Other Expenses</th>
<th>TOTAL ANNUAL EXPENSES</th>
<th>NET OPERATING INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$9,700</td>
<td>$38,400</td>
<td>$58,860</td>
<td>$27,500</td>
<td>$5,000</td>
<td>$27,000</td>
<td>$14,500</td>
<td>$16,500</td>
<td>$15,000</td>
<td>$2,000</td>
<td>$214,460</td>
<td>$85,870</td>
</tr>
<tr>
<td>2</td>
<td>$9,991</td>
<td>$39,168</td>
<td>$60,626</td>
<td>$28,325</td>
<td>$5,150</td>
<td>$27,810</td>
<td>$14,935</td>
<td>$16,995</td>
<td>$15,450</td>
<td>$2,060</td>
<td>$220,510</td>
<td>$85,827</td>
</tr>
<tr>
<td>3</td>
<td>$10,291</td>
<td>$39,951</td>
<td>$62,445</td>
<td>$29,175</td>
<td>$5,305</td>
<td>$28,644</td>
<td>$15,383</td>
<td>$17,505</td>
<td>$15,914</td>
<td>$2,122</td>
<td>$226,733</td>
<td>$85,730</td>
</tr>
<tr>
<td>4</td>
<td>$10,599</td>
<td>$40,750</td>
<td>$64,318</td>
<td>$30,050</td>
<td>$5,464</td>
<td>$29,504</td>
<td>$15,845</td>
<td>$18,030</td>
<td>$16,391</td>
<td>$2,185</td>
<td>$233,136</td>
<td>$85,577</td>
</tr>
<tr>
<td>5</td>
<td>$10,917</td>
<td>$41,565</td>
<td>$66,247</td>
<td>$30,951</td>
<td>$5,628</td>
<td>$30,389</td>
<td>$16,584</td>
<td>$18,571</td>
<td>$16,883</td>
<td>$2,251</td>
<td>$239,722</td>
<td>$85,364</td>
</tr>
<tr>
<td>10</td>
<td>$12,656</td>
<td>$45,892</td>
<td>$76,799</td>
<td>$35,881</td>
<td>$6,524</td>
<td>$35,229</td>
<td>$18,919</td>
<td>$21,529</td>
<td>$19,572</td>
<td>$2,610</td>
<td>$275,610</td>
<td>$83,312</td>
</tr>
<tr>
<td>15</td>
<td>$14,672</td>
<td>$50,668</td>
<td>$89,031</td>
<td>$41,956</td>
<td>$7,563</td>
<td>$40,840</td>
<td>$21,933</td>
<td>$24,958</td>
<td>$22,689</td>
<td>$3,025</td>
<td>$316,975</td>
<td>$79,305</td>
</tr>
</tbody>
</table>

## Debt Service

<table>
<thead>
<tr>
<th>Year</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 Coverage Ratio</th>
<th>Other (Describe)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$13,562</td>
<td>$13,519</td>
<td>1.19</td>
<td>1.15</td>
</tr>
<tr>
<td>2</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$13,519</td>
<td>$13,422</td>
<td>1.19</td>
<td>1.15</td>
</tr>
<tr>
<td>3</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$13,422</td>
<td>$13,269</td>
<td>1.19</td>
<td>1.15</td>
</tr>
<tr>
<td>4</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$13,269</td>
<td>$13,056</td>
<td>1.19</td>
<td>1.15</td>
</tr>
<tr>
<td>5</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$13,056</td>
<td>$12,004</td>
<td>1.19</td>
<td>1.15</td>
</tr>
<tr>
<td>10</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$12,004</td>
<td>$6,997</td>
<td>1.19</td>
<td>1.15</td>
</tr>
<tr>
<td>15</td>
<td>$40,637</td>
<td>31,671</td>
<td>31,671</td>
<td>31,671</td>
<td>$6,997</td>
<td>$6,997</td>
<td>1.19</td>
<td>1.15</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)

**Signature, Authorized Representative, Construction or Permanent Lender**

**Signature, Authorized Representative, Syndicator**

3/1/2019
15 Year Rental Housing Operating Pro Forma (All Programs)

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

### INCOME

<table>
<thead>
<tr>
<th>Year</th>
<th>Potential Gross Annual Rental Income</th>
<th>Year</th>
<th>Potential Gross Annual Income</th>
<th>Provision for Vacancy &amp; Collection Loss</th>
<th>Year</th>
<th>Secondary Income</th>
<th>Rental Concessions</th>
<th>EFFECTIVE GROSS ANNUAL INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$204,000</td>
<td>2</td>
<td>$208,080</td>
<td>($12,315)</td>
<td>5</td>
<td>$1,250</td>
<td>$0</td>
<td>$192,935</td>
</tr>
<tr>
<td>2</td>
<td>$208,080</td>
<td>3</td>
<td>$212,242</td>
<td>($12,561)</td>
<td>10</td>
<td>$1,275</td>
<td>$0</td>
<td>$196,794</td>
</tr>
<tr>
<td>3</td>
<td>$212,242</td>
<td>4</td>
<td>$216,486</td>
<td>($12,813)</td>
<td>15</td>
<td>$1,301</td>
<td>$0</td>
<td>$200,730</td>
</tr>
<tr>
<td>4</td>
<td>$216,486</td>
<td>5</td>
<td>$220,816</td>
<td>($13,069)</td>
<td></td>
<td>$1,327</td>
<td>$0</td>
<td>$204,744</td>
</tr>
<tr>
<td>5</td>
<td>$220,816</td>
<td>10</td>
<td>$243,799</td>
<td>($14,718)</td>
<td></td>
<td>$1,353</td>
<td>$0</td>
<td>$208,839</td>
</tr>
<tr>
<td>10</td>
<td>$243,799</td>
<td>15</td>
<td>$269,174</td>
<td>($16,249)</td>
<td></td>
<td>$1,494</td>
<td>$0</td>
<td>$230,575</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>Category</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 10</th>
<th>Year 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$9,200</td>
<td>$9,476</td>
<td>$9,760</td>
<td>$10,053</td>
<td>$10,355</td>
<td>$12,004</td>
<td>$13,916</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$24,576</td>
<td>$25,068</td>
<td>$25,569</td>
<td>$26,080</td>
<td>$26,602</td>
<td>$29,371</td>
<td>$32,428</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$30,220</td>
<td>$31,127</td>
<td>$32,060</td>
<td>$33,022</td>
<td>$34,013</td>
<td>$39,430</td>
<td>$45,710</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$24,500</td>
<td>$25,235</td>
<td>$25,992</td>
<td>$26,772</td>
<td>$27,575</td>
<td>$31,967</td>
<td>$37,058</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$13,300</td>
<td>$13,699</td>
<td>$14,110</td>
<td>$14,533</td>
<td>$14,969</td>
<td>$17,353</td>
<td>$20,117</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$9,280</td>
<td>$9,558</td>
<td>$9,845</td>
<td>$10,141</td>
<td>$10,445</td>
<td>$12,108</td>
<td>$14,037</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$10,200</td>
<td>$10,506</td>
<td>$10,821</td>
<td>$11,146</td>
<td>$11,480</td>
<td>$13,309</td>
<td>$15,428</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$9,600</td>
<td>$9,888</td>
<td>$10,185</td>
<td>$10,490</td>
<td>$10,805</td>
<td>$12,526</td>
<td>$14,521</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$1,280</td>
<td>$1,318</td>
<td>$1,358</td>
<td>$1,399</td>
<td>$1,441</td>
<td>$1,670</td>
<td>$1,936</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$137,656</td>
<td>$141,540</td>
<td>$145,535</td>
<td>$149,646</td>
<td>$153,874</td>
<td>$176,914</td>
<td>$203,471</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$55,279</td>
<td>$55,254</td>
<td>$55,194</td>
<td>$55,098</td>
<td>$54,965</td>
<td>$53,661</td>
<td>$51,102</td>
</tr>
</tbody>
</table>

### DEBT SERVICE

<table>
<thead>
<tr>
<th>Year</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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
<tr>
<td>2</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
<tr>
<td>3</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
<tr>
<td>4</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
<tr>
<td>5</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
<tr>
<td>10</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
<tr>
<td>15</td>
<td>$27,338</td>
<td>$27,338</td>
<td>$27,338</td>
</tr>
</tbody>
</table>

### ANNUAL NET CASH FLOW

<table>
<thead>
<tr>
<th>Year</th>
<th>Debt Coverage Ratio</th>
<th>CUMULATIVE NET CASH FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.19</td>
<td>$8,975</td>
</tr>
<tr>
<td></td>
<td>1.19</td>
<td>$8,950</td>
</tr>
<tr>
<td></td>
<td>1.19</td>
<td>$8,890</td>
</tr>
<tr>
<td></td>
<td>1.19</td>
<td>$8,794</td>
</tr>
<tr>
<td></td>
<td>1.19</td>
<td>$8,661</td>
</tr>
<tr>
<td></td>
<td>1.16</td>
<td>$7,357</td>
</tr>
<tr>
<td></td>
<td>1.10</td>
<td>$4,798</td>
</tr>
</tbody>
</table>

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

**Signature, Authorized Representative, Construction or Permanent Lender**

**Printed Name**

**Phone:**

**Email:**

**Date:**

**Signature, Authorized Representative, Syndicator**

**Printed Name**

**Date:**

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

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
</tr>
<tr>
<td>NA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lines 35-37 Hidden

Total $ -

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

Seal

If a revised form is submitted, date of submission: 3/1/19
2019 HTC
Full Application

Part 4 Tab 29

Site Work Cost Breakdown
**Site Work Cost Breakdown**

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

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

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

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

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

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

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

**Note:** This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form. For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough grading</td>
<td>$30,000.00</td>
<td>1</td>
<td>$30,000.00</td>
<td>included in A/E</td>
<td>$30,000</td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$40,000.00</td>
<td>1</td>
<td>$40,000.00</td>
<td>included in A/E</td>
<td>$40,000</td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$20,000.00</td>
<td>1</td>
<td>$20,000.00</td>
<td>included in A/E</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>On-site paving</td>
<td>$32,000.00</td>
<td>1</td>
<td>$32,000.00</td>
<td>included in A/E</td>
<td>$32,000</td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping, &amp; signs</td>
<td>$42,000.00</td>
<td>1</td>
<td>$42,000.00</td>
<td>included in A/E</td>
<td>$42,000</td>
<td></td>
</tr>
<tr>
<td>Internal demo/clearing &amp; dumpsters</td>
<td>$85,500.00</td>
<td>1</td>
<td>$85,500.00</td>
<td>included in A/E</td>
<td>$85,500</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$249,500</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer  
2/18/17
Printed Name  
Joseph Parsley

Date
If a revised form is submitted, date of submission:  
[Blank Space]
**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 costs, 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>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>Rough grading</td>
<td>$ 10,000.00</td>
<td>1</td>
<td>$ 10,000.00</td>
<td></td>
<td>included in A/E</td>
<td>$ 10,000</td>
</tr>
<tr>
<td>On-Site concrete</td>
<td>$ 30,000.00</td>
<td>1</td>
<td>$ 30,000.00</td>
<td></td>
<td>included in A/E</td>
<td>$ 30,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$ 15,000.00</td>
<td>1</td>
<td>$ 15,000.00</td>
<td></td>
<td>included in A/E</td>
<td>$ 15,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$ 25,000.00</td>
<td>1</td>
<td>$ 25,000.00</td>
<td></td>
<td>included in A/E</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Bumper stops, striping, &amp; signs</td>
<td>$ 25,000.00</td>
<td>1</td>
<td>$ 25,000.00</td>
<td></td>
<td>included in A/E</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Internal demo/clearing &amp; dumpsters</td>
<td>$ 50,000.00</td>
<td>1</td>
<td>$ 50,000.00</td>
<td></td>
<td>included in A/E</td>
<td>$ 50,000</td>
</tr>
</tbody>
</table>

Total                                        |                        |                            |                             |                      |                                      | $ 155,000              |

---

Signature of Registered Engineer:  
2/28/19

Printed Name: JOSEPH PARSLEY

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

---

STATE OF TEXAS

JOSEPH PARSLEY

PROFESSIONAL ENGINEER

104151
2019 HTC
Full Application

Part 4 Tab 30

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

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

**ACQUISITION**
- Site acquisition cost: $276,049
- Existing building acquisition cost: $2,282,734
- Closing costs & acq. legal fees: $708,900
- Other (specify) - see footnote 1
- Other (specify) - see footnote 1

Subtotal Acquisition Cost: $2,558,783

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

Subtotal Off-Sites Cost: $0

**SITE WORK**
- Demolition
- Asbestos Abatement (Demolition Only)
- Detention
- Rough grading: $40,000
- Fine grading
- On-site concrete: $70,000
- On-site electrical: $35,000
- On-site paving: $57,000
- On-site utilities
- Decorative masonry
- Bumper stops, striping & signs: $67,000
- Internal demo and dumpsters: $135,500

Subtotal Site Work Cost: $404,500

**SITE AMENITIES**
- Landscaping: $115,000
- Pool and decking
- Athletic court(s), playground(s): $60,000
- Fencing
- PO Boxes: $12,000

Subtotal Site Amenities Cost: $187,000
### BUILDING COSTS:

<table>
<thead>
<tr>
<th>Category</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>80,000</td>
<td>80,000</td>
</tr>
<tr>
<td>Masonry</td>
<td>57,000</td>
<td>57,000</td>
</tr>
<tr>
<td>Metals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>381,950</td>
<td>381,950</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>283,820</td>
<td>283,820</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>217,000</td>
<td>217,000</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>327,730</td>
<td>327,730</td>
</tr>
<tr>
<td>Finishes</td>
<td>831,500</td>
<td>831,500</td>
</tr>
<tr>
<td>Specialties</td>
<td>32,000</td>
<td>32,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>186,500</td>
<td>186,500</td>
</tr>
<tr>
<td>Furnishings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>873,000</td>
<td>873,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>238,000</td>
<td>238,000</td>
</tr>
</tbody>
</table>

### Individually itemize costs below:

- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only)
- Structured Parking
- Commercial Space Costs
- Other (specify) - see footnote 1

Subtotal Building Costs Before 11.9(e)(2)

- $3,508,500
- $0
- $3,508,500

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

- $13.58 psf

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible cost should be entered in line items E33:E74. To score points under §11.9(e)(2) related to Cost of Development per Square Foot, enter a voluntarily limited Building Cost value 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 D197:D198.

TOTAL BUILDING COSTS & SITE WORK

- $4,100,000
- $0
- $4,100,000

Contingency

- 9.69%
- $397,290
- 397,290

TOTAL HARD COSTS

<table>
<thead>
<tr>
<th>OTHER CONSTRUCTION COSTS</th>
<th>%THC</th>
<th>%EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>4.57%</td>
<td>205,302</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td></td>
<td>205,302</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>1.89%</td>
<td>85,101</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td></td>
<td>85,101</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>4.57%</td>
<td>205,302</td>
</tr>
</tbody>
</table>

TOTAL CONTRACTOR FEES

- $495,706
- $0
- $495,706

TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)

- $4,992,996
- $0
- $4,992,996

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

- $13.58 psf

If NOT seeking to score points under §11.9(e)(2), E95:E96 should remain BLANK. True eligible cost should be entered in line items E82 and E86:E90. To score points under §11.9(e)(2) related to Cost of Development per Square Foot, enter a voluntarily limited Hard Cost value in E95:E96 that produces the target cost per square foot in D95:D96. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D197:D198.
## SOFT COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>164,000</td>
<td>164,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>51,000</td>
<td>51,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>10,500</td>
<td>10,500</td>
</tr>
<tr>
<td>Appraisal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market analysis</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Soils report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Survey</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>390</td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td>123,000</td>
<td></td>
</tr>
<tr>
<td>FFE &amp; personal property protection</td>
<td>143,853</td>
<td>93,853</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>124,504</td>
<td>124,504</td>
</tr>
</tbody>
</table>

**Subtotal Soft Cost**

| Amount | $727,247 | $0     | $553,857 |

## FINANCING:

### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>285,000</td>
<td>285,000</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>60,000</td>
<td>60,000</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>15,500</td>
<td>15,500</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOC plan cost review</td>
<td>23,370</td>
<td>23,370</td>
</tr>
<tr>
<td>LOC plan cost review</td>
<td>5,000</td>
<td>5,000</td>
</tr>
</tbody>
</table>

### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>8,250</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### BRIDGE LOAN(S)

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>40,851</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>35,610</td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>

Subtotal Financing Cost: **$583,581**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Syndication organizational cost</td>
<td>35,610</td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>150,000</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>861,693</td>
</tr>
</tbody>
</table>

Subtotal Developer Fees: **15.00%**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>150,000</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>755,358</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></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td>236,602</td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td>83,863</td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
</tbody>
</table>

Subtotal Reserves: **$425,465**

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

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
</tbody>
</table>

**$10,299,765**

The following calculations are for HTC Applications only.

**Deduct From Basis:**

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

**Total Eligible Basis:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Total Eligible Basis: <strong>$815,235</strong></th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Amount</th>
<th><strong>130%</strong></th>
</tr>
</thead>
</table>

**Total Adjusted Basis:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Total Adjusted Basis: <strong>$815,235</strong></th>
</tr>
</thead>
</table>

Applicable Fraction: **100%**

**Total Qualified Basis:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Total Qualified Basis: <strong>$9,838,640</strong></th>
</tr>
</thead>
</table>

Applicable Percentage: **3.42%**

**Credits Supported by Eligible Basis:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Credits Supported by Eligible Basis: <strong>$839,987</strong></th>
</tr>
</thead>
</table>

**Credit Request** (from 17.Development Narrative): **$839,987**

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

*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: 

Phone Number for Contact: 

# Development Cost Schedule

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

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT SUMMARY</th>
<th>Scratch Paper/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>$171,366</td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td>$1,420,015 416,300</td>
</tr>
<tr>
<td>Closing costs &amp; acq. 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>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td>$1,591,381 $416,300 $0</td>
</tr>
</tbody>
</table>

| **OFF-SITES** |                     |
| Off-site concrete |                     |
| Storm drains & devices |                     |
| Water & fire hydrants |                     |
| Off-site utilities |                     |
| Sewer lateral(s) |                     |
| Off-site paving |                     |
| Off-site electrical |                     |
| Other (specify) - see footnote 1 |                     |
| Other (specify) - see footnote 1 |                     |
| **Subtotal Off-Sites Cost** | $0 $0 $0 |

| **SITE WORK** |                     |
| Demolition |                     |
| Asbestos Abatement (Demolition Only) |                     |
| Detention |                     |
| Rough grading | $30,000 30,000 |
| Fine grading | $0 0 |
| On-site concrete | $40,000 40,000 |
| On-site electrical | $20,000 20,000 |
| On-site paving | $32,000 32,000 |
| On-site utilities |                     |
| Decorative masonry |                     |
| Bumper stops, striping & signs | $42,000 42,000 |
| Internal Demo & Dumpsters | $85,500 85,500 |
| **Subtotal Site Work Cost** | $249,500 $0 $249,500 |

| **SITE AMENITIES** |                     |
| Landscaping | $55,000 55,000 |
| Pool and decking |                     |
| Athletic court(s), playground(s) | $45,000 45,000 |
| Fencing |                     |
| po boxes | $7,000 7,000 |
| **Subtotal Site Amenities Cost** | $107,000 $0 $107,000 |
### BUILDING COSTS*

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Masonry</td>
<td>42,000</td>
<td>42,000</td>
</tr>
<tr>
<td>Metals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>228,950</td>
<td>228,950</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>188,820</td>
<td>188,820</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>132,000</td>
<td>132,000</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>194,730</td>
<td>194,730</td>
</tr>
<tr>
<td>Finishes</td>
<td>507,000</td>
<td>507,000</td>
</tr>
<tr>
<td>Specialties</td>
<td>32,000</td>
<td>32,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>132,000</td>
<td>132,000</td>
</tr>
<tr>
<td>Furnishings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>523,000</td>
<td>523,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>128,000</td>
<td>128,000</td>
</tr>
<tr>
<td>Detached Community Facilities/Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carports and/or Garages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead-Based Paint Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Rehabilitation Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structured Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Space Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Individually itemize costs below:

<table>
<thead>
<tr>
<th>Item</th>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal Building Costs</td>
<td>$2,143,500</td>
<td>$0</td>
</tr>
<tr>
<td>Voluntary Eligible Building Costs</td>
<td>$13.34 psf</td>
<td></td>
</tr>
<tr>
<td>TOTAL BUILDING COSTS &amp; SITE WORK</td>
<td>$2,500,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Contingency

<table>
<thead>
<tr>
<th>% Contingency</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.69%</td>
<td>$242,250</td>
</tr>
</tbody>
</table>

#### TOTAL HARD COSTS

<table>
<thead>
<tr>
<th>% THC</th>
<th>% EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>3.65%</td>
</tr>
<tr>
<td>Contractor profit (&lt;6%)</td>
<td>3.65%</td>
</tr>
</tbody>
</table>

#### TOTAL CONTRACTOR FEES

<table>
<thead>
<tr>
<th>Cost</th>
<th>% THC</th>
<th>% EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>$250,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### TOTAL CONSTRUCTION CONTRACT

<table>
<thead>
<tr>
<th>Before 11.9(e)(2)</th>
<th>After 11.9(e)(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,992,250</td>
<td>$2,992,175</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Enter amount to be used to achieve desired score.</th>
</tr>
</thead>
<tbody>
<tr>
<td>$109.19 psf</td>
</tr>
</tbody>
</table>

---

*If NOT seeking to score points under §11.9(e)(2), E96:E97 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), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.
## SOFT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>31,098</td>
<td>31,098</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>21,341</td>
<td>21,341</td>
</tr>
<tr>
<td>Impact Fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>6,403</td>
<td>6,403</td>
</tr>
<tr>
<td>Appraisal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market analysis</td>
<td>18,293</td>
<td>18,293</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>9,146</td>
<td>9,146</td>
</tr>
<tr>
<td>Soils report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Survey</td>
<td>12,195</td>
<td>12,195</td>
</tr>
<tr>
<td>Marketing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>3,049</td>
<td>3,049</td>
</tr>
<tr>
<td>Real property taxes</td>
<td>3,049</td>
<td>3,049</td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td>75,000</td>
<td></td>
</tr>
<tr>
<td>tenant protection</td>
<td>53,999</td>
<td>23,999</td>
</tr>
<tr>
<td>personal property, FFE</td>
<td>109,146</td>
<td>109,146</td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Soft Cost</strong></td>
<td><strong>$442,719</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>

### FINANCING:

#### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>173,925</td>
<td>173,925</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>36,600</td>
<td>36,600</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>30,488</td>
<td>30,488</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>30,488</td>
<td>30,488</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>9,451</td>
<td>9,451</td>
</tr>
<tr>
<td>Credit Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOC</td>
<td>14,250</td>
<td>14,250</td>
</tr>
<tr>
<td>plan cost review</td>
<td>3,049</td>
<td>3,049</td>
</tr>
<tr>
<td><strong>Permalink cost review</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal</td>
<td>6,010</td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify) - see footnote 1</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### BRIDGE LOAN(S)

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

$250 fee waiver will be applied to permitting fees.
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Other Financing Costs</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>24,909</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>21,951</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><strong>$356,121</strong></td>
</tr>
<tr>
<td><strong>0</strong></td>
<td><strong>$298,251</strong></td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Developer Fees</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>75,000</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>531,679</td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td><strong>$606,679</strong></td>
</tr>
<tr>
<td><strong>15.00%</strong></td>
<td><strong>$544,222</strong></td>
</tr>
</tbody>
</table>

### RESERVES

<table>
<thead>
<tr>
<th>Reserves</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>144,124</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td>60,000</td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td>55,000</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><strong>$259,124</strong></td>
</tr>
</tbody>
</table>

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

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Total Housing Development Costs</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6,248,274</td>
<td>$478,745</td>
</tr>
<tr>
<td>$4,172,367</td>
<td></td>
</tr>
</tbody>
</table>

### 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>Total Eligible Basis</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$478,745</strong></td>
<td><strong>$4,172,367</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Total Adjusted Basis</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$478,745</strong></td>
<td><strong>$5,424,077</strong></td>
</tr>
</tbody>
</table>

### Applicable Fraction

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

### Total Qualified Basis

<table>
<thead>
<tr>
<th>Total Qualified Basis</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$5,902,822</strong></td>
<td><strong>$5,424,077</strong></td>
</tr>
</tbody>
</table>

### Applicable Percentage

<table>
<thead>
<tr>
<th>Applicable Percentage</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.42%</td>
<td></td>
</tr>
<tr>
<td>9.00%</td>
<td></td>
</tr>
</tbody>
</table>

### Credits Supported by Eligible Basis

<table>
<thead>
<tr>
<th>Credits Supported by Eligible Basis</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$504,540</strong></td>
<td><strong>$16,373</strong></td>
</tr>
<tr>
<td><strong>$488,167</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

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

*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: **Douglas Hamilton**

Phone Number for Contact: **417-882-1701**

If a revised form is submitted, date of submission: **3/1/2019**
## Development Cost Schedule

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

### TOTAL DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>Total Cost</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>104,683</td>
<td></td>
</tr>
<tr>
<td>Existing building</td>
<td>862,719</td>
<td>292,600</td>
</tr>
<tr>
<td>acquisition cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see</td>
<td></td>
<td></td>
</tr>
<tr>
<td>footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see</td>
<td></td>
<td></td>
</tr>
<tr>
<td>footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **Subtotal Acquisition** | $967,402   | $292,600                        | $0

### OFF-SITES

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see</td>
<td></td>
<td></td>
</tr>
<tr>
<td>footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see</td>
<td></td>
<td></td>
</tr>
<tr>
<td>footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **Subtotal Off-Sites**   | $0         | $0                              | $0

### SITE WORK

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Demolition Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>On-site utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>&amp; signs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal Demo</td>
<td>50,000</td>
<td>50,000</td>
</tr>
</tbody>
</table>
| **Subtotal Site Work**   | $155,000   | $0                              | $155,000

### SITE AMENITIES

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>60,000</td>
<td>60,000</td>
</tr>
<tr>
<td>Pool and decking</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Athletic court(s),</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>playground(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>po boxes</td>
<td>5,000</td>
<td>5,000</td>
</tr>
</tbody>
</table>
| **Subtotal Site Amenities** | $80,000 | $0 | $80,000

---

3/1/2019
## BUILDING COSTS*

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>45,000</td>
<td>45,000</td>
</tr>
<tr>
<td>Masonry</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Metals</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>153,000</td>
<td>153,000</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>95,000</td>
<td>95,000</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>85,000</td>
<td>85,000</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>133,000</td>
<td>133,000</td>
</tr>
<tr>
<td>Finishes</td>
<td>324,500</td>
<td>324,500</td>
</tr>
<tr>
<td>Specialties</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Equipment</td>
<td>54,500</td>
<td>54,500</td>
</tr>
<tr>
<td>Furnishings</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Special Construction</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>350,000</td>
<td>350,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>110,000</td>
<td>110,000</td>
</tr>
</tbody>
</table>

**Individually itemize costs below:**

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

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

<table>
<thead>
<tr>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,365,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

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

Enter amount to be used to achieve desired score. **$13.94 psf**

**If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.**

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

<table>
<thead>
<tr>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,600,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Contingency**

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.69%</td>
<td>$155,040</td>
<td>155,040</td>
</tr>
</tbody>
</table>

**TOTAL HARD COSTS**

<table>
<thead>
<tr>
<th>Other Construction Costs</th>
<th>THC</th>
<th>EHC</th>
<th>THC</th>
<th>EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>105,302</td>
<td>105,302</td>
<td>6.00%</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>2.00%</td>
<td>35,101</td>
<td>35,101</td>
<td>2.00%</td>
</tr>
<tr>
<td>Contractor overhead (&lt;2%)</td>
<td>6.00%</td>
<td>105,302</td>
<td>105,302</td>
<td>6.00%</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

<table>
<thead>
<tr>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$245,705</td>
<td>$0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,000,745</td>
<td>$0</td>
</tr>
</tbody>
</table>

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

Enter amount to be used to achieve desired score. **$109.19 psf**

**If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.**

3/1/2019
<table>
<thead>
<tr>
<th>SOFT COSTS³</th>
<th>Architectural - Design fees</th>
<th>64,000</th>
<th>Architectural - Supervision fees</th>
<th>64,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering fees</td>
<td></td>
<td></td>
<td>Real estate attorney/other legal fees</td>
<td>19,902</td>
</tr>
<tr>
<td>Accounting fees</td>
<td></td>
<td>13,659</td>
<td>Impact Fees</td>
<td></td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>4,097</td>
<td>4,097</td>
<td>$250 fee waiver will be applied to permitting fees</td>
<td></td>
</tr>
<tr>
<td>Appraisal</td>
<td></td>
<td></td>
<td>Environmental assessment</td>
<td>5,854</td>
</tr>
<tr>
<td>Soils report</td>
<td></td>
<td></td>
<td>Survey</td>
<td>7,805</td>
</tr>
<tr>
<td>Marketing</td>
<td></td>
<td>390</td>
<td>Hazard &amp; liability insurance</td>
<td>1,951</td>
</tr>
<tr>
<td>Real property taxes</td>
<td></td>
<td>1,951</td>
<td>Personal property taxes</td>
<td>1,951</td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td></td>
<td>48,000</td>
<td>Personal property, FFE</td>
<td>69,854</td>
</tr>
<tr>
<td>protection</td>
<td></td>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td>15,358</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td>Subtotal Soft Cost</td>
<td>$284,528</td>
</tr>
</tbody>
</table>

**FINANCING:**

<table>
<thead>
<tr>
<th>CONSTRUCTION LOAN(S)³</th>
<th>Interest</th>
<th>111,150</th>
<th>Loan origination fees</th>
<th>23,400</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Title &amp; recording fees</td>
<td>19,512</td>
<td>Closing costs &amp; legal fees</td>
<td>19,512</td>
</tr>
<tr>
<td></td>
<td>Inspection fees</td>
<td>6,049</td>
<td>Credit Report</td>
<td>9,120</td>
</tr>
<tr>
<td></td>
<td>LOC</td>
<td>1,951</td>
<td>Discount Points</td>
<td>9,120</td>
</tr>
<tr>
<td></td>
<td>plan cost review</td>
<td>1,951</td>
<td>PERMANENT LOAN(S)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Loan origination fees</td>
<td>3,250</td>
<td>Title &amp; recording fees</td>
<td>3,902</td>
</tr>
<tr>
<td></td>
<td>Closing costs &amp; legal</td>
<td>3,902</td>
<td>Bond premium</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Credit report</td>
<td></td>
<td>Credit points</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Discount points</td>
<td></td>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Prepaid MIP</td>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BRIDGE LOAN(S)</th>
<th>Interest</th>
<th></th>
<th>Loan origination fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Title &amp; recording fees</td>
<td></td>
<td>Closing costs &amp; legal fees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td>Bond premium</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Credit report</td>
<td></td>
<td>Credit points</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Discount points</td>
<td></td>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Prepaid MIP</td>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>15,942</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td></td>
</tr>
<tr>
<td>Tax opinion</td>
<td></td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Financing Cost**: $227,447

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td>75,000</td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td>330,027</td>
</tr>
</tbody>
</table>

**Subtotal Developer Fees**: $405,027

**15.00%**: $43,890

**286,137**: $361,137

### RESERVES

<table>
<thead>
<tr>
<th>Reserve Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td></td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td></td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal Reserves**: $166,341

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

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL HOUSING DEVELOPMENT COSTS</td>
<td>$4,051,490</td>
</tr>
<tr>
<td></td>
<td>$336,490</td>
</tr>
<tr>
<td></td>
<td>$2,768,714</td>
</tr>
</tbody>
</table>

### Deduct From Basis:

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

**Total Eligible Basis**: $336,490

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

**Total Adjusted Basis**: $336,490

**Applicable Fraction**: 100%

**Total Qualified Basis**: $3,935,818

**Applicable Percentage**: 3.42%

**Credits Supported by Eligible Basis**: $335,447

**Credit Request (from 17.Development Narrative)**: $335,447

**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.

### Contact Information

- **Name of contact for Cost Estimate**: Douglas Hamilton
- **Phone Number for Contact**: 417-882-1701

3/1/2019
2019 HTC
Full Application

Part 4 Tab 31

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).

<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></td>
<td></td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>Sterling</td>
<td>Conventional Loan</td>
<td>$6,000,000</td>
<td>6.00%</td>
<td>$920,000</td>
</tr>
<tr>
<td>Existing USDA Loan - Sweeny</td>
<td></td>
<td>$743,402</td>
<td>1.00%</td>
<td>$7,055,185</td>
</tr>
<tr>
<td>Existing USDA Loan - Hempstead</td>
<td></td>
<td>$1,241,381</td>
<td>1.00%</td>
<td>$7,055,185</td>
</tr>
<tr>
<td></td>
<td>Third Party Equity</td>
<td>$839,987</td>
<td>$2,822,074</td>
<td>$7,055,185</td>
</tr>
<tr>
<td>Monarch</td>
<td>HTC</td>
<td>$839,987</td>
<td>$2,822,074</td>
<td>$7,055,185</td>
</tr>
<tr>
<td></td>
<td>Grant</td>
<td>$11.9(d)(2)LPS Contribution</td>
<td>$500</td>
<td></td>
</tr>
<tr>
<td>City Funding</td>
<td>§11.9(d)(2)LPS Contribution</td>
<td>$500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td>$255,434</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Reserves - Hempstead</td>
<td></td>
<td>$55,000</td>
<td>$28,863</td>
<td>$10,299,765</td>
</tr>
<tr>
<td>Existing Reserves - Sweeny</td>
<td></td>
<td>$55,000</td>
<td>$28,863</td>
<td>$10,299,765</td>
</tr>
</tbody>
</table>

Total Sources of Funds: $8,822,074
Total Uses of Funds: $10,299,765
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).

Sterling will be providing construction financing in the form of a construction loan in the amount of $6,000,000 at a rate of 6.00%. Sterling will also provide the permanent financing in the form of a conventional loan. The perm loan will be in the amount of $920,000 at a rate of 6.25% and a term/amortization of 30 years. The existing USDA loans on both properties will be assumed in the amount of $743,402 for Sweeny and $1,241,381 for Hempstead. Both of these USDA loans have a 1% rate and are amortized over 50 years with a 30 year term. Monarch will be providing the equity for the project in the total amount of $7,055,185 based on an equity rate of $0.84. The cities of Sweeny and Hempstead will each provide a fee waiver in the amount of $250. It is current estimated that $255,434 in developer fee will be deferred.

Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

Existing reserves will be assumed in the amount of $55,000 for Hempstead and $28,863 for Sweeny. Additionally, $105,000 in existing reserves will be required, as well as $236,602 in operating reserves.

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:

Both properties have Rental Assistance.

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

_________________________  ______________________  ________________
Signature, Authorized Representative, Construction or Permanent Lender  Printed Name  Date

_________________________
Telephone:

_________________________
Email address:
### 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></td>
<td></td>
<td>Interest Position</td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Sterling</td>
<td>$3,660,000</td>
<td>6.00%</td>
<td>1st</td>
</tr>
<tr>
<td>Existing USDA Loan</td>
<td>$1,241,381</td>
<td>1.00%</td>
<td>2nd</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Party Equity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monarch</td>
<td>HTC</td>
<td>$504,540</td>
<td>$423,771</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Hempstead</td>
<td>§11.9(d)(2)LPS Contribution</td>
<td>$250</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Reserves</td>
<td>Direct Loan Match</td>
<td>$55,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$5,325,152</td>
<td></td>
<td>$6,248,274</td>
</tr>
<tr>
<td>Total Uses of Funds</td>
<td></td>
<td></td>
<td>$6,248,274</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).

See combined sources and uses exhibit for financing narrative.

Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

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

Telephone:

Email address:

If a revised form is submitted, date of submission:  3/1/2019
# Schedule of Sources of Funds and Financing Narrative

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

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
<td>0.00%</td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>-</td>
<td>0.00%</td>
</tr>
<tr>
<td>Sterling</td>
<td>Conventional Loan</td>
<td>$370,000</td>
<td>6.25%</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Assumed USDA loan</td>
<td>USDA/TXRD Loan(s)</td>
<td>$743,402</td>
<td>1.00%</td>
<td>50</td>
<td>30</td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>HTC</td>
<td>$335,447</td>
<td>-</td>
<td>$2,817,473</td>
<td>-</td>
</tr>
<tr>
<td>Grant</td>
<td>City of Sweeney</td>
<td>$11.9(d)(2)LPS Contribution</td>
<td>$250</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td>$91,502</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td>$28,863</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Reserves</td>
<td></td>
<td>$28,863</td>
<td>-</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds** $4,051,490

**Total Uses of Funds** $4,051,490

3/1/2019
INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

See combined sources and uses exhibit for financing narrative.

Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

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

Telephone: ___________________________

Email address: ___________________________

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

Part 4 Tab 32

Multifamily Direct Loan
Financial Capacity

NA
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)

<table>
<thead>
<tr>
<th>Self Score Total:</th>
<th>108</th>
</tr>
</thead>
</table>

1. **Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))**

   Name of the Local Political Subdivision providing the funding:  
   - City of Hempstead and City of Sweeny

   [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.  
     - **Total Points Claimed:** 0

   - [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  
     - 8.00%

   - HTC funding request as a percent of Total Housing Development Cost  
     - 8.07%

   **Eligibility for points:**

   - [X] Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding  
     - 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

---

3/1/2019
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 26, 2019

SDR Investments, LLC
Attn: Shawn Smith
222 E. Main St. First Floor
Oklahoma City, OK 73104

RE: Woodlands Estates
Sweeny and Hempstead, TX

Dear Mr. Smith:

Sterling Bank has accepted your request for credit on the above captioned subject to the following terms and conditions:

Construction Bridge Loan Proposal:

Amount: Up to $6,000,000.00

Type: Construction Draw

Term: Not to exceed 18 months

Repayment: Interest monthly on outstanding principal; Balance at maturity

Rate: 6.00% fixed

Origination Fee: 1.00%

Commitment Fee: N/A

Other Fees: Legal - $1,500; Recording - $200

Security: Subject to Program or Agency

A) Assignment of Borrower's interest in the limited partnership, including but not limited to capital contributions

B) Assignment of General Partner interest in the limited partnership.
C) First Deed of Trust with Assignment of Rents on the subject property and improvements to be constructed thereon, legal description to govern

Permanent Loan Proposal

Amount: $920,000.00

Type: 30-year amortization

Terms: 30-year term

Rate: 6.25%

Origination Fee: 1.00%

Commitment Fee: N/A

Security: First Deed of Trust with assignment of rents on the subject property and improvements to be constructed thereon, legal description to govern.

Borrower: Woodlands Estates, LP

General Partners: Woodlands Estates GP, LLC

Guarantor(s): General Partner, Developer and any additional entities or individuals as required by Sterling Bank

Insurance: Borrower agrees to maintain insurance coverage on the collateral securing this loan in an amount and form satisfactory to Sterling Bank. Said policy shall include an endorsement acceptable to and naming the Bank.

Title Insurance: Borrower shall provide to bank a title insurance policy on the properties in an amount and form satisfactory to Sterling Bank. The Bank shall be named in the title policy and the policy shall contain no exceptions not previously approved by the Bank, which in Sterling Bank's opinion shall be considered detrimental to the Bank.

Closing Documents: All closing documents are subject to review and approval of Sterling Bank and its attorney's.

Escrow Disbursement: All funds shall be disbursed in a form and manner acceptable to Sterling Bank.
Advances Under this Proposed Agreement are Subject to:

1) Credit and economic conditions being acceptable to the Bank on an ongoing basis.
2) Borrower’s observance of all requirements stated in this proposal.
3) Borrower’s compliance with the provisions of all applicable program loan documents now or hereafter in effect between the Bank, federal and/or state agencies, and borrower.
4) Borrower’s compliance with any and all provisions, rules and/or regulations of applicable Federal and/or State Housing Program(s).

Other Conditions:
A) This proposal is non-assignable
B) Full and complete adherence with any and all applicable state and/or federal agencies program rules, regulations and/or requirements.
C) Applicable Credits are syndicated i a company and price acceptable to Sterling Bank: Investment Limited Partner enters Limited Partnership with capital contributions and terms acceptable to Bank
D) Borrower agrees from time to time, upon written request of the Bank to provide current financial statements and current copies of recent Federal income tax returns.
E) Guarantor(s) agree to provide the same financial information as listed above upon written request of Sterling Bank.
F) Subject to Board or Loan Committee Final Approval.
G) Deposit of all project-related reserve accounts at Sterling Bank.
H) Appraisal no greater than 12 months old required prior to close of financing – values to include as-is, as completed and as stabilized with both market-rate and restricted rents.
I) A Phase I environmental review will be required prior to close of financing.
J) Affirmative and negative covenants applicable to the Borrower and which are customary and typical of this transaction will be required.
K) Representations and warranties of Borrower which are customary and typical of this transaction will be required.

Closing Costs: All closing costs, including but not limited to: insurance, flood letter, recording fees, title insurance, survey and attorney fees, if any, shall be paid by borrower in advance or at closing.

Acknowledgement of Additional Financing: Sterling Bank acknowledges that in addition to the construction and permanent financing outlined in this document, Belmont Development Company, LLC is also seeking additional financing sources as included in the attached Schedule of Sources.

This proposal supersedes all prior agreements, conversations and understandings relating to the subject matter hereof. Oral agreements or commitments to loan money, extend credit, or forbear from enforcing repayment of a debt, are not enforceable. The proposal contained herein is the complete and exclusive agreement between the borrower and the Bank. Any change in terms or
conditions subsequent to this proposal must be in writing, signed by an officer of the Bank and acknowledged in writing by the borrower. Sterling Bank reserves the right to withdraw this availability if any of the terms and conditions stated herein is not fulfilled.

This proposal does not constitute and shall not be construed as a formal commitment to lend or provide financing, and it remains in the bank’s sole discretion to lend or provide financing with these terms or others.

Certification:

I have received and reviewed the 15 year pro forma for Woodlands Estates located in Sweeny and Hempstead, Texas. The attached pro forma, which has been prepared and executed by an authorized representative of Sterling Bank projects total operating expenses, net operating income, and debt service for the first year of stabilized operation based on preliminary information provided by the borrower.

The attached pro forma indicates that the development would maintain no less than a 1.15 debt coverage ratio throughout the initial fifteen years. These projections, which indicate that the Development is expected to be feasible for fifteen years, are made based upon the preliminary information provided by the borrower to this point, and are subject to Sterling Bank’s due diligence review.

Additionally, Sterling Bank has performed a preliminary review of the credit worthiness of Woodlands Estates, LP and its principals. At this time, Sterling Bank has no reservations with any of the principals of the borrower.

This proposal expires December 31, 2019, unless extended by the Bank in writing.
Sincerely,

Patrick R. Blassie
Vice President

By signing below and returning one signed copy of this proposal, you hereby accept the above terms and conditions.

Accepted this __________ day of __________________, 2019

For: SDR Investments, LLC

By:

Shawn Smith, Manager
Sincerely,

Patrick R. Blasie
Vice President

By signing below and returning one signed copy of this proposal, you hereby accept the above terms and conditions.

Accepted this 28\textsuperscript{th} day of February, 2019

For: SDR Investments, LLC

By: Shawn Smith, Manager
# 15 Year Rental Housing Operating Pro Forma (All Programs)

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

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$521,400</td>
<td>$531,828</td>
<td>$542,465</td>
<td>$553,314</td>
<td>$564,380</td>
<td>$623,121</td>
<td>$687,976</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$3,348</td>
<td>$3,415</td>
<td>$3,483</td>
<td>$3,553</td>
<td>$3,624</td>
<td>$4,001</td>
<td>$4,418</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$524,748</td>
<td>$535,243</td>
<td>$545,948</td>
<td>$556,867</td>
<td>$568,004</td>
<td>$627,122</td>
<td>$692,394</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($31,485)</td>
<td>($32,115)</td>
<td>($32,757)</td>
<td>($33,412)</td>
<td>($34,080)</td>
<td>($37,627)</td>
<td>($41,544)</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>$493,263</td>
<td>$503,128</td>
<td>$513,191</td>
<td>$523,455</td>
<td>$533,924</td>
<td>$589,495</td>
<td>$650,850</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>$18,900</td>
<td>$19,467</td>
<td>$20,051</td>
<td>$20,653</td>
<td>$21,272</td>
<td>$24,660</td>
<td>$28,588</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$62,976</td>
<td>$64,236</td>
<td>$65,520</td>
<td>$66,831</td>
<td>$68,167</td>
<td>$75,262</td>
<td>$83,095</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$89,080</td>
<td>$91,752</td>
<td>$94,505</td>
<td>$97,340</td>
<td>$100,260</td>
<td>$116,229</td>
<td>$134,741</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$52,000</td>
<td>$53,560</td>
<td>$55,167</td>
<td>$56,822</td>
<td>$58,526</td>
<td>$67,848</td>
<td>$78,655</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$10,500</td>
<td>$10,815</td>
<td>$11,139</td>
<td>$11,474</td>
<td>$11,818</td>
<td>$13,700</td>
<td>$15,882</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$40,300</td>
<td>$41,509</td>
<td>$42,754</td>
<td>$44,037</td>
<td>$45,358</td>
<td>$52,582</td>
<td>$60,957</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$23,780</td>
<td>$24,493</td>
<td>$25,228</td>
<td>$25,985</td>
<td>$26,765</td>
<td>$31,028</td>
<td>$35,969</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$26,700</td>
<td>$27,501</td>
<td>$28,326</td>
<td>$29,176</td>
<td>$30,051</td>
<td>$34,837</td>
<td>$40,386</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$24,600</td>
<td>$25,338</td>
<td>$26,098</td>
<td>$26,881</td>
<td>$27,688</td>
<td>$32,097</td>
<td>$37,210</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$3,280</td>
<td>$3,178</td>
<td>$3,480</td>
<td>$3,584</td>
<td>$3,692</td>
<td>$4,280</td>
<td>$4,961</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$352,116</td>
<td>$362,050</td>
<td>$372,269</td>
<td>$382,782</td>
<td>$393,597</td>
<td>$452,524</td>
<td>$520,446</td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$141,147</td>
<td>$141,079</td>
<td>$140,922</td>
<td>$140,673</td>
<td>$140,327</td>
<td>$136,971</td>
<td>$130,405</td>
</tr>
</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>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</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>TOTAL ANNUAL NET CASH FLOW</td>
<td>$22,535</td>
<td>$22,466</td>
<td>$22,310</td>
<td>$22,061</td>
<td>$21,715</td>
<td>$18,359</td>
<td>$11,792</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$22,535</td>
<td>$45,001</td>
<td>$67,311</td>
<td>$89,372</td>
<td>$111,087</td>
<td>$211,271</td>
<td>$286,648</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.19</td>
<td>1.18</td>
<td>1.15</td>
<td>1.10</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)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Phone: 314-571-5610
Email: pat.blassie@sterbank.com
### 15 Year Rental Housing Operating Pro Forma (All Programs)

The pro formas 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 end 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 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>YEAR 11</th>
<th>YEAR 12</th>
<th>YEAR 13</th>
<th>YEAR 14</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$531,400</td>
<td>$534,435</td>
<td>$547,796</td>
<td>$561,491</td>
<td>$575,518</td>
<td>$581,157</td>
<td>$586,575</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$3,348</td>
<td>$3,532</td>
<td>$3,517</td>
<td>$3,605</td>
<td>$3,899</td>
<td>$4,181</td>
<td>$4,463</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$534,748</td>
<td>$538,067</td>
<td>$551,313</td>
<td>$565,996</td>
<td>$579,224</td>
<td>$594,231</td>
<td>$594,463</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($311,488)</td>
<td>($336,739)</td>
<td>($349,579)</td>
<td>($361,906)</td>
<td>($374,965)</td>
<td>($386,195)</td>
<td>($386,421)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$493,261</td>
<td>$501,328</td>
<td>$511,734</td>
<td>$524,090</td>
<td>$534,259</td>
<td>$547,136</td>
<td>$548,032</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXPENSES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$138,990</td>
<td>$139,447</td>
<td>$140,053</td>
<td>$140,865</td>
<td>$141,272</td>
<td>$142,660</td>
<td>$144,068</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management Fee</td>
<td>$62,074</td>
<td>$62,224</td>
<td>$62,452</td>
<td>$62,831</td>
<td>$63,167</td>
<td>$63,562</td>
<td>$63,995</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$89,080</td>
<td>$91,752</td>
<td>$94,505</td>
<td>$97,140</td>
<td>$100,260</td>
<td>$103,229</td>
<td>$106,241</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$52,000</td>
<td>$53,560</td>
<td>$55,248</td>
<td>$56,922</td>
<td>$58,622</td>
<td>$60,341</td>
<td>$62,085</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$16,500</td>
<td>$16,835</td>
<td>$17,139</td>
<td>$17,474</td>
<td>$17,818</td>
<td>$18,170</td>
<td>$18,532</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$46,300</td>
<td>$41,509</td>
<td>$40,754</td>
<td>$40,037</td>
<td>$39,358</td>
<td>$38,182</td>
<td>$36,832</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$21,780</td>
<td>$24,491</td>
<td>$25,228</td>
<td>$25,985</td>
<td>$26,765</td>
<td>$27,568</td>
<td>$28,392</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax</td>
<td>$26,700</td>
<td>$27,501</td>
<td>$28,226</td>
<td>$28,976</td>
<td>$30,051</td>
<td>$31,229</td>
<td>$32,497</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$24,600</td>
<td>$25,338</td>
<td>$26,098</td>
<td>$26,881</td>
<td>$27,688</td>
<td>$28,517</td>
<td>$29,372</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$3,280</td>
<td>$3,378</td>
<td>$3,480</td>
<td>$3,584</td>
<td>$3,692</td>
<td>$3,800</td>
<td>$3,910</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$352,116</td>
<td>$362,050</td>
<td>$372,269</td>
<td>$382,782</td>
<td>$393,597</td>
<td>$405,254</td>
<td>$415,446</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NET OPERATING INCOME</td>
<td>$141,447</td>
<td>$141,545</td>
<td>$149,466</td>
<td>$149,263</td>
<td>$149,639</td>
<td>$150,285</td>
<td>$150,992</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DEBT SERVICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td></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>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td></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>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANNUAL NET CASH FLOW</td>
<td>$23,535</td>
<td>$24,933</td>
<td>$27,354</td>
<td>$29,767</td>
<td>$32,261</td>
<td>$34,882</td>
<td>$37,690</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$22,535</td>
<td>$47,468</td>
<td>$74,821</td>
<td>$104,618</td>
<td>$138,679</td>
<td>$172,561</td>
<td>$206,251</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.44</td>
<td>1.21</td>
<td>1.23</td>
<td>1.26</td>
<td>1.29</td>
<td>1.32</td>
<td>1.34</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

By signing below (we) are certifying that the above 15 Year pro formas, 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 formas for points under $11,500(1) relating to Financial Feasibility)

**Signature, Authorized Representative, Construction or Permanent Lender**

**Phone:** 314-571-5610

**Email:** pat.blassie@sterbank.com

**Signature, Authorized Representative, Syndicator**

**Printed Name:**

**Date:** 2/26/19

**Printed Name:**

**Date:**

If a revised form is submitted, date of submission:

---

Based on previous communication with TDHCA Staff, we are providing our 15 year proforma showing a 2.5% growth rate for income and a 3% growth rate for expenses.

During the 515 loan transfer process, USDA will set the rents at amounts with very little cushion over expenses, debt service and reserve deposits. These properties have USDA Rental Assistance, therefore USDA will approve the rents each year of operation at amounts that cover outlays with very little cash flow. This is done because USDA Rental Assistance is very limited so they perform a very detailed review of projected expenses in order to not provide more rental assistance than is necessary to maintain the property. As such USDA will allow rents to increase at more than 2% if necessary. Because of this the default escalators in the Application do not accurately reflect the financial feasibility of the development.
# 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></th>
<th></th>
<th></th>
<th>Permanent Period</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Lien</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Amortization</td>
<td>Term (Yrs)</td>
<td>Syndication Rate</td>
<td>Lien Position</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt</td>
<td>MF Direct Loan Const. to Perm. (Repayable)</td>
<td>$0</td>
<td></td>
<td>$</td>
<td>-</td>
<td>0.00%</td>
<td>30</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>MF Direct Loan Const. Only (Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>Multifamily Direct Loan (Soft Repayable)</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDHCA</td>
<td>Mortgage Revenue Bond</td>
<td>$0</td>
<td>0.00%</td>
<td>$</td>
<td>-</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sterling</td>
<td>Conventional Loan</td>
<td>$6,000,000</td>
<td>6.00%</td>
<td>1st</td>
<td>$</td>
<td>920,000</td>
<td>6.25%</td>
<td>30</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing USDA Loan - Sweeny</td>
<td>$743,402</td>
<td>1.00%</td>
<td>50</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing USDA Loan - Hempstead</td>
<td>$1,241,381</td>
<td>1.00%</td>
<td>50</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Party Equity</td>
<td>Monarch</td>
<td>HTC</td>
<td>$839,987</td>
<td>$1,763,796</td>
<td>$7,055,185</td>
<td>0.84</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td>City Funding</td>
<td>$11.9(d)(2)PS Contribution</td>
<td></td>
<td></td>
<td></td>
<td>$500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$255,434</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Direct Loan Match</td>
<td>$55,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Reserves - Hempstead</td>
<td>$28,863</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$7,763,796</td>
<td>$10,299,765</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Uses of Funds</td>
<td>$10,299,765</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<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).

Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.

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.

Patrick R. Blassie
Signature, Authorized Representative, Construction or Permanent Lender

Patrick R. Blassie
Printed Name

314.571.5610
Telephone

pat.blassie@sterbank.com
Email address

2/28/19
Date
February 28, 2019

Mr. Shawn Smith  
Woodland Estates, L.P.  
222 E. Main St., First Floor  
Oklahoma City, OK 73104

RE: Hempstead Gardens Apartments, Ltd. – Transferors  
   Woodland Estates, LP – Transferee  
   Hempstead Gardens  
   Request for Transfer and Assumption

Dear Mr. Smith:

This letter is to confirm that you have informed the Agency of your intentions to transfer Hempstead Gardens to Woodland Estates, LP.

We are in receipt of the SF 424, “Application for Federal Assistance,” Preliminary Assessment Tool, Executive Summary and Form 3560-1, “Application for Partial Release, Subordination, or Consent.” The Agency has not yet reviewed the submitted documentation. When a complete transfer application package is received, we will review the requests for legal and financial feasibility, to include the organizational structure, rents, and ability to maintain the property.

If approved, the transfer will be at new rates, and terms. As of today, our current interest rate is 3.75%, which would be reduced to 1.00% interest credit rate. The term will be 30 years with an amortization period up to 50 years. The Agency is aware that you have applied with Texas Department of Housing and Community Affairs (TDHCA) for tax credit funds.

The Agency is also aware that the property may be seeking Readiness to Proceed points, which would require the transfer to close prior to the last business day of November, 2019. This deadline should be attainable, provided that the Agency has a full and complete application package no later than April 1, 2019. Please note that if the applicant does not seek the Readiness to Proceed points, the full and complete application must be received no later than September 30, 2019. To be considered complete, the full application must be submitted in accordance with HB-3-3560, Attachment 7-B-1, contain all third-party reports, have correct information, and include the Preliminary Assessment Tool.

USDA is an equal opportunity provider, employer, and lender.
If you have any questions regarding the above, please feel free to contact Amanda Ayers, Loan Specialist, at (254) 742-9778 or email at amanda.ayers@tx.usda.gov.

Sincerely,

JONATHAN D. BELL
Multi-Family Housing Program Director

cc: Area Director Sabrina Glenn, Lufkin Area Office
    Huntsville Area Office
February 28, 2019

Mr. Shawn Smith
Woodland Estates, LP
222 E Main St., First Floor
Oklahoma City, OK 73104

RE: Sweeney Manor Senior Citizens Apartments, Ltd. – Transferors
Woodland Estates, LP – Transferee
Sweeney Manor
Request for Transfer and Assumption

Dear Mr. Smith:

This letter is to confirm that you have informed the Agency of your intentions to transfer Sweeney Manor to Woodland Estates, LP.

We are in receipt of the SF 424, “Application for Federal Assistance,” Preliminary Assessment Tool, Executive Summary and Form 3560-1, “Application for Partial Release, Subordination, or Consent.” The Agency has not yet reviewed the submitted documentation. When a complete transfer application package is received, we will review the requests for legal and financial feasibility, to include the organizational structure, rents, and ability to maintain the property.

If approved, the transfer will be at new rates, and terms. As of today, our current interest rate is 3.75%, which would be reduced to 1.00% interest credit rate. The term will be 30 years with an amortization period up to 50 years. The Agency is aware that you have applied with Texas Department of Housing and Community Affairs (TDHCA) for tax credit funds.

The Agency is also aware that the property may be seeking Readiness to Proceed points, which would require the transfer to close prior to the last business day of November, 2019. This deadline should be attainable, provided that the Agency has a full and complete application package no later than April 1, 2019. Please note that if the applicant does not seek the Readiness to Proceed points, the full and complete application must be received no later than September 30, 2019. To be considered complete, the full application must be submitted in accordance with HB-3-3560, Attachment 7-B-1, contain all third-party reports, have correct information, and include the Preliminary Assessment Tool.

USDA is an equal opportunity provider, employer, and lender.
If you have any questions regarding the above, please feel free to contact Amanda Ayers, Loan Specialist, at (254) 742-9778 or email at amanda.ayers@tx.usda.gov.

Sincerely,

JONATHAN D. BELL
Multi-Family Housing Program Director

cc: Area Director Rick Florence, Georgetown Area Office
    Angleton Area Office
2019 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Equity Letter
Mr. Shawn Smith
SDR Investments, LLC
222 East Main Street
Oklahoma City, OK 73104

Re: Woodlands Estates, Sweeny and Hempstead, TX

Mr. Shawn Smith:

This offer (the “Offer”) is submitted on behalf of Monarch Private Capital, LLC (“MPC”). This Offer is an outline of the principal terms and conditions of an investment MPC, or its identified investor wishes to pursue and is based on the projections provided to MPC by your firm. Should the terms of this Offer be acceptable to you, appropriate documentation setting forth the terms and conditions shall be prepared for review and approval by the parties, including, but not limited to, the Partnership’s partnership agreement.

**Project Description**
The development of Woodlands Estates, a project to be located in Sweeny and Hempstead, TX will be made up of two RD 515 developments consisting of 82 Elderly units (the “Project”).

**Investment Entity**
Woodlands Estates, LP, a Texas Limited Partnership (the "Partnership"), with Woodlands Estates GP, LLC as General Partner with a .01 % ownership interest in the Partnership, and MPC or its designated affiliate as Limited Partner with a 99.99% ownership interest in the Partnership.

**Eligible Annual Housing Credit Request Amount**
Federal – 839,987

**Total Housing Credit Allocation for Investment**
The Partnership expects to receive Federal LIHTC’s in the amount of $839,987 per year, for a total of $8,399,870 over the 10-year credit period (the “Credit Period”) allocated to the 99.99% Limited Partner, for a Total Housing Credit Allocation for Investment in the amount of $8,399,030 ($839,987 x 99.99% x 10).

**Credit Price**
Federal - $0.84
**MPC Total Capital Contribution**

$7,055,185

**MPC Installment Schedule**

MPC equity will be funded according to the following schedule:

1. 15% ($1,058,278) of total equity shall be paid at Closing

2. 25% ($1,763,796) of total equity shall be paid at Completion projected at November 1, 2020

3. 55% ($3,527,593) of total equity shall be paid at Stabilization projected at March 1, 2021

4. 5% ($352,759) of total equity shall be paid upon the receipt of 8609’s projected at May 1, 2021

**Reserves**

The Partnership shall establish and maintain an operating deficit reserve of at least $236,000 and annual replacement reserve at such levels as the parties shall reasonably agree as part of the definitive agreement.

**Asset Management Fee and Due Diligence Fee**

Commencing with the first year of the Credit Period, the Partnership shall pay MPC an annual asset management fee of $2,500 escalating at 3% per year to cover its administrative, financial and tax expenses with respect to the Partnership and the Project. Each year the asset management fee shall be paid by December 31. The asset management fee will be subordinate to any deferred developer fee and will accumulate if not paid annually.

A Due Diligence Fee of $35,000 will be due to MPC at closing

**Additional Credits**

If TDHCA allocates more Housing Credits than noted above, MPC will provide additional equity in exchange for the additional credits that are determined to be eligible based on the final cost certification at the Credit Price noted above. The additional equity may be used to reduce the deferred developer fee which is currently projected to be $255,434.

**Proforma and Sponsorship**

The attached 15-year pro forma was prepared by the Applicant for Woodland Estates located in Sweeny and Hempstead, TX. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on MPC’s current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio.
Other sources of funds contemplated are as follows:

USDA – Assumption of the RD 515 loan in the amount of $1,984,783 with an effective interest rate of 1% and at term/am of 30/50 years.

Sterling Bank – Construction loan of $6,000,000 with an interest rate of 6% and an 18 month term. Permanent Loan of $920,000 with an interest rate of 6.25% and a term/am of 30/30 years.

Replacement Reserve funds transferred with the Properties of $83,863

City waived permit fees of $500

We have performed a preliminary review of the credit worthiness of Woodland Estates, L.P. and its Principals. At this time, MPC 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.

This Offer may be executed in any number of counterparts, each of which shall be deemed an original as against any party who signed such counterpart, and all of which together constitute one and the same instrument.

[Signatures on the following page]
We greatly appreciate your interest in working with MPC.

If these terms are agreeable to you, please execute and return one copy.

Very truly yours,

Monarch Private Capital, LLC

By:  ______________________________________
Brent Barringer, Managing Director

Accepted and Agreed to this ____ day of February, 2019.

SDR Investments, LLC (Developer)

By:  ______________________________________
Shawn Smith, Manager
We greatly appreciate your interest in working with MPC.

If these terms are agreeable to you, please execute and return one copy.

Very truly yours,

Monarch Private Capital, LLC

By: [Signature]

Brent Barringer, Managing Director

Accepted and Agreed to this [Date] day of February, 2019.

SDR Investments, LLC (Developer)

By: [Signature]

Shawn Smith, Manager
# 15 Year Rental Housing Operating Pro Forma (All Programs)

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

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$521,400</td>
<td>$531,828</td>
<td>$542,465</td>
<td>$553,314</td>
<td>$564,380</td>
<td>$623,121</td>
<td>$687,976</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$3,348</td>
<td>$3,415</td>
<td>$3,483</td>
<td>$3,553</td>
<td>$3,624</td>
<td>$4,001</td>
<td>$4,418</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$524,748</td>
<td>$535,243</td>
<td>$545,948</td>
<td>$556,867</td>
<td>$568,004</td>
<td>$627,122</td>
<td>$692,394</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>($31,485)</td>
<td>($32,115)</td>
<td>($32,757)</td>
<td>($33,412)</td>
<td>($34,080)</td>
<td>($37,627)</td>
<td>($41,544)</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>$493,263</td>
<td>$503,128</td>
<td>$513,191</td>
<td>$523,455</td>
<td>$533,924</td>
<td>$589,495</td>
<td>$650,850</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>$18,900</td>
<td>$19,467</td>
<td>$20,051</td>
<td>$20,653</td>
<td>$21,272</td>
<td>$24,660</td>
<td>$28,588</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$62,976</td>
<td>$64,236</td>
<td>$65,520</td>
<td>$66,831</td>
<td>$68,167</td>
<td>$75,262</td>
<td>$83,095</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$89,080</td>
<td>$91,752</td>
<td>$94,505</td>
<td>$97,340</td>
<td>$100,260</td>
<td>$116,229</td>
<td>$134,741</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$10,500</td>
<td>$10,815</td>
<td>$11,139</td>
<td>$11,474</td>
<td>$11,818</td>
<td>$13,700</td>
<td>$15,882</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$40,300</td>
<td>$41,509</td>
<td>$42,754</td>
<td>$44,037</td>
<td>$45,358</td>
<td>$52,582</td>
<td>$78,655</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$23,780</td>
<td>$24,493</td>
<td>$25,228</td>
<td>$25,985</td>
<td>$26,765</td>
<td>$31,028</td>
<td>$35,969</td>
</tr>
<tr>
<td>Annual Property Insurance Premiums</td>
<td>$26,700</td>
<td>$27,501</td>
<td>$28,326</td>
<td>$29,176</td>
<td>$30,051</td>
<td>$34,837</td>
<td>$40,386</td>
</tr>
<tr>
<td>Property Tax</td>
<td>$24,600</td>
<td>$25,338</td>
<td>$26,098</td>
<td>$26,881</td>
<td>$27,688</td>
<td>$32,097</td>
<td>$37,210</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$3,280</td>
<td>$3,378</td>
<td>$3,480</td>
<td>$3,584</td>
<td>$3,692</td>
<td>$4,280</td>
<td>$4,961</td>
</tr>
<tr>
<td>OTHER EXPENSES</td>
<td>$352,116</td>
<td>$362,050</td>
<td>$372,269</td>
<td>$382,782</td>
<td>$393,597</td>
<td>$452,524</td>
<td>$520,446</td>
</tr>
<tr>
<td>TOTAL OPERATING INCOME</td>
<td>$141,147</td>
<td>$141,079</td>
<td>$140,922</td>
<td>$140,673</td>
<td>$140,327</td>
<td>$136,971</td>
<td>$130,405</td>
</tr>
</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>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
<td>$67,975</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
<td>$31,671</td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
<td>$18,966</td>
</tr>
<tr>
<td>OTHER ANNUAL REQUIRED PAYMENT</td>
<td>$22,535</td>
<td>$22,466</td>
<td>$22,310</td>
<td>$22,061</td>
<td>$21,715</td>
<td>$18,359</td>
<td>$11,792</td>
</tr>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$22,535</td>
<td>$45,001</td>
<td>$67,311</td>
<td>$89,372</td>
<td>$111,087</td>
<td>$211,271</td>
<td>$286,648</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)

Signature, Authorized Representative, Construction or Permanent Lender

Brent Barringer
02/28/19

Signature, Authorized Representative, Syndicator

Brent Barringer
02/28/19
2019 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Funding from Local Government
February 15, 2019

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #19357 (Woodlands Estates)

Dear Ms. Gamble:

I am writing this letter to confirm the contribution of development funding by the City of Hempstead for the Woodlands Estates I development. Woodland Estates I will consist of the Acquisition & Substantial Rehabilitation of the existing apartment community known as Hempstead Gardens Estates, which is located at 700 Factory Outlet Drive, Hempstead, TX 77445.

As a show of support for the proposed development, the City of Hempstead will contribute $250 in the form of waived building and/or permit fees. This funding is for the benefit of the Woodlands Estates I.

Sincerely,

Mayor Michael S. Wolfe, Sr.
February 19, 2019

TDHCA
Sharon Gamble
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #19357 (Woodlands Estates)

Dear Ms. Gamble:

I am writing this letter to confirm the contribution of development funding by the City of Sweeny for the Woodlands Estates II development. The City of Sweeny will contribute $250 in the form of waived permits. This funding is for the benefit of the Woodlands Estates II.

Sincerely,

[Signature]
Dale Lemon
Mayor – City of Sweeny
2019 HTC
Full Application

Part 4 Tab 35

Supporting Documents:
Rental Assistance
This Agreement is effective on the 1st day of March, 2011, between Hempstead Gardens Apartments, Ltd. (“borrower”) and its successors and the United States of America acting through the Rural Housing Service (“the Government”) pursuant to section 521(a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the parties agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 3560-51 (Part III), “Multiple Housing Obligation-Fund Analysis,” or RD 3560-55, “Multiple Family Housing Transfer of Rental Assistance,” for the project located at 700 Factory Outlet Drive, Hempstead, TX 77445 and known as Hempstead Gardens consisting of 50 units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 3560-8, “Tenant Certification.” Additional attachments of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants’ incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units from the Government, the borrower may request additional units. If the Government provides additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative

When the Borrower is a Cooperative:

(a) The term “tenant or occupant” will include a member of a cooperative. The term “household contribution” or “rent” will include the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative approved for rental assistance shall agree that upon a sale of their membership, any equity attributable to supplemental rent payments will be paid to the Government through the cooperative.
Section 7  Renegotiation, Modification, Transfer, Termination

(a) The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.

(b) If the borrower defaults on any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.

(c) If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project.

Section 8  Term of Agreement and Condition for Termination

(a) This Agreement and its attachments, and any additional rental assistance will expire one (1) years from March 22, 2011 unless the funds are fully expended prior to that time, or unless earlier suspended, transferred, or terminated according to section 7 of this agreement.

(b) The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-7 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1BI will be attached to and become a part this Agreement.

Section 9  Special Conditions - The borrower agrees that RD may attach a duly executed Form RD 3560-51 (Part III) or RD 3560-55 to this Agreement and that it becomes a part hereof, and may be identified in section 10 below.

By: ____________________________

[Signature]

HEMPSTEAD GARDENS APARTMENTS, LTD.

[Signature]

Hamilton Valley Management, Inc - AGENT
Danna Hoover, Vice President

RURAL HOUSING SERVICE

[Signature]

Scooter Brockett, Housing Programs Director

MAR 22 2011

Date:

Section 10  Record of Attachments For RD 3560-51 (Part III) or RD 3560-55

<table>
<thead>
<tr>
<th>AGREEMENT #</th>
<th># UNITS</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>110-01-0121</td>
<td>03-02</td>
<td>112565800</td>
</tr>
<tr>
<td>110-02-0222</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-03-0333</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-04-0444</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-05-0555</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-06-0666</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-07-0777</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-08-0888</td>
<td>03-02</td>
<td>112865600</td>
</tr>
<tr>
<td>110-09-0999</td>
<td>03-02</td>
<td>112865600</td>
</tr>
</tbody>
</table>
RENTAL ASSISTANCE AGREEMENT

CASE NO. 51-037-557834180
PROJECT NO. 01-4

This Agreement effective on the 1st day of AUGUST 23, 2018 between

HEMPSTEAD GARDENS APARTMENTS, LTD. ("borrower") and its successors and the United States of America acting through the Rural Housing Service ("the Government") pursuant to section 521 (a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the Parties agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 3560-51 (Part III), "Multiple Housing Obligation-Fund Analysis," or RD 3560-55, "Multiple Family Housing Transfer of Rental Assistance," for the project located at 700 FACTORY OUTLET DRIVE, HEMPSTEAD, TX 77445

and known as HEMSTADE GARDENS consisting of 50 units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 3560-8, "Tenant Certification." Additional attachments of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants' incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units from the Government, the borrower may request additional units. If the Government provides additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative -

When the Borrower is a Cooperative:

(a) The term "tenant or occupant" will include a member of a cooperative. The term "household contribution" or "rent" will include the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative approved for rental assistance shall agree upon a sale of their membership, any equity attributable to supplemental rent payments will be paid to the Government through the cooperative.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.
Section 7  Renegotiation, Modification, Transfer, Termination -

(a)  The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.

(b)  If the borrower defaults under any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.

(c)  If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project.

Section 8  Term of Agreement and Condition for Termination -

(a)  This Agreement and its attachments, and any additional rental assistance will expire automatically upon total disbursement or credit of rental assistance to the borrower's account, unless earlier suspended, transferred or terminated according to section 7 of this Agreement.

(b)  The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-7 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1BI will be attached to and become a part this Agreement.

Section 9  Special Conditions - The borrower agrees that RD may attach a duly executed Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement and that it becomes a part hereof, and may be identified in Section 10 below.

(Borrower)
HEMPSTEAD GARDENS APARTMENTS, LTD.

________________________________________

RURAL HOUSING SERVICE

By: _____________________________________  BONITA DAVIDSON

Date: ____________________________________

Section 10  Record of Attachments For RD 3560-51 (Part III) or RD 3560-55

<table>
<thead>
<tr>
<th>AGREEMENT #</th>
<th># UNITS</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-01-00</td>
<td>32</td>
<td>$129,016.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
RENTAL ASSISTANCE AGREEMENT

CASE NO. 49-020-883325404
PROJECT NO. 012

This Agreement effective on the 1st day of September, 2015 between

Sweeny Manor Senior Citizen Apts., Ltd. ("borrower") and its successors and the United States of America acting through the Rural Housing Service ("the Government") pursuant to section 521 (a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the Parties agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 3560-51 (Part III), "Multiple Housing Obligation-Fund Analysis," or RD 3560-55, "Multiple Family Housing Transfer of Rental Assistance," for the project located

at 902 Texas Avenue, Sweeny, TX 77480

and known as Sweeny Manor Sr. Citizen Apartments consisting of 32 units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 3560-8, "Tenant Certification." Additional attachments of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants' incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units from the Government, the borrower may request additional units. If the Government provides additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative -

When the Borrower is a Cooperative:

(a) The term "tenant or occupant" will include a member of a cooperative. The term "household contribution" or "rent" will include the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative approved for rental assistance shall agree upon a sale of their membership, any equity attributable to supplemental rent payments will be paid to the Government through the cooperative.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.
Section 7 Renegotiation, Modification, Transfer, Termination -
(a) The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.
(b) If the borrower defaults under any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.
(c) If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project.

Section 8 Term of Agreement and Condition for Termination -
(a) This Agreement and its attachments, and any additional rental assistance will expire automatically upon total disbursement or credit of rental assistance to the borrower's account, unless earlier suspended, transferred or terminated according to section 7 of this Agreement.
(b) The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-7 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1BL will be attached to and become a part this Agreement.

Section 9 Special Conditions - The borrower agrees that RD may attach a duly executed Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement and that it becomes a part hereof, and may be identified in Section 10 below.

RURAL HOUSING SERVICE
By: DEBORAH WRIGHT, AAAD

Date: 09-03-2015

Section 10 Record of Attachments For RD 3560-51 (Part III) or RD 3560-55

<table>
<thead>
<tr>
<th>AGREEMENT #</th>
<th>UNITS</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>150100</td>
<td>20</td>
<td>$76,080.00</td>
</tr>
<tr>
<td>180100</td>
<td>20</td>
<td>$72,157.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

JRC
Pursuant to §11.9(b)(2) of the Qualified Allocation Plan, an Application may qualify to receive up to two (2) points provided the ownership structure meets one of the following requirements in parts 1 OR 2 below;

1. Application is attempting to score as a Qualified Nonprofit or certified HUB with ownership interest and material participation and meets the criteria below:
   - No If attempting to score as a Qualified Nonprofit, Application is applying under the Nonprofit Set-Aside
   - No If attempting to score as a certified HUB, evidence of the HUB's existence from the Texas Comptroller of Accounts is provided behind this Tab
   - No The Qualified Nonprofit or certified HUB has some combination of ownership interest, cash flow from operations, and developer fee which taken together equal at least 50% and no less than 5% for any category.
     - Ownership Interest: CANNOT BE LESS THAN 5% (Not required for HUB of HUD 202 Rehabilitation projects.)
     - Cash flow from operations: CANNOT BE LESS THAN 5%
     - Developer Fee: CANNOT BE LESS THAN 5%
     - Total: 0.00% (Must equal at least 50% regardless of structure)
   - The Qualified Nonprofit or certified HUB will materially participate in the Development and the operation of the Development throughout the Compliance Period.
   - A detailed narrative describing how that material participation will be achieved is included.
   - The Qualified Nonprofit or certified HUB has experience directly related to the housing industry.
   - A detailed narrative describing experience in each category is included.
   - Mark all that apply
     - Property Management
     - Construction
     - Development
     - Financing
     - Compliance
   - No Principals of the Qualified Nonprofit or HUB are related Parties to any other Principals of the Applicant or Developer.
   - Evidence of experience in the housing industry and a statement regarding material participation are provided behind this tab.

   Points Claimed: 0

2. Application is attempting to score as a participating Nonprofit or certified HUB and meets the criteria below:
   - A certified HUB will participate in Development Services or provide onsite tenant services, and evidence of the HUB's existence from the Texas Comptroller of Accounts is provided behind this Tab.
   - A Nonprofit will participate in Development Services or provide onsite tenant services, and evidence from a state or federal source of the organization's nonprofit status is provided behind this Tab.
   - Evidence of experience in the provision of Development Services or in the provision of on-site tenant services as well as a detailed narrative describing how the HUB or Nonprofit will provide such services must be included behind this tab.

   Points Claimed: 0

   Total Points Claimed: 0
2019 HTC
Full Application

Part 5 Tab 36

NP or HUB evidence
This Tab is Not Applicable
2019 HTC
Full Application

Part 5 Tab 36

NP or HUB
Experience and Material Participation
Statements
This Tab is Not Applicable
2019 HTC
Full Application

Part 5 Tab 37

Owner, Developer, and Guarantor Org Charts
The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

(A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");

(B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;

(C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

Be advised that the definition of "Control" has been revised. Refer to 10 TAC §11.1(d)(30) to ensure compliance.

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.
Organizational Chart -- Developer Entity

SDR Investments, LLC
100% Developer

RAH Investments, LLC
33.34% Member
Ryan Hudspeth
100% Member
Ability to Exercise Control

Jenderham Investments, LLC
33.33% Member
Derrick Hamilton
100% Member
Ability to Exercise Control

Smith Real Estate Development, Inc.
33.33% Member
Shawn Smith
100% Owner
Ability to Exercise Control
Organizational Chart -- Guarantor Entity

Woodland Estates GP, LLC

SDR Investments, LLC
100% Developer

RAH Investments, LLC
33.34% Member
Ryan Hudspeth
100% Member
Ability to Exercise Control

Jenderham Investments, LLC
33.33% Member
Derrick Hamilton
100% Member
Ability to Exercise Control

Smith Real Estate Development, Inc.
33.33% Member
Shawn Smith
100% Owner
Ability to Exercise Control
List of Organizations and Principals
## List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive any portion of the developer fee whether by subcontract or otherwise, except if the Person is acting as a consultant with no Control. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

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>Applicant Legal Name:</th>
<th>Woodlands Estates, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>222 E. Main St., First Floor</td>
</tr>
<tr>
<td>City:</td>
<td>Oklahoma City</td>
</tr>
<tr>
<td>State:</td>
<td>OK</td>
</tr>
<tr>
<td>Zip:</td>
<td>73104</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% Development Owner</td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>No</td>
</tr>
<tr>
<td>Date formed:</td>
<td>TBF</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Partnership</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>No</td>
</tr>
<tr>
<td>Phone:</td>
<td>(405) 604-5074</td>
</tr>
<tr>
<td>Email:</td>
<td>ssmitth @belmontdev.com</td>
</tr>
</tbody>
</table>

### Org. 1

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>Woodlands Estates GP, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>222 E. Main St., First Floor</td>
</tr>
<tr>
<td>City:</td>
<td>Oklahoma City</td>
</tr>
<tr>
<td>State:</td>
<td>OK</td>
</tr>
<tr>
<td>Zip:</td>
<td>73104</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>.01% of Woodlands Estates, LP</td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
</tr>
<tr>
<td>Date formed:</td>
<td>6/30/09</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
</tr>
<tr>
<td>Phone:</td>
<td>4056045074</td>
</tr>
<tr>
<td>Email:</td>
<td>ssmitth @belmontdev.com</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
</tr>
<tr>
<td>Ability to exercise Control over the Development?:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Org. 1.1

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>SDR Investments, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>222 E. Main St., First Floor</td>
</tr>
<tr>
<td>City:</td>
<td>Oklahoma City</td>
</tr>
<tr>
<td>State:</td>
<td>OK</td>
</tr>
<tr>
<td>Zip:</td>
<td>73104</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>100% of Woodlands Estates GP, LLC, 100% Co-Developer, 100% Guarantor</td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
</tr>
<tr>
<td>Date formed:</td>
<td>6/30/09</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
</tr>
<tr>
<td>Phone:</td>
<td>4056045074</td>
</tr>
<tr>
<td>Email:</td>
<td>ssmitth @belmontdev.com</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
</tr>
<tr>
<td>Ability to exercise Control over the Development?:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Org. 1.1.1

<table>
<thead>
<tr>
<th>Organization Legal Name:</th>
<th>RAH Investments, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>222 E. Main St., First Floor</td>
</tr>
<tr>
<td>City:</td>
<td>Oklahoma City</td>
</tr>
<tr>
<td>State:</td>
<td>OK</td>
</tr>
<tr>
<td>Zip:</td>
<td>73104</td>
</tr>
<tr>
<td>Name(s) of Entities the Organization Owns or Controls:</td>
<td>33.34% of SDR Investments, LLC</td>
</tr>
<tr>
<td>Organization legally formed?</td>
<td>Yes</td>
</tr>
<tr>
<td>Date formed:</td>
<td>6/13/03</td>
</tr>
<tr>
<td>Legal Org is or will be:</td>
<td>Limited Liability Company</td>
</tr>
<tr>
<td>Previous TDHCA Experience?</td>
<td>Yes</td>
</tr>
<tr>
<td>Phone:</td>
<td>4056045074</td>
</tr>
<tr>
<td>Email:</td>
<td>rhudspeth @belmontdev.com</td>
</tr>
<tr>
<td>Organization is identified on Org. Chart:</td>
<td>Yes</td>
</tr>
<tr>
<td>Ability to exercise Control over the Development?:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Managing Member</td>
</tr>
<tr>
<td>Sub Mem, Co-Dev, Guar</td>
</tr>
<tr>
<td>Mem, Co-Dev, Guar</td>
</tr>
</tbody>
</table>

3/1/19
<table>
<thead>
<tr>
<th>Organization Legal Name</th>
<th>Role/Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jenderham Investments, LLC</td>
<td>Mem, Co-Dev, Guar</td>
</tr>
</tbody>
</table>

Address: 222 E. Main St., First Floor  
City: Oklahoma City  
State: OK  
Zip: 73104

Name(s) of Entities the Organization Owns or Controls:  
33.33% of SDR Investments, LLC

Organization legally formed? Yes  
Date formed: 9/12/07  
Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes  
Phone: 4056045074  
Email: dhamilton@belmontdev.com

Organization is identified on Org. Chart: Yes  
Ability to exercise Control over the Development? Yes

List of Sub-Entities or Principals:

1. Derrick Hamilton  
TDHCA Experience: Yes

2. NA

3. NA

4. NA

5. NA

6. NA

Organization Legal Name: Smith Real Estate Development, Inc.  
Role/Title: Mem, Co-Dev, Guar

Address: 222 E. Main St., First Floor  
City: Oklahoma City  
State: OK  
Zip: 73104

Name(s) of Entities the Organization Owns or Controls:  
33.33% of SDR Investments, LLC

Organization legally formed? Yes  
Date formed: 11/28/05  
Legal Org is or will be: Corporation

Previous TDHCA Experience? Yes  
Phone: 4178821701  
Email: ssmith@belmontdev.com

Organization is identified on Org. Chart: Yes  
Ability to exercise Control over the Development? Yes

List of Sub-Entities or Principals:

1. Shawn Smith  
TDHCA Experience: Yes

2. NA

3. NA

4. NA

5. NA

6. NA

Organization Legal Name: NA  
Role/Title: Mem, Co-Dev, Guar

Address:  
City:  
State:  
Zip: 

Name(s) of Entities the Organization Owns or Controls:  

Organization legally formed?  
Date formed:  
Legal Org is or will be:  

Previous TDHCA Experience?  
Phone:  
Email:  

Organization is identified on Org. Chart:  
Ability to exercise Control over the Development?  

List of Sub-Entities or Principals:

1.  
TDHCA Experience: 

2.  
TDHCA Experience: 

3.  
TDHCA Experience: 

4.  
TDHCA Experience: 

5.  
TDHCA Experience: 

6.  
TDHCA Experience: 

Organization Legal Name:  
Role/Title:  

Address:  
City:  
State:  
Zip: 

Name(s) of Entities the Organization Owns or Controls:  

Organization legally formed?  
Date formed:  
Legal Org is or will be:  

Previous TDHCA Experience?  
Phone:  
Email:  

Organization is identified on Org. Chart:  
Ability to exercise Control over the Development?  

List of Sub-Entities or Principals:

1.  
TDHCA Experience: 

2.  
TDHCA Experience: 

3.  
TDHCA Experience: 

4.  
TDHCA Experience: 

5.  
TDHCA Experience: 

6.  
TDHCA Experience: 

3/1/19
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: Woodland Estates, LP
Email Address: ssmith@belmontdev.com
City & State of Home Addr: Oklahoma City, OK
Applicant Legal Name: Woodland Estates, LP

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

<table>
<thead>
<tr>
<th>HOME:</th>
<th>CFDC</th>
<th>HBA</th>
<th>PWD</th>
<th>TBRA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   | HTF/OCI: | AYBR | Bootstrap | CFDC | Self-Help | NSP |
   |----------|------|------------|------|-----------|
   |          |      |            |      |           |     |
   |          |      |            |      |           |     |
   |          |      |            |      |           |     |
   |          |      |            |      |           |     |
   |          |      |            |      |           |     |

   | Other: |      |            |      |           |     |
   |--------|------|------------|------|-----------|
   |        |      |            |      |           |     |
   |        |      |            |      |           |     |
   |        |      |            |      |           |     |
   |        |      |            |      |           |     |
   |        |      |            |      |           |     |
### 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).

<table>
<thead>
<tr>
<th>Person/Role:</th>
<th>Woodland Estates GP, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:ssmith@belmontdev.com">ssmith@belmontdev.com</a></td>
</tr>
<tr>
<td>City &amp; State of Home Addr:</td>
<td>Oklahoma City, OK</td>
</tr>
<tr>
<td>Applicant Legal Name:</td>
<td>Woodland Estates, LP</td>
</tr>
</tbody>
</table>

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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</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></td>
<td>CSBG</td>
<td>ESG</td>
<td>LIHEAP</td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: **SDR Investments, LLC - Sole Member of GP and Developer**

Email Address: ssmit@belmontdev.com

City & State of Home Addr: Oklahoma City, OK

Applicant Legal Name: Woodland Estates, LP

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.

   ![Box]

   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>96008</td>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Sculenburg/Weimar</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>SavannahPark of ALK</td>
<td>Abernathy/Lexington/Kames City</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</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.

   ![Box]

   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>
<th>CSBG</th>
<th>ESG</th>
<th>LIHEAP</th>
<th>HOME:</th>
<th>CFDC</th>
<th>HBA</th>
<th>PWD</th>
<th>TBRA</th>
<th>SFD</th>
<th>Other:</th>
<th>HTF/OCI:</th>
<th>Other:</th>
<th>NSP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Person/Role: Smith Real Estate Development, Inc. - Member of the GP/Member of the Developer
Email Address: ssmith@belmontdev.com
City & State of Home Addr: Choctaw, OK
Applicant Legal Name: Woodland Estates, LP

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>96008</td>
<td>Savannah Park of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Neimak</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>Savannah Park of ALK</td>
<td>Abemathy/Lexington/Karnes City</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>14414</td>
<td>Villas at Plano Gateway Senior Living</td>
<td>Pflugerville</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>Mcgregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three (3) years by placing an "x" next to the program name.

☐ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
## Previous Participation Form

Form must be completed separately for each entity (i.e., person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

### Person/Role:
Shawn Smith - Member of the GP, Member of the Developer, and/or Guarantor

### Email Address:
ssmith@belmontdev.com

### City & State of Home Addr:
Choctaw, OK

### Applicant Legal Name:
Woodland Estates, LP

### 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>96008</td>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>SavannahPark of ALK</td>
<td>Abernathy/Lexington/Karnes City</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>14414</td>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>Mcgregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
</tr>
</tbody>
</table>

### 2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

- By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</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>
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: Jenderham Investments, LLC - Member of the GP/Member of the Developer

Email Address: dhamilton@belmontdev.com

City & State of Home Addr: Edmond, OK

Applicant Legal Name: Woodland Estates, LP

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>96008</td>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>SavannahPark of ALK</td>
<td>Abemathy/Lexington/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
</tr>
<tr>
<td>14414</td>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>Mcgregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

- By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CSBG</td>
<td>ESG</td>
<td>LIHEAP</td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
# Previous Participation Form

Form must be completed separately for each entity (i.e. person, organization, etc.) that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

**Person/Role:** Derrick Hamilton - Member of the GP, Member of the Developer, and/or Guarantor

**Email Address:** dhamilton@belmontdev.com

**City & State of Home Addr:** Edmond, OK

**Applicant Legal Name:** Woodland Estates, LP

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.

   ![Check Box]

   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>96008</td>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>SavannahPark of ALK</td>
<td>Abilene/Weimarer/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
</tr>
<tr>
<td>14414</td>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</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.

   ![Check Box]

   By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td>HRA</td>
<td>DR</td>
<td></td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Property City</th>
<th>Program</th>
<th>Control began (mm/yy)</th>
<th>Control End (mm/yy)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SavannahPark of ALK</td>
<td>Abilene/Weimarer/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SavannahPark of ALK</td>
<td>Abilene/Weimarer/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>May-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SavannahPark of ALK</td>
<td>Abilene/Weimarer/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Additional tables and forms may be included as needed.
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).

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>96008</td>
<td>Savannah Park of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>Mar-13</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>Savannah Park of ALK</td>
<td>Abilene/Lexington/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
</tr>
<tr>
<td>14414</td>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three (3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CSBG</td>
<td>ESG</td>
<td>LIHEAP</td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td>CFDC</td>
<td>HBA</td>
<td>PWD</td>
<td>TBRA</td>
</tr>
<tr>
<td></td>
<td>DR</td>
<td>HRA</td>
<td>SFD</td>
<td></td>
</tr>
<tr>
<td>HTF/OCI:</td>
<td>AYBR</td>
<td>Bootstrap</td>
<td>CFDC</td>
<td>Self-Help</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
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>96008</td>
<td>SavannahPark of Crosbyton</td>
<td>Crosbyton</td>
<td>HTC 9%</td>
<td>Mar-13</td>
<td></td>
</tr>
<tr>
<td>13047</td>
<td>GardenWalk of LSW</td>
<td>La Grange/Schulenburg/Weimar</td>
<td>HTC 9%</td>
<td>Oct-14</td>
<td></td>
</tr>
<tr>
<td>14100</td>
<td>SavannahPark of ALK</td>
<td>Abernathy/Lexington/Karnes City</td>
<td>HTC 9%</td>
<td>Aug-15</td>
<td></td>
</tr>
<tr>
<td>14414</td>
<td>Villas at Plano Gateway Senior Living</td>
<td>Plano</td>
<td>HTC 4%</td>
<td>Jul-14</td>
<td></td>
</tr>
<tr>
<td>17383</td>
<td>McGregor Senior Apartments</td>
<td>McGregor</td>
<td>HTC 9%</td>
<td>Sep-18</td>
<td></td>
</tr>
<tr>
<td>17384</td>
<td>Alvarado Senior Apartments</td>
<td>Alvarado</td>
<td>HTC 9%</td>
<td>Oct-18</td>
<td></td>
</tr>
<tr>
<td>17424</td>
<td>Creekview Apartment Homes</td>
<td>Austin</td>
<td>HTC 4%</td>
<td>Jul-17</td>
<td></td>
</tr>
</tbody>
</table>

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

<table>
<thead>
<tr>
<th>Community Affairs:</th>
<th>CEAP</th>
<th>DOE</th>
<th>HHSP</th>
<th>WAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIHEAP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFDC</td>
<td></td>
<td>HBA</td>
<td></td>
<td>TBRA</td>
</tr>
<tr>
<td>HBA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PWD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DR</td>
<td></td>
<td>HRA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<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></td>
<td></td>
<td></td>
<td></td>
<td>NSP</td>
</tr>
</tbody>
</table>
2019 HTC
Full Application

Part 5 Tab 40

Nonprofit Participation

NA
2019 HTC
Full Application

Part 5 Tab 41

Nonprofit Support Documentation

NA
Development Team Members
## Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

*If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).

### Developer:

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>SDR Investments, LLC</td>
<td>Ryan Hudspeth</td>
<td>(405) 604-5074</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:rhudspeth@belmontdev.com">rhudspeth@belmontdev.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Housing General Contractor:

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Builders, LLC</td>
<td>hamilton</td>
<td>(417) 882-1701</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:douglashamilton@hamiltoncorporation.com">douglashamilton@hamiltoncorporation.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Infrastructure General Contractor:

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

### Cost Estimator:

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Builders, LLC</td>
<td>hamilton</td>
<td>(417) 882-1701</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:douglashamilton@hamiltoncorporation.com">douglashamilton@hamiltoncorporation.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Architect:

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blackledge &amp; Associates</td>
<td>Larry K. Blackledge</td>
<td>(405) 848-2862</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:larry@blackledgearchitects.com">larry@blackledgearchitects.com</a></td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td>Email</td>
<td>Proposed Fee</td>
</tr>
<tr>
<td></td>
<td>Certified Texas HUB?</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
<td>No</td>
</tr>
</tbody>
</table>

3/1/2019
### Engineer:

<table>
<thead>
<tr>
<th>N/A - (service included with Architect)</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No
This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Civil Engineer:

<table>
<thead>
<tr>
<th>NA</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No
This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Market Analyst:

<table>
<thead>
<tr>
<th>NA</th>
<th>Contact Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No
This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Appraiser:

<table>
<thead>
<tr>
<th>Gill Group</th>
<th>Samuel T. Gill</th>
<th>(573) 624-6614</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No
This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Attorney:

<table>
<thead>
<tr>
<th>Shackelford, Bowen, McKinley &amp; Norton, LLP</th>
<th>John Shackelford</th>
<th>(214) 780-1400</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No
This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

### Accountant:

<table>
<thead>
<tr>
<th>Tidwell Group</th>
<th>Brent L. Barringer</th>
<th>(205) 271-5543</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Contact Name</td>
<td>Phone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
<th>Proposed Fee</th>
<th>Tax ID Number (TIN)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Certified Texas HUB? | No
This is a direct or indirect, financial, or other interest with Applicant or other team members? | No

---

3/1/2019
<table>
<thead>
<tr>
<th>Property Manager:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Properties</td>
<td>J. Ryan Hamilton</td>
<td>(417) 882-1701</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td>Phone</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:ryanhamilton@hamiltoncorporation.com">ryanhamilton@hamiltoncorporation.com</a></td>
<td>TBD</td>
<td>43-1556825</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Certified Texas HUB?      | Yes      |          |          |          |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | | | | |

<table>
<thead>
<tr>
<th>Originator of Underwriter:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Certified Texas HUB?      |          |          |          |          |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | | | | |

<table>
<thead>
<tr>
<th>Bond Issuer:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
<td></td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Certified Texas HUB?      |          |          |          |          |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | | | | |

<table>
<thead>
<tr>
<th>Syndicator:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Certified Texas HUB?      |          |          |          |          |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | | | | |

<table>
<thead>
<tr>
<th>Supportive Services Provider:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
<td></td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Certified Texas HUB?        |          |          |          |          |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | | | | |

<table>
<thead>
<tr>
<th>Supportive Services Provider:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td></td>
<td></td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Contact Name</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Proposed Fee</td>
<td>Tax ID Number (TIN)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Certified Texas HUB?        |          |          |          |          |
| This is a direct or indirect, financial, or other interest with Applicant or other team members* | | | | |

3/1/2019
<table>
<thead>
<tr>
<th><strong>Title Company</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stewart Title</strong></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Contact Name</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Application Consultant:</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>S. Anderson Consulting, LLC</strong></td>
<td>Alyssa Carpenter</td>
<td>(512) 789-1295</td>
</tr>
<tr>
<td><strong>Contact Name</strong></td>
<td>TBD</td>
<td>46-2015199</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:ajcarpen@gmail.com">ajcarpen@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ESA Provider:</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NA</strong></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Contact Name</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PCA Provider:</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Consultants of Oklahoma</strong></td>
<td>Ivan Graves</td>
<td>(405) 880-5867</td>
</tr>
<tr>
<td><strong>Contact Name</strong></td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:isgraves54@att.net">isgraves54@att.net</a></td>
<td></td>
</tr>
<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
<td>no</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Other:</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NA</strong></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Contact Name</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Other:</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NA</strong></td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Contact Name</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Certified Texas HUB?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>This is a direct or indirect, financial, or other interest with Applicant or other team members</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3/1/2019
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.
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

2/27/2019
Date

LARRY K. BLACKFORD
Printed Name

60334 TEXAS
License Number and State

Firm Name (If applicable)
# Accessible Mobility Units Calculation

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

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

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

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

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50</td>
<td>5%</td>
<td>2.5</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>1/1 (616 SQ.FT.)</td>
<td>46</td>
<td>5%</td>
<td>2.3</td>
<td>2.3</td>
<td>2</td>
</tr>
<tr>
<td>2/1 (720 SQ.FT)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>50</td>
<td>5%</td>
<td>2.5</td>
<td>3.3</td>
<td>3</td>
</tr>
</tbody>
</table>

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

---

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>0.2</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>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]

Printed Name: [Name]

Date: 2/28/2019

Firm Name (If applicable): [Name]

2/27/2019
# Accessible Hearing/Visual Units Calculation

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

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

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

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

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50</td>
<td>2%</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (616 SQ.FT.)</td>
<td>46</td>
<td>2%</td>
<td>0.92</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (720 SQ.FT.)</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>50</td>
<td>2%</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

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

## EXAMPLE

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

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

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

By: ____________________________

[Signature]

Date: 2/28/2019

Printed Name: ____________________________

[Printed Name]

Firm Name (If applicable): ____________________________

Date: 2/27/2019
Accessible Parking Calculation

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


Accessible Parking for Facilities and Amenities

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

<table>
<thead>
<tr>
<th>Amenity: Office, etc.</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMUNITY BLDG</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 1: Surface parking spaces (SFS)</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Amenity 2: Other spaces (facility)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Amenity 3: PS for office and amenities (O&amp;A)</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Amenity 4: ADA Calculation</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Amenity 5: UFS in excess of 1 per unit</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 6: APS per ADA of parking spaces and facilities</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

Below, identify each facility or combination of facilities that require a separate.
# 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>50</td>
</tr>
<tr>
<td>Total surface parking spaces:</td>
<td>56</td>
</tr>
<tr>
<td>Total carports:</td>
<td>0</td>
</tr>
<tr>
<td>Total garages:</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Calculated from above:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total parking spaces of all types:</td>
<td>56</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e., office, amenities, etc.):</td>
<td>2</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td>54</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td>3</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td>4</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td>1</td>
</tr>
</tbody>
</table>

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

Calculated from above: 56

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:

**APSSs that Must Be Van Spaces**

<table>
<thead>
<tr>
<th>Description</th>
<th>Calculated from above:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Van APSs required, including all types of spaces:</td>
<td>3</td>
</tr>
<tr>
<td>Minimum number of surface parking spaces that must be van APSs:</td>
<td>0</td>
</tr>
<tr>
<td>Minimum number of carports that must be van APSs:</td>
<td>0</td>
</tr>
<tr>
<td>Minimum number of garages that must be van APSs:</td>
<td>0</td>
</tr>
</tbody>
</table>

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible 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:**

2/25/2016

**Name:**

LARRY K. BLACKEDGE

**Firm Name (if applicable):**
# Accessible Mobility Units Calculation

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

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

Multifamily Housing Developments covered by 10 TAC 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>32</td>
<td>5%</td>
<td>1.6</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1/1 (649 SQ.FT.)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (715 SQ.FT.)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>32</td>
<td>1.6</td>
<td>2.4</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

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

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 805)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>5%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

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

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

By: [Signature]

Printed Name: [Signature]

Date: 2/28/2019

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>32</td>
<td>2%</td>
<td>0.64</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (648 SQ.FT.)</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/1 (715 SQ.FT.)</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>etc</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>etc</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>etc</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>32</td>
<td></td>
<td>0.64</td>
<td>2</td>
<td>1</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></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td></td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>68</td>
<td></td>
<td>1.36</td>
<td>2</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

2/28/2019
Accessible Parking Calculation

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

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

ADA Design Manual, Ch. 2, Sec. 208:  [link]
FHA Design Manual Page 2.23:  [link]

Accessible Parking for Facilities and Amenities

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

<table>
<thead>
<tr>
<th>Amenity:</th>
<th>Identification of amenity, or amenities of a group, that the APS serves</th>
<th>APSs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, etc.:</td>
<td>COMMUNITY BLDG</td>
<td>1</td>
</tr>
<tr>
<td>Amenity 1:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 2:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 3:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 4:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 5:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity 6:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total of Accessible Parking Spaces that Do Not Serve Dwelling Units: 1
# Accessible Parking for Residential Units

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

Enter the information indicated below.

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total dwelling Units in the Development:</td>
<td>32</td>
</tr>
<tr>
<td>Total surface parking spaces:</td>
<td>36</td>
</tr>
<tr>
<td>Total carports:</td>
<td>0</td>
</tr>
<tr>
<td>Total garages:</td>
<td>0</td>
</tr>
<tr>
<td>Total parking spaces of all types:</td>
<td></td>
</tr>
<tr>
<td>Calculated from above:</td>
<td>36</td>
</tr>
<tr>
<td>Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):</td>
<td></td>
</tr>
<tr>
<td>Calculated on prior page:</td>
<td>1</td>
</tr>
<tr>
<td>Total of all types of parking spaces that serve dwelling units:</td>
<td></td>
</tr>
<tr>
<td>Calculated from above:</td>
<td>35</td>
</tr>
<tr>
<td>APSs for mobility accessible units (5% of unit count, if spaces are sufficient):</td>
<td></td>
</tr>
<tr>
<td>Calculated from above:</td>
<td>2</td>
</tr>
<tr>
<td>Parking spaces that serve dwelling units in excess of one per unit (if applicable):</td>
<td></td>
</tr>
<tr>
<td>Calculated from above:</td>
<td>3</td>
</tr>
<tr>
<td>APSs required in excess of one per mobility accessible unit:</td>
<td></td>
</tr>
<tr>
<td>Calculated from above:</td>
<td>1</td>
</tr>
<tr>
<td>Total APSs required (including dwelling units and facilities/amenities):</td>
<td></td>
</tr>
<tr>
<td>Calculated from above:</td>
<td>4</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

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Van APSs required, including all types of spaces:</td>
<td>1</td>
</tr>
<tr>
<td>Minimum number of surface parking spaces that must be van APSs:</td>
<td>0</td>
</tr>
<tr>
<td>Minimum number of carports that must be van APSs:</td>
<td>0</td>
</tr>
<tr>
<td>Minimum number of garages that must be van APSs:</td>
<td>0</td>
</tr>
</tbody>
</table>

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

Signature: [Signature]

Printed Name: [Printed Name]

Date: 2/28/2019

Firm Name (if applicable):
Evidence of Experience
**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
April 14, 2014

Mr. Ryan Hudspeth
119 N. Robinson, Suite 630
Oklahoma City, Oklahoma 73102

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2014 UNIFORM MULTIFAMILY RULES

Dear Mr. Hudspeth:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this
certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

Jean M. Latsha
Director of Multifamily Finance
2019 HTC Full Application

Part 5 Tab 45

Credit Limit Documentation
Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th>a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Woodland Estates, LP</td>
<td>No</td>
</tr>
<tr>
<td>2. Woodland Estates GP, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3. SDR Investments, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Smith Real Estate Development, Inc</td>
<td>Yes</td>
</tr>
<tr>
<td>5. Shawn Smith</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Joderham Investments, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>7. Derrick Hamilton</td>
<td>Yes</td>
</tr>
<tr>
<td>8. RAH Investments, LLC</td>
<td>Yes</td>
</tr>
<tr>
<td>9. Ryan Hudspeth</td>
<td>Yes</td>
</tr>
<tr>
<td>10.</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td></td>
</tr>
<tr>
<td>14.</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td></td>
</tr>
<tr>
<td>21.</td>
<td></td>
</tr>
<tr>
<td>22.</td>
<td></td>
</tr>
<tr>
<td>23.</td>
<td></td>
</tr>
<tr>
<td>24.</td>
<td></td>
</tr>
<tr>
<td>25.</td>
<td></td>
</tr>
<tr>
<td>26.</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td></td>
</tr>
<tr>
<td>29.</td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td></td>
</tr>
</tbody>
</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: [Signature of Applicant]  2/21/2019  Its: Manager

2/22/2019
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: 

Which is:  

- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [x] a Developer for the Applicant for this specific Application
- [x] an Affiliate to the Applicant
- [x] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>30.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>30.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeny</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

I acknowledge that [Signature] is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

SDR Investments, LLC

Printed Name

Date: 2/21/2019

2/22/2019
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Smith Real Estate Development, Inc.

Which is:
- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [X] a Developer for the Applicant for this specific Application
- [X] an Affiliate to the Applicant
- [X] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeny</td>
<td>33.33%</td>
<td>33.33%</td>
</tr>
</tbody>
</table>

I acknowledge that Ryan Hudspeth is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  Smith Real Estate Development, Inc.  2/21/2019
Printed Name  Date
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Shawn Smith

Which is:

☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant

☒ a Developer for the Applicant for this specific Application

☒ an Affiliate to the Applicant

☒ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeny</td>
<td>33.33%</td>
<td>33.33%</td>
</tr>
</tbody>
</table>

I acknowledge that Ryan Hudspeth is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Shawn Smith

Printed Name

Date: 2/21/2019

2/22/2019
**Part II. Credit Limit Certification**

**Instructions:**
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: 

<table>
<thead>
<tr>
<th>Which is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ the Applicant (Entity that generally manages or controls the &quot;Applicant,&quot; i.e. General Partner, Managing Partner, etc.)</td>
</tr>
<tr>
<td>☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant</td>
</tr>
<tr>
<td>☒ a Developer for the Applicant for this specific Application</td>
</tr>
<tr>
<td>☒ an Affiliate to the Applicant</td>
</tr>
<tr>
<td>☒ a Guarantor on the Application</td>
</tr>
</tbody>
</table>

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeny</td>
<td>33.33%</td>
<td>33.33%</td>
</tr>
</tbody>
</table>

I acknowledge that Ryan Hudspeth is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature]

**2/21/2019**

**2/22/2019**
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Derrick Hamilton

Which is:  
☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)  
☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant  
☒ a Developer for the Applicant for this specific Application  
☒ an Affiliate to the Applicant  
☒ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>10.00%</td>
<td>28.50%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeney</td>
<td>33.33%</td>
<td>33.33%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I acknowledge that Ryan Hudspeth is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Derrick Hamilton

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  
Printed Name  
Date: 2/21/2019

2/22/2019
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: RAH Investments, LLC

Which is:  
☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)  
☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant  
☐ a Developer for the Applicant for this specific Application  
☐ an Affiliate to the Applicant  
☐ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>37.00%</td>
<td>38.00%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>37.00%</td>
<td>38.00%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeny</td>
<td>33.34%</td>
<td>33.34%</td>
</tr>
</tbody>
</table>

I acknowledge that Ryan Hudspeth is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

RAH Investments, LLC

Printed Name

Date: 2/21/2019

2/22/2019
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Ryan Hudspeth

Which is:  

- [X] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [X] a Developer for the Applicant for this specific Application
- [X] an Affiliate to the Applicant
- [X] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Region</th>
<th>City</th>
<th>% Ownership</th>
<th>% of Dev. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>19214 Lakeridge Villas</td>
<td>3 Rural</td>
<td>Ennis</td>
<td>40.00%</td>
<td>38.00%</td>
</tr>
<tr>
<td>19185 Edgewood Villas</td>
<td>8 Urban</td>
<td>Killeen</td>
<td>40.00%</td>
<td>38.00%</td>
</tr>
<tr>
<td>19357 Woodland Estates</td>
<td>6 Rural</td>
<td>Hempstead &amp; Sweeny</td>
<td>33.34%</td>
<td>33.34%</td>
</tr>
</tbody>
</table>

I acknowledge that Ryan Hudspeth is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Ryan Hudspeth

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Date: 2/21/2019

Printed Name

2/22/2019
2019 HTC
Full Application

Part 6 Tab 46

Community Input Scoring Items
### Community Input Scoring Items

<table>
<thead>
<tr>
<th>TDHCA#: 19357</th>
</tr>
</thead>
</table>

#### 1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

- **X** Resolution(s) of either "no objection" or "support" is included behind this tab. **
  - *Name of Local Government Body*
  - *Name of Local Government Body (if applicable)*
  - **Note that resolutions are due March 1, 2019**

#### 2. Quantifiable Community Participation - §11.9(d)(4)

- **NA** 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)

- **X** 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)

- **X** Applicant has included one or more letters of support or opposition behind this tab. **
  - List information for each of the letters below:

  **A. Sweeny Cub Scout Pack 560**
  - Name of Community Organization: Sweeny Cub Scout Pack 560
  - Contact Name: Amanda Gutierrez
  - **Support**
  - Opposition

  **B. Sweeny Rotary Club**
  - Name of Community Organization: Sweeny Rotary Club
  - Contact Name: Wendy Irwin
  - **Support**
  - Opposition

  **C. Waller County Economic Development Partnership**
  - Name of Community Organization: Waller County Economic Development Partnership
  - Contact Name: Vince Yokom
  - **Support**
  - Opposition

  **D. Sweeny Chamber of Commerce**
  - Name of Community Organization: Sweeny Chamber of Commerce
  - Contact Name: Courtney Reynolds
  - **Support**
  - Opposition

  **E.**
  - Name of Community Organization
  - Contact Name
  - **Support**
  - Opposition

  **F.**
  - Name of Community Organization
  - Contact Name
  - **Support**
  - Opposition

3/1/2019
Local Government Support Resolution
RESOLUTION
NO. 19-006

RESOLUTION FOR WOODLANDS ESTATES I DEVELOPMENT

WHEREAS, Woodlands Estates, LP has proposed the rehabilitation of affordable rental housing for person 55 and older, at 700 Factory Outlet Drive, named Woodland Estates I, in the City of Hempstead; and

WHEREAS, there is a need for affordable senior housing for the City of Hempstead’s citizens of modest means; and

WHEREAS, Woodlands Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Low Income Housing Tax Credit Program funds for Woodlands Estates I.

THEREFORE, BE IT RESOLVED, that City of Hempstead acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Woodlands Estates I, currently known as Hempstead Gardens Estates, and its application to the TDHCA; and

FURTHER RESOLVED, this resolution affirms that the rehabilitation contributes more than any other to the concerted revitalization efforts of the City of Hempstead; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Hempstead has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

FURTHER RESOLVED, that the City of Hempstead hereby confirms that its governing body has voted specifically to approve the rehabilitation of the development and to authorize an allocation of housing tax credits for the development pursuant to Tex. Gov’t Code §2306.6703(a)(4).

PASSED AND APPROVED by the City Council of the City of Hempstead, Texas on the 25th day of February, 2019.

APPROVED:

Michael S. Wolfe, Sr., Mayor

ATTEST:

Barbara Haffelfinger, City Secretary
City of Sweeny, Texas
Resolution for Woodlands Estates II Development

WHEREAS, Woodlands Estates, LP has proposed the rehabilitation of affordable rental housing for persons 55 and older, at 902 Texas Avenue, named Woodlands Estates II in the City of Sweeny; and

WHEREAS, there is a need for affordable senior housing for the City of Sweeny citizens of modest means; and

WHEREAS, Woodlands Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Low Income Housing Tax Credit Program funds for Woodlands Estates II.

THEREFORE, BE IT RESOLVED, that the City of Sweeny acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Woodlands Estates II, currently known as Sweeny Manor Apartments, and its application to the TDHCA; and

FURTHER RESOLVED, this resolution affirms that the rehabilitation contributes more than any other to the concerted revitalization efforts of the City of Sweeny; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Sweeny has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the City of Sweeny hereby confirms that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Govt Code §2306.6703(a)(4);

PASSED AND APPROVED by the City Council of the City of Sweeny, Texas on the 19 day of February, 2019.

APPROVED:

[Signature]
Mayor Dale Lemon

(Seal)

ATTEST:

[Signature]
Cindy King, City Manager
2019 HTC
Full Application

Part 6 Tab 46

Support from State Representative
Representative Cecil Bell, Jr.
District 3

February 27th, 2019

Marni Holloway
Multifamily Finance Director
221 East 11th Street
Austin, TX 78701

Re: TDHCA Application #19357 (Woodland Estates)

Dear Ms. Holloway:

I have been made aware by SDR Investments, LLC, of their intent to submit an application to the Texas Department of Housing and Community Affairs in order to obtain Affordable Housing Tax Credits for the purposes of acquiring and substantially rehabilitating an existing multifamily housing community that lies within my district. **Woodland Estates I (currently known as Hempstead Gardens Estates)** is a 50-unit apartment style community located at **700 Factory Outlet Drive, Hempstead, TX 77445**.

The scope of work proposed will offer a full rehabilitation of the current property in order to update the 50-unit community to a "like-new" standard. The property will be specifically targeted towards Elderly and/or Disabled households who meet certain reduced income qualifications. The proposed development will help provide those more vulnerable members of the Hempstead community with an affordable housing option that best fits their specific needs.

**I am happy to express my support of this application, and request your consideration thereof. If you have any questions or concerns, please feel free to contact my office at (512) 463-0650.**

Sincerely

Cecil Bell, Jr.
House District 3
February 28, 2019

Marni Holloway  
Multifamily Finance Director  
221 East 11th Street  
Austin, TX 78701

Dear Ms. Holloway,

I have been made aware by SDR Investments, LLC, of their intent to submit an application to the Texas Department of Housing and Community Affairs to obtain Affordable Housing Tax Credits for the purpose of acquiring and substantially rehabilitating an existing apartment complex that lies within my district. **Woodland Estates II (currently known as Sweeny Manor)** is a 32-unit apartment style community located at **902 Texas Avenue, Sweeny, TX 77480**.

The scope of work proposed will offer a full rehabilitation of the current property, so as to update the 32-unit community to a "like-new" standard. The property will be specifically targeted towards Elderly and/or Disabled households who meet certain reduced income qualifications. The proposed development will help provide those more vulnerable members of the Sweeny community with an affordable housing option that best fits their specific needs.

I am happy to express my support of this application, and request your consideration thereof.

Sincerely,

Dennis Bonnen, Speaker  
State Representative - District 25
2019 HTC
Full Application

Part 6 Tab 46

Input from Community Organizations
February 27, 2019

Texas Department of Housing and Community Affairs  
Multi-Family Finance Division  
P.O. BOX 13941  
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by SDR Investments, LLC of their intention to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Sweeney Manor apartment community located at 902 Texas Avenue, Sweeny, TX 77480.

Sweeny Cub Scout Pack 560 is a tax-exempt organization actively involved in the Sweeney community. Evidence of our current community involvement is provided for in the attached documentation.

We have reviewed the information provided by SDR, and we would like to express our support for this proposed development. The proposed rehabilitation of the Sweeny Manor development will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

Amanda Gutierrez  
Sweeny Cub Scout Pack 560  
Committee Chair
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 28, 2019

BAY AREA COUNCIL, INC., BOY SCOUTS OF AMERICA
3020 53RD ST
GALVESTON, TX 77551-5917

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Franchise tax, as of 08-04-1943
Sales and use tax, as of 08-29-1977
(provide Texas sales and use tax exemption certificate Form 01-339 (Back) to vendor)
The entity is not exempt from hotel occupancy tax.

Texas taxpayer identification number: 17411096518

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.
Cradle of Texas District

Serving Scouts in the Brazosport Area (Clute, Freeport, Jones Creek, Lake Jackson, Oyster Creek, Quintana, Richwood, Surfside) and the West of the Brazos Area (Brazoria, Churchill, Damon, Danciger, East Columbia, Old Ocean, Shady Acres, Sweeny, West Columbia, Wild Peach) communities.

Latest News

District Events

Awards Banquet & Annual Business Meeting 2020
COT Annual Pinewood Derby 2019

Scout Talks
Get Involved!

7 p.m., First Thursday of the month
(No meeting in July. January meeting happens on the second Thursday.)
Church of Jesus Christ of Latter-Day Saints, 502 Southern Oaks, Lake Jackson, TX 77566

Find out what’s happening in the Scouting community. Gain knowledge and have more fun than the average leader.

Latest News

GIRLS IN CUB SCOUTS
Starting August 1, 2018, girls will be able to join the following Cub Scout Packs in the Cradle of Texas District: 310, 394, 560, 508, 503. Visit www.BeAScout.org to contact these units for more information.

VOLUNTEERS NEEDED
The Cradle of Texas District is always seeking volunteers to help serve on the District Committee, as well as to help organize and carry out events. We are also continually seeking organizations to partner with to create new units. If you are interested in volunteering or chartering a unit, please contact the District Executive for more information.

SCOUTING FOR FOOD
Help a family in need. For more information or for drop off locations, contact your District Executive.

SCOUTING SPIRIT
Scouting Spirit is in everyone of us and it is also something that Scouts of all ages exhibit the in their actions everyday. Cub Scouts are
Scouts BSA

The Bay Area Council would like to welcome new families to the educational and exciting adventure of Scouting where children and teens spend their time outdoors, camping, swimming, hiking, learning life-saving skills, citizenship, community, conservation and much more! Watch for flyers that your child brings home from school with info on who, what, when and how to join.

Scouts BSA (Troops): 5th-12th grade or 11 to 18 years old, boy troops & girl troops

Upcoming Events

Scout LDS Summer Camp
Scouts BSA Summer Camp
Scouts BSA Fall Camp
Scouts BSA Winter Camp
Eagle Focus Merit Badge Day

Weekend Events

Jamboree-On-the-Air
Merit Badge Saturdays
Native American Weekend
Sea Star Base Galveston
Merit Badge Saturdays

Join

Find a troop.
reviewed by the Character Connections and as boys turn into young men on their trail to Eagle, spirit becomes a crucial part of rank advancement. The Spirit can be from the simplest act of being kind to that of extreme bravery, yet it is also one of the hardest to evaluate. It is evaluated on recommendations and testimonials from those that know a young man personally. Send your stories to be displayed on our website to our webmaster at www.bacbsa.org/contact.

THANK YOU VOLUNTEERS! The Cradle of Texas District is home to some of the greatest volunteers in Brazoria County, here is our list of District Awards Winners:

The Michael Griffin Lifetime Achievement Award
For Service To The District Or Council 15 Years or more: Don White (Not pictured.)

![District Award of Merit: Linda Bartholome](attachment:image1)

District Award of Merit: Linda Bartholome

![District Award of Merit: Kevin Land](attachment:image2)

District Award of Merit: Kevin Land

The Herman Swift Award, For Outstanding Community Involvement Outside Of Scouting: Nigel James (Not pictured.)
Support the Bay Area Council, BSA

Become a Friend of Scouting

Invest in 100 more years of Scouting in the community!

As one of the premiere youth development organizations, the Bay Area Council celebrates 100th years of serving youth in 2019. Providing youth with the life skills to positively affect their lives and those around them is the foundation of Scouting.

You can help build that foundation by investing in the future of Scouting.

Scouting is made possible through the generosity of volunteers, families, community members, and companies who all believe that a strong foundation of character and leadership developed in youth leads to stronger, more productive lives.

Friends of Scouting is the Bay Area Council’s annual giving campaign for individuals and companies to make a 100% tax-deductible gift to support Scouting in Brazoria and Galveston Counties.

Every dollar raised stays local to support our youth.

By investing in this campaign, you support local Scouts including those with financial needs, a camping property that hosts numerous year-round camps for our Scouts, and adult volunteers who help lead the Scouting program.

Invest in the next 100 years of Scouting. Become a Friend of Scouting today.

Matching Gifts

Many corporations match employee contributions made to the Boy Scouts of America. Visit your Human Resources/Personnel Department for more information.

Volunteer Gifts

Many companies recognize volunteer time through donations of grants to non-profits. This means that for each hour of volunteer time you serve, employers may donate funds to support the Bay Area Council. Visit your Human Resources/Personnel Department for more information.

Events (Register above)

Alvin/Manvel Community Leadership Gathering
7:30 a.m., Tuesday, March 26, 2019
Joe's Banquet Center
1400 Hwy 6, Alvin, TX 77511

Anleton Community Leadership Gathering
7 a.m., Tuesday, January 15, 2019
Central Brazoria County Business Park
4005 Technology Road, Anleton, TX 77515

Brazosport Community Leadership Gathering
7:30 a.m., April 3, 2019
Lake Jackson Civic Center
333 Texas 332, Lake Jackson, TX 77566

Friendswood Community Leadership Gathering
7:30 a.m., Date TBD
Green Event Center
2000 West Parkwood, Friendswood, TX 77546

Galveston Community Leadership Gathering
7:30 a.m., Tuesday, February 19, 2019
Moody Gardens Hotel & Convention Center, Moody 1
1 Hope Blvd., Galveston, TX 77554

League City Community Leadership Gathering
7:30 a.m., Date TBD
Johnnie Arolfo Civic Center
400 W. Walker St., League City, TX 77573

Pearland Community Leadership Gathering
Time & Date TBD
Golfcrest County Club
2509 County Club Dr., Pearland, TX 77581

Santa Fe Community Leadership Gathering
7:30 a.m., Date TBD
Location TBD

Texas City Community Leadership Gathering
7:30 a.m., Date TBD
Doyle Convention Center
2010 5th Ave N, Texas City, TX 77590

West of the Brazos Community Leadership Gathering
7:30 a.m., Date TBD
February 28, 2019

Texas Department of Housing and Community Affairs
Multi-Family Finance Division
P.O. Box 13941
Austin, TX 78711-3941

To whom it may concern:

The Sweeny Rotary Club has been made aware by the SDR Investments, LLC of their intent to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for acquiring and fully rehabilitating the Sweeny Manor Apartments senior living community located at 902 Texas Avenue in Sweeny, TX 77480.

The Sweeny Rotary Club is a non-profit organization actively involved in the community by meeting the communities needs in various ways.

- Award scholarships to high school students
- Support Sweeny United, another non-profit who helps the low-income and disabled citizens spruce up the outside of their homes
- Provide lunch to low-income students
- Provide clothes during Christmas to students who would otherwise go without
- Host community-wide blood drives
- Provide dictionaries to all fifth graders
- Organize and participate in Sweeny lighted Christmas parade
- Provide muck out buckets to citizens of Sweeny after Hurricane Harvey to help people clean out homes
- Help reimburse three local first responder groups in their efforts during Hurricane Harvey

We have reviewed the information provided by SDR and would like to express our support for this proposed renovation. The rehabilitation of the Sweeny Manor development will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

Wendy Irwin
Secretary
Sweeny Rotary Club
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 28, 2019

ROTARY CLUB OF SWEENY
303 N MCKINNEY ST STE 3
SWEENY, TX 77480-2808

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

Sales and use tax, as of 09-08-1998
  (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: 32008002340

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.
Hurricane Harvey Relief Efforts

Hurricane Harvey ravaged the Texas Gulf Coast from August 25 – 30th. After hitting Corpus Christi with Category 4 winds, the storm then slowly made its way to the Houston and surrounding areas. The slow movement caused historical flooding in Matagorda, Brazoria and Harris Counties. Rising river waters have left thousands of homes flooded and in need of clean up and repair. The Rotary Club of Sweeny, as a member of Rotary International, understand that we as Rotarians are not first responders, yet we are always working to help our communities during disasters such as this. Even before the storm had passed it became clear that the first job would be clean up. Clean up of not only our own homes but our neighbors. Early clean-up will help people begin the process of getting back to a normal life and most important, stay healthy. With the predictions of drastic flooding, the first realization was that clean up efforts would begin immediately after the rains stopped. One of the first needs to residence in the area would be cleaning supplies. The “Muck Out Bucket” project began as soon as over $7,000.00 in supplies arrived on September 13th.

Members of the [Rotary Club of Sweeny](http://sweenyrotary.org/service-projects.html) and the Sweeny High School Interact Club gathered to fill 240 buckets with items such as: trash bags, laundry detergent, bleach, dish soap, scrub brushes, handi-wipes, dust mask, cleaning solutions, mosquito spray and cleaning and work gloves. The items were placed in a five-gallon bucket and immediately delivered to the door steps of 240 residents in the Sweeny and surrounding areas.
The Rotary Club of Sweeney is now selling tickets for our annual Fajita Fundraiser. We will be serving beef and chicken fajitas on September 20th at the Sweeney Community Center. Plates include both beef and chicken, beans, rice and tortillas. Tickets are $10.00 each and can purchased from any Rotary club member or you can message me for your tickets.
The Rotary Club of Sweeny presents

SWEENY ROTARY CENTENNIAL FOUNDATION

Houston Astros
Season Ticket Raffle
Drawing held March 23, 2019
Only 529 tickets will be sold

2 Season Tickets for the Houston Astros
Including Play-off Games
Section 109 Row 15 Seats 9 & 10
$75.00 per chance
WORLD SERIES TICKETS INCLUDED
If the Astros advance to the World Series 2018
The RC of Sweeny will sponsor a separate raffle
in which current raffle ticket holders will be
given first option to purchase raffle tickets

The Rotary Club of Sweeny Thanks You for your Support!

Contact any member of the Rotary Club
of Sweeny to purchase your raffle ticket

www.sweenyrotary.org
What is Rotary?

Rotary is a global network of community volunteers. Rotary members are business, professional, and community leaders who provide humanitarian service, encourage high ethical standards, and help build goodwill and peace in the world. Over 32,000 Rotary clubs in more than 200 countries and geographical areas initiate service projects to address today’s challenges, including illiteracy, disease, hunger, poverty, lack of clean water, and environmental concerns.

Projects

Rotary clubs participate in a broad range of humanitarian, intercultural, and educational activities designed to improve the human condition. Rotary’s humanitarian grants support club projects that provide health care and medical supplies, clean water, food, job training, youth development, and education to millions of people in need, particularly in the developing world. In addition, Rotary provides more than 200 grants each year to fund the work of Rotary volunteers, who travel to parts of the world where their technical expertise and knowledge are most needed to alleviate hardship and solve problems.

Peace

Rotary builds understanding through international scholarships, exchange programs, and humanitarian grants. The Rotary Centers for International Studies in peace and conflict resolution is an innovative program designed to educate tomorrow’s peacemakers. Hosted at seven leading universities around the globe, the program funds 60 Rotary World Peace Fellows for graduate studies in international relations, conflict studies, and negotiation — providing promising leaders the tools to further the cause of peace.

The Rotary Peace and Conflict Studies Program in Thailand offers mid- to upper-level professionals a short-term alternative for training in conflict resolution and mediation strategies. Since 1947, some 35,000 students from 110 countries have studied abroad as Rotary Ambassadorial Scholars. Rotary’s Group Study Exchange has helped more than 45,000 young professionals explore their career fields in other countries. And each year, some 9,000 secondary-school students experience life in another country through Rotary Youth Exchange.

Polio Eradication

In 1985, Rotary launched Polio Plus, an ambitious program to immunize the world’s children against polio. Rotary’s grassroots leadership, volunteer support, and initial funding for vaccine provided the catalyst for the World Health Assembly’s resolution in 1988 to eradicate polio worldwide. Spearheading partners of the Global Polio Eradication Initiative are the World Health Organization, Rotary International, U.S. Centers for Disease Control and Prevention, and UNICEF. As a result of this partnership’s efforts, polio cases have dropped by 99 percent since 1988 and the world stands on the threshold of eradicating the disease. Rotary members have given more than US$650 million and countless hands-on volunteer hours to this critical effort. The savings to be realized from polio eradication is potentially as high as $1.5 billion per year — funds that could be used to address other public health priorities. The savings in human suffering will be immeasurable.

Progress

Paul P. Harris formed the world’s first service club, the Rotary Club of Chicago, on 23 February 1905. More than a century later, Rotary remains dedicated to improving communities, relations between peoples, and world peace and understanding. Rotary’s principal motto is Service Above Self. During World War II, Rotary members became increasingly involved in promoting international understanding. A Rotary conference held in London in 1942 was a precursor to the development of UNESCO, and 49 Rotary members served as delegates and consultants at the founding of the United Nations in 1945. Today, Rotary holds the highest consultative status given by the United Nations to nongovernmental organizations. In this capacity, Rotary has a voice within the UN system, allowing access to its people and resources worldwide.
Belonging to a Rotary club gives men and women an enjoyable and organized way to make a contribution to their community. Rotary members meet weekly to plan club, community, and international service activities. By using their skills and expertise globally, members also enhance their professional network, career development, and cross-cultural understanding. Rotary clubs are nonreligious, nonpolitical, and open to every race, culture, and creed. Members represent a cross-section of local business, professional, and community leaders. To learn more about a Rotary club in your community, visit www.rotary.org (http://www.rotary.org) or contact your local club.

Contact Rotary International

RI World Headquarters One Rotary Center 1560 Sherman Avenue Evanston, IL 60201-3698 USA Tel 847-866-3000 Fax 847-328-8554 or 847-328-8281 www.rotary.org (http://www.rotary.org)

www.clubrunner.ca/dprg/dxhome/_home.aspx?did=5890 To contact Rotary District 5890

Site powered by Weebly. Managed by Hostmonster (https://www.hostmonster.com)
Send us your information and we will be happy to help you!

* Indicates required field

Name *
First: __________________________ Last: __________________________

Email *

Comment *

Submit

Would you like to be a member of Rotary?
For more information on becoming our next Rotary member, please contact any current member of the Rotary Club of Sweeny or submit your name and email address in the above contact form. We look forward to hearing from you!
February 27, 2018

Texas Department of Housing and Community
Multi-Family Finance Division
P.O. BOX 13941
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by SDR Investments, LLC of their intention to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Hempstead Gardens apartment community located at 700 Factory Outlet Drive, Hempstead, TX 77445. After the rehab work is complete rehab, it is our understanding that the development will operate as Woodland Estates I.

The Waller County Economic Development Partnership is a tax-exempt organization actively involved in the Hempstead/Waller County community. Evidence of our current community involvement is provided through our website at www.wallercounty.org.

We have reviewed the information provided by SDR, and we would like to express our support for this proposed development. The proposed rehabilitation of the Hempstead Gardens development will provide valuable benefit to the citizens in the community in which we serve.

Regards,

Vince Yokom
Executive Director
Waller County Economic Development Partnership, Inc.
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 28, 2019

THE WALLER COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP
519 9TH ST
HEMPSTEAD, TX 77445-4537

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 02-27-2002
- The entity is not exempt from hotel occupancy tax.
- Texas taxpayer identification number: 19548957059

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 exempt.orgs@cpa.texas.gov, or call us at 800-252-5555.

Serving the **Waller County** Community Since 2002

The Waller County Economic Development Partnership was incorporated in February of 2002, the result of several years of hard work by various community leaders. We are a Texas non-profit corporation. The primary purpose of the WCEDP is to facilitate positive growth within the Waller County area. This is expressed in our mission statement:

Specifically, the WCEDP works with existing business and those wanting to move into the county. Our services range from helping to create business plans to working with prospects moving into the area. As we continue to grow our services will also include support for economic development through GIS, web, and marketing collateral.

The organization is comprised of an appointed board of directors with members representing the county commissioners and county judge, each chamber of commerce, each local economic development group within the county, and Prairie View A&M University.

As a Texas non-profit corporation, our services are free. The WCEDP contracts with Waller County to provide economic development services to the community. We foster cooperation within the county by including all communities with an economic development program or that are interested in providing economic development services to their community.

In addition, private enterprise can join the WCEDP through Associate Memberships. Membership includes free access to all of our nonproprietary GIS information, project information, partner networking meetings, and annual public events. Trustee Memberships are also available. In addition to the associate level benefits, Trustee Members are featured on our web site and are given the option to serve on the board with the availability to serve on the executive board. We believe that effective economic development is a partnership between the public and
private sectors.
Contact us for details (mailto:info@wallercounty.org?body=Thanks for contacting us. If you are needing information about permits, please call the County Engineer at 979-826-7670. Otherwise, what economic development question can we help you with?)

Mission

The WCEDP is organized to operate a charitable service center to foster increased, environmentally balanced business commerce, positive growth, and overall cooperation and coordination for all communities throughout Waller County, Texas.

Vision

Our vision is to build a vibrant and strong local economy by retaining and attracting top companies that will provide good jobs while respecting the environment. We believe a good quality of life, however you wish to enjoy it, starts with a good job.

Values

As a rural community with a strong Texas heritage, we value hard work, integrity, service, family, and respect for one another. These values have served us well over the years and creates a strong sense of community from one generation to the next.
Partnership

If your business or organization is interested in joining the WCEDP, contact us at 979-921-9059. You can also download a membership application here (http://wallercounty.org/downloads/partner_ap.pdf). We will also be happy to meet with you to discuss membership.

A Brief History

2002

2003

2005

2007

2008

2013

Director Selected: July 2003

2003 was a busy year. It was spent refining the organization.

After an extended search, the current Director selected a new Waller County Chair for the local economic development organization. He continued...
This site is operated by the Waller County Economic Development Partnership. The WCEDP is a 501 (c) 6 community-based organization. We are a diverse public-private partnership comprised of representatives from all of our communities with an economic development program, chambers of commerce, and Prairie View A&M University.

519 9th St., Hempstead, TX 77445

Phone (CST)
979-921-9059

Email
info@wallercounty.org

Thanks for contacting us. If you are needing information about permits, please call the County Engineer at 979-826-7670. Otherwise, what economic development question can we help you with?)

Official County Contacts

- County Website (http://www.co.waller.tx.us/)
- Open Records (mailto:PublicInformation@wallercounty.us)
- Permitting (http://www.co.waller.tx.us/page/County.Engineer)
- Fire Marshal (http://www.co.waller.tx.us/page/Fire.Marshal)
- Septic Permits (http://www.co.waller.tx.us/page/enviornment)
- County Clerk (http://co.waller.tx.us/page/County.Clerk)
- Appraisal District (http://www.waller-cad.org)
- Tax Assessor (http://co.waller.tx.us/page/TAC.Main)

Copyrights © 2017 WCEDP. All Rights Reserved.
This site is operated by the Waller County Economic Development Partnership. The WCEDP is a 501 (c) 6 community-based organization. We are a diverse public-private partnership comprised of representatives from all of our communities with an economic development program, chambers of commerce, and Prairie View A&M University.

519 9th St., Hempstead, TX 77445 (https://goo.gl/maps/MNx1DWz8JfA2)

Phone (CST)
979-921-9059

Email
info@wallercounty.org (mailto:info@wallercounty.org?body=Thanks for contacting us. If you are needing information about permits, please call the County Engineer at 979-826-7670. Otherwise, what economic development question can we help you with?)

Official County Contacts

- County Website (http://www.co.waller.tx.us/)
- Open Records (mailto:PublicInformation@wallercounty.us)
- Permitting (http://www.co.waller.tx.us/page/County.Engineer)
- Fire Marshal (http://www.co.waller.tx.us/page/Fire.Marshal)
- Septic Permits (http://www.co.waller.tx.us/page/environmnt)
- County Clerk (http://co.waller.tx.us/page/County.Clerk)
- Appraisal District (http://www.waller-cad.org)
- Tax Assessor (http://co.waller.tx.us/page/TAC.Main)

Copyrights © 2017 WCEDP. All Rights Reserved.
Section 501(c)(6) of the Internal Revenue Code provides for the exemption of business leagues, chambers of commerce, real estate boards, boards of trade and professional football leagues, which are not organized for profit and no part of the net earnings of which inures to the benefit of any private shareholder or individual. An organization that otherwise qualifies for exemption under Internal Revenue Code section 501(c)(6) will not be disqualified merely because it engages in some political activity. In addition, the organization may engage in lobbying that is germane to accomplishing its exempt purpose without jeopardizing its exemption. However, if the organization engages in political and/or lobbying activities, it may need to give members notice of dues used for such activities, or be subject to a proxy tax on the amount of the expenditures.

A business league is an association of persons having some common business interest, the purpose of which is to promote such common interest and not to engage in a regular business of a kind ordinarily carried on for profit. Trade associations and professional associations are business leagues. To be exempt, a business league's activities must be devoted to improving business conditions of one or more lines of business as distinguished from performing particular services for individual persons. No part of a business league's net earnings may inure to the benefit of any private shareholder or individual and it may not be organized for profit to engage in an activity ordinarily carried on for profit (even if the business is operated on a cooperative basis or produces only enough income to be self-sustaining). The term line of business generally refers either to an entire industry or to all components of an industry within a geographic area. It does not include a group composed of businesses that market a particular brand within an industry.

Chambers of commerce and boards of trade are organizations of the same general type as business leagues. They direct their efforts at promoting the common economic interests of all commercial enterprises in a trade or community, however.

Additional information:

- Life Cycle of a Business League (Trade Association)
- Lobbying Activities - Business Leagues
- Business Leagues - Political Campaign Intervention Resources
- Application for Recognition of Exemption
- IRC 501(c)(6) Organizations
February 27, 2019

Texas Department of Housing and Community Affairs
Multi-Family Finance Division
P.O. BOX 13941
Austin, TX 78711-3941

To whom it may concern:

We have been made aware by SDR Investments, LLC of their intention to apply for Affordable Housing Tax Credits from the Texas Department of Housing and Community Affairs for the purpose of acquiring and fully rehabilitating the Sweeny Manor apartment community located at 902 Texas Avenue, Sweeny, TX 77480.

Sweeny Chamber of Commerce is a tax-exempt organization actively involved in the Sweeny community. Evidence of our current community involvement is provided for in the attached documentation.

We have reviewed the information provided by SDR, and we would like to express our support for this proposed development. The proposed rehabilitation of the Sweeny Manor development will provide valuable benefit to the citizens in the community in which we serve.

Sincerely,

[Signature]
Courtney Reynolds
President
Sweeny Chamber of Commerce
Exemption Verification Letter

Texas Comptroller of Public Accounts
Austin, TX 78774

February 28, 2019

SWEENY CHAMBER OF COMMERCE
111 W 3RD ST # 5
SWEENY, TX 77480-2445

According to the records of the Comptroller of Public Accounts, the following exemption(s) from Texas taxes apply to the above organization(s):

- Franchise tax, as of 05-21-1964
- Sales and use tax, as of 06-17-1981
  (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: 32020450493

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.
The Sweeny Chamber celebrated 50 years of service in 2015. The Sweeny Chamber of Commerce began with a building and one city lot on Main Street donated in 1964.

Royce Murphy, president of the Sweeny Merchant’s Association, was elected president of the new Sweeny Chamber of Commerce. Murphy and other officers elected will serve for three months and will have the job of organizing the Chamber. Permanent officers will be elected after a membership campaign is completed. Other officers elected to serve with Murphy: H.M. Culpepper, first vice president; R.W. Lortz, second vice president; and J.A. Davis, secretary-treasurer. Elected to the board of directors were: A.M. Anderson, Red Benedict, R.H. Britton, Marvin Graham, O.K. Hitchcock, Jake Mason, W.R. Rogers, E.N. Windler and R.S. (Bob) Phillips. The group will handle the job of getting bylaws prepared, starting the membership drive and securing a charter.

To become a full-fledged Chamber of Commerce, a new organization must be sponsored by an existing Chamber, and West Columbia has offered its services.

The first year forty-nine firms and individuals had joined the newly organized Sweeny Chamber of Commerce.

Mrs. Ann Andrews was the first Executive Director and her salary was $35.00 a month.

In December of 1978, O.K. Hitchcock presented the deed to the building at 112 Main Street, to the Sweeny Chamber of Commerce.

In 2007, the Chamber relocated to the original City Hall Office on Third Street. The Chamber had outgrown the small building on Main Street.

Today the Chamber has over 140 members. Our purpose is to promote and advance the commercial, agricultural, industrial, civic and general interests of the trade area as bounded by the Sweeny Independent School District. The Chamber activities shall be non-profit, non-partisan and non-sectarian.
Welcome

“A City with Pride”, Sweeny, Texas is a small town with potential of big city convenience. Situated near the San Bernard River in the Western most part of Brazoria County, Sweeny enjoys the natural beauty with a rural atmosphere while only approximately one and half hours from downtown Houston and less than one hour drive from the beaches of Galveston, Surfside and Matagorda.

There are many goals on the Sweeny Chamber of Commerce agenda. One of the most important is to be the vehicle through which the business and professional people of this community can, in an organized manner, promote business, community growth and development. We want to assist in community activities designed to encourage new business and industry to move into the area, as well as supporting and growing our existing businesses.

The members of the Executive and Chamber Board cannot run the Chamber alone. The Chamber needs the assistance of the entire membership to participate voluntarily together to help our Community grow.

4th OF JULY PLANNING, JUNE 5TH AT 5:30PM, CHAMBER BOARD ROOM
FOR MORE INFO: 979-548-3249 or 979-481-7650
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: NA
   - Date of Report: NA
   - ☐ Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
   - ☐ If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.
   - ☑ Development is funded by USDA and is not required to supply an ESA.

2. **Environmental Clearance (Section 811 PRA and Direct Loan applications only)**
   - All Applications selecting Points for Section 811 PRA Program participation under the Competitive HTC program or Direct Loans must review the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and provide adequate material to meet the tenets. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of the Section 811 PRA Program.
   - All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.
   - ☐ Application selected points for the Section 811 PRA Program and includes documentation for the project participating in the Section 811 PRA Program that the project meets the tenets of HUD environmental policy and the requirements of applicable statutes and authorities.
   - ☐ Applicant has submitted an environmental packet to TDHCA and determination is pending.
   - ☐ Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract.
   - ☐ MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.
   - ☐ Documentation of HUD Environmental Clearance is included behind this tab.
   - ☐ Applicant has submitted an environmental packet to TDHCA and clearance is pending.
   - ☐ Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan.
   - [http://www.tdhca.state.tx.us/program-services/environmental/index.htm](http://www.tdhca.state.tx.us/program-services/environmental/index.htm)
   - ☑ A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:

   - Name of Firm:
   - Contact Person:
   - Contact Telephone: Email:

3. **Primary Market Area Map**
   - ☐ Primary Market Area (PMA) map with definition of PMA is included behind this tab.
   - Prepared by: NA
   - Date of Report: See Appraisal
   - Development Site Location:
   - Longitude: 96.061064
   - Latitude: 30.098162

4. **Property Condition Assessment (PCA)**
   - Prepared by: Housing Consultants of Oklahoma
   - Date of Report: 2/22/2019

5. **Appraisal**
   - Prepared by: Gill Group
   - Date of Report: 2/26/2019

6. **Site Design and Development Feasibility Report**
   - Prepared by: NA
   - Date of Report: NA

---

3/1/2019
Woodlands II Sweeny

Required Third Party Reports

Be advised that all third party reports will be posted on the Department’s website along with the Application.

1. Environmental Site Assessment (ESA) (All Multifamily Applications)

   Prepared by: NA  Date of Report: NA

   □ Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.
   □ If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.
   □ Development is funded by USDA and is not required to supply an ESA.

2. Environmental Clearance (Section 811 PRA and Direct Loan applications only)

   All Applications selecting Points for Section 811 PRA Program participation under the Competitive HTC program or Direct Loans must review the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and provide adequate material to meet the tenets. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of the Section 811 PRA Program.

   All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Multifamily Direct Loan funds.

   □ Application selected points for the Section 811 PRA Program and includes documentation for the project participating in the Section 811 PRA Program that the project meets the tenets of HUD environmental policy and the requirements of applicable statutes and authorities.

   □ Applicant has submitted an environmental packet to TDHCA and determination is pending.

   □ Applicant has reviewed the Environmental Requirements and Environmental Assurance section of the Section 811 PRA Program Guidelines (§PRA.215) and understands that a determination must be received prior to signing the Rental Assistance Contract.

   □ MFDL Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.

   □ Documentation of HUD Environmental Clearance is included behind this tab.

   □ Applicant has submitted an environmental packet to TDHCA and clearance is pending.

   □ Applicant has reviewed the environmental clearance materials available on the Department’s website and understands that clearance must be received prior to closing on the loan.

   http://www.tdhca.state.tx.us/program-services/environmental/index.htm

   □ 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: NA  Date of Report: See Appraisal

   Development Site Location:
   Longitude: -95.707868  Latitude: 29.042441

4. Property Condition Assessment (PCA)

   Prepared by: Housing Consultants of Oklahoma  Date of Report: 2/22/19

5. Appraisal

   Prepared by: Gill Group  Date of Report: 2/26/19

6. Site Design and Development Feasibility Report

   Prepared by: NA  Date of Report: NA
2019 HTC
Full Application

Part 7 Tab 47

ESA Statement
This Tab is Not Applicable
2019 HTC
Full Application

Part 7 Tab 47

Market Study Map and Definition
This Tab is Not Applicable
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.

Is Site in Region 11 or 13? No
Poverty Rate = 26

Poverty Rate is less than 15.629.

Is Site in Region 11? No
Poverty Rate = NA
Applicable Poverty Rate = NA

Applicable Poverty Rate is less than 15.629.

Is Site in Region 13? No
Poverty Rate = NA
Applicable Poverty Rate = NA

Applicable Poverty Rate is less than 15.629.

Rent Burden Rank = 646 (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: -96.061064
Development Latitude: 30.098162
Target Population: Elderly

Closest Development serving same Population: Hamilton Crossing

Application Number: 16236

Address: 31600-31700 block of Waller Tomball Rd., Waller, TX 77484

Year of Award: 2016
### 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.

| Is Site in Region 11 or 13? | No | Poverty Rate = 20.9
|-----------------------------|----|------------------|

Poverty Rate is less than 15.629.

**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.

| Is Site in Region 11? | No | Poverty Rate = NA
|-----------------------|----|------------------|

Applicable Poverty Rate = NA

**Is Site in Region 13?**

| No | Poverty Rate = NA
|----|------------------|

Applicable Poverty Rate is less than 15.629.

Rent Burden Rank = 2499 (lower number wins tie)

<table>
<thead>
<tr>
<th>Development Longitude:</th>
<th>-95.707868</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Latitude:</td>
<td>29.042441</td>
</tr>
<tr>
<td>Target Population:</td>
<td>Elderly</td>
</tr>
<tr>
<td>Closest Development serving same Population:</td>
<td>Brooks Manor</td>
</tr>
<tr>
<td>Application Number:</td>
<td>17408</td>
</tr>
<tr>
<td>Address:</td>
<td>444 Jefferson St., West Columbia, TX 77486</td>
</tr>
<tr>
<td>Year of Award:</td>
<td>2017</td>
</tr>
</tbody>
</table>
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 #19357  Development Name Woodland Estates
Development City Hempstead/Sweeny  Development County Waller/Brazoria

☑ 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) ______ that is larger than the assisted housing footprint.

☐ This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) ______.

☐ This 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) ______.

☐ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

    ______
    ______

☐ 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.
Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive 4 points for the Rehabilitation or demolition and Reconstruction of a development in a rural area that has been leased at 85% or greater for the six months preceding Application by low income households and which was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program.
   □ The Application proposes Rehabilitation; or
   □ The Application proposes demolition and Reconstruction; and
   □ Evidence that the development has been leased at 85% or greater for the six months preceding Application by low income households can be found at (document name, page number(s), etc) **rent rolls**; and
   □ Evidence that the development was initially constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, the HOME program, or the CDBG program can be found at (document name, page number(s), etc) **loan agreements**.
   **Note:** The occupancy percentage will not include Units that cannot be occupied due to needed repairs, as confirmed by the PCA or CNA. Demolition and relocation of units must be determined locally to be necessary to comply with the Affirmatively Furthering Fair Housing Rule, or if necessary to create an acceptable distance from Undesirable Site Features or Neighborhood Risk Factors.

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality (or county if the Development Site is completely outside of a city) as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   □ An adopted resolution from the city of **Hempstead/Sweeny** is included in this packet (a letter MAY NOT be submitted in place of a resolution); or
   □ An adopted resolution from ____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution);
   **Note:** Where a Development Site crosses jurisdictional boundaries, resolutions from all applicable governing bodies must be submitted. A municipality or county may only identify one single Development during each Application Round for each specific area to be eligible for the additional points under this subclause. If multiple Applications submit resolutions under this subclause from the same Governing Body for a specific area described in the plan, none of the Applications shall be eligible for the additional points.

3. Applications may receive (1) additional point if the development is in a location that would score at least five (5) points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
   □ Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(ii) of the QAP.
   □ A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

<table>
<thead>
<tr>
<th>See Attached Documentation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Provide any comments or additional information in the box below, if applicable.

Woodland Estates is a scattered site USDA application. Documentation is included for each site located in Hempstead and Sweeny.
LOAN AGREEMENT

☐ RRH Loan to a Partnership Operating on a Profit Basis
☐ RRH Loan to a Limited Partnership Operating on a Profit Basis
☐ RRH Loan to a Partnership Operating on a Limited Profit Basis
☒ RRH Loan to a Limited Partnership Operating on a Limited Profit Basis

1. Parties and Terms Defined. This agreement dated FEBRUARY 8, 1993 of the HEMPSTEAD GARDENS APARTMENTS, a Partnership, duly organized and operating under a Texas Limited Partnership, herein called "Partnership", whose post office address is P.O. BOX 187, PRAIRIE VIEW, TX 77446, with the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, herein called the "Government", is made in consideration of a loan, herein called "the loan", to Partnership in the amount of $1,475,370.00 made or insured, or to be made or insured, by the Government pursuant to sections 515 (b) of the Housing Act of 1949 to build a 50 unit RRH Senior Citizen project. The loan may be sold and insured by the Government. The loan shall be used solely for the specific eligible purposes for which it is approved by the Government in order to provide rental housing and related facilities for eligible occupants, as defined by the Government in rural areas. Such housing and facilities and the land constituting the site as herein called "the housing". The indebtedness and other obligations of the Partnership under the note evidencing the loan, the related security instrument and related agreement are herein called the "loan obligations".

2. Execution of Loan Instruments. To evidence the loan the Partnership shall issue a promissory note (herein referred to as "the note"), signed by the General Partner(s) for the amount of the loan, payable in installments over a period of FIFTY (50) years, bearing interest at a rate, and containing other terms and conditions, prescribed by the Government. To secure the note or any indemnity or other agreement required by the Government, the General Partner(s) are to execute a real estate security instrument giving a lien upon the housing and upon such other real property of the Partnership as the Government shall require, including an assignment of the rents and profits as collateral security to be enforced in the event of any default by the Partnership, and containing other terms and conditions prescribed by the Government. The General Partner(s) are to execute any other security instruments and other instruments and documents required by the Government in connection with the making or insuring of the loan. The indebtedness and other obligations of the Partnership under the note, the related security instrument, and any related agreement are herein called the "loan obligation".

3. Equal Opportunity and Nondiscrimination Provisions. The Partnership will execute (a) any undertakings and agreements required by the Government pursuant to Title VIII of the Civil Rights Act of 1968 and the Fair Housing Amendments Act of 1988 related to Fair Housing regarding nondiscrimination in the use and occupancy of housing, (b) Farmers Home Administration Form FmHA 400-l entitled "Equal Opportunity Agreement," including an "Equal Opportunity Clause" to be incorporated in or attached to each construction contract the amount of which exceeds $10,000 and any part of which is paid with funds from the loan, and (c) Farmers Home Administration Form FmHA 400-l, entitled "Assurance Agreement (Under Title VI, Civil Rights Act of 1964)"; a copy of which is attached herein and made a part thereof and any other undertakings and agreements required by the Government pursuant to lawful authority.

4. Borrower Contribution. The amount of $85,420.00 to be contributed by the Partnership from its own funds for the land purchase or development will be placed or deposited with the lender and dispersed prior to any disbursement of interim loan funds or any FmHA loan funds.
5. Accounts for Housing Operations and Loan Servicing. The Partnership shall establish on its books the following accounts, which shall be maintained in accordance with FinHA Regulation 7 CFR Part 1930-C so long as the loan obligations remain unsatisfied: A General Fund Account, a Tax and Insurance Escrow Account, a Security Deposit Account and a Reserve Account.

a. General Operating Account. By the time the Farmers Home Administration loan is closed or interim funds are obtained to preclude the necessity for multiple advances of Farmers Home Administration loan funds, whichever occurs first, the Partnership shall provide cash from the Borrower's own funds, a letter of credit, or a combination of the two in an amount totalling $30,420.00. Any cash will have been deposited in the General Operating Account and any letter of credit supplied to the FinHA District Office. Use and maintenance of a letter of credit will be in accordance with FinHA Regulation 7 CFR 1930-C.

b. Reserve Account. Transfers at a rate not less than $14,753.70 annually shall be made to the Reserve Account until the amount in the Reserve Account reaches the sum of $147,537.00 or such higher amount later agreed to with FinHA and shall be resumed at any time when necessary, because of disbursements from the Reserve Account to restore it to said sum. Withdrawal and use of funds deposited to this account will be in accordance with FinHA Regulation 7 CFR 1930-C. With prior consent of the Government, funds in the Reserve Account may be used by the Partnership:

To pay dividends to the partners of up to 8 percent per annum of borrower's initial investment of $45,630.00, provided the Partnership determines that after such disbursement (a) the amount in the Reserve Account will not be less than that required by subsection 5b to be accumulated by that time, and (b) during the next 12 months the amount in the Reserve Account will likely not fall below that required to be accumulated by the end of such period.

To pay dividends to the partners or for any other purpose desired by the Partnership, provided the Partnership determines that after such disbursement (a) the amount in the Reserve Account will not be less than that required by subsection 5b to be accumulated by that time and (b) during the next 12 months the amount in the Reserve Account will likely not fall below that required to be accumulated by the end of such period.

6. Regulatory Covenants. So long as the loan obligations remain unsatisfied, the Partnership shall comply with all appropriate FinHA regulations and shall:

a. Impose and collect such fees, assessments, rents, and charges that the income of the housing will be sufficient at all times for operation and maintenance of the housing, payments on the loan obligations, and maintenance of the accounts herein provided for.

b. Maintain complete books and records relating to the housing's financial affairs, cause such books and records to be audited at the end of each fiscal year, promptly furnish the Government without request a copy of each audit report, and permit the Government to inspect such books and records at all reasonable times.

c. If required or permitted by the Government, revise the account herein provided for, or establish new accounts, to cover handling and disposition of income from and payment of expenses attributable to the housing or to any other property securing the loan obligations, and submit regular and special reports concerning the housing or financial affairs.

d. Agree that if any provisions of its organizational documents or any verbal understandings conflict with the terms of this loan agreement, the terms of the loan agreement shall prevail and govern.

e. Unless the Government gives prior consent:

(1) Not use the housing for any purpose other than as rental housing and related facilities for eligible occupants.

(2) Not enter into any contract or agreement for improvements or extensions to the housing or other property securing the loan obligations.
(3) Not change the membership by either the admission or withdrawal of any general partner(s) nor permit general partner(s) to maintain less than an aggregate of 5 percent, financial interest in the organization nor cause of permit voluntary dissolution of the Partnership nor cause or permit any transfer or encumbrance of title to the housing or any part thereof or interest therein, by sale, mortgage, lease, or otherwise.

(4) Not borrower any money, nor incur any liability aside from current expenses as defined in section 7 which would have a detrimental effect on the housing.

f. Submit for the housing the required reports as per FHA Regulation 7 CFR Part 1930-C to the Government for prior review.

g. If required by the Government, modify and adjust any matters covered by clause (f) of this section.

h. Comply with all its agreements and obligations in or under the note, security instrument, and any related agreement executed by the Partnership in connection with the loan.

i. Not alter, amend, or repeal without the Government's consent this agreement or the Partnership Agreement, which shall constitute parts of the total contract between the Partnership and the Government relating to the loan obligations.

j. Do other things as may be required by the Government in connection with the operation of the housing, or with any of the Partnership's operations or affairs which may affect the housing, the loan obligations, or the security.

k. If return on investment for any year exceeds 8 percent per annum of borrower's initial investment of $45,630.00, the Government may require that the borrower reduce rents the following year and/or refund the excess return on investment to the tenants or use said excess in a manner that will best benefit the tenants.


a. It is understood and agreed by the Partnership that any loan made or insured will be administered subject to the limitations of the authorizing act of Congress and related regulations, and that any rights granted to the Government in this agreement or elsewhere may be exercised by it in its sole discretion.

b. The provisions of this agreement are representations to the Government, to induce the Government, to make or insure a loan to the Partnership as aforesaid. If the Partnership should fail to comply with or perform any provision of this agreement or any requirement made by the Government pursuant to this agreement, such failure shall constitute default as fully as default in payment or amounts due on the loan obligations. In the event of such failure, the Government at its option may declare the entire amount of the loan obligations immediately due and payable and if such entire amount is not paid forthwith, may take possession of and operate the housing and proceed to foreclose its security and enforce all other available remedies.

c. Any provisions of this agreement may be waived by the Government in its sole discretion, or changed by agreement between the Government and the Partnership, after this agreement becomes contractually binding, to any extent such provisions could legally have been foregone or agreed to in amended form, by the Government initially.

d. Any notice, consent, approval, waiver, or agreement must be in writing.

e. This Loan Agreement shall be subject to the present regulations of the Farmers Home Administration and to its future regulations and provisions hereof.

f. This agreement may be cited in the security instrument and any other instruments as the "Loan Agreement" of February 8, 1993.
By:

______________________________

______________________________

HEMPSTEAD GARDENS APARTMENTS LTD., a Texas Limited Partnership

______________________________

DONALD W. SOWELL, General Partner
KIND OF LOAN
Title V of the Housing Act of 1949
☐ Sec. 523 or 524 Rural Housing Site
☐ Sec. 514 Labor Housing
☒ Sec. 515 Rural Rental Housing
☐ Other Real Estate

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

MULTIPLE FAMILY HOUSING

PROMISSORY NOTE

STATE          COUNTY
TEXAS            BRAZORIA

CASE NO.
49-020-760335549
PROJECT NO.
01-2

Date  APRIL 2, 1993

FOR VALUE RECEIVED, the undersigned (whether one or more persons, herein called “Borrower”) jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the “Government”) at its office in HUNTSVILLE, TEXAS

THE PRINCIPAL SUM OF EIGHT HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100------

DOLLARS ($ 853,600.00-------------------------- ), plus INTEREST on the PRINCIPAL of

SEVEN AND THREE-FOURTHS PERCENT ( 7.75 %) PER ANNUM.

Payment of the Principal and Interest shall be as agreed between the Borrower and the Government as indicated below: (check one)

☐ I. Principal and Interest payments shall be deferred. The interest accrued to MAY 1, 1993 shall be added to the Principal. The new Principal and later accrued interest shall be payable in regular amortized installments on the dates indicated in the box below. Borrower authorizes the Government to enter the amount of the new Principal herein $ 853,745.131 and the amount of regular installments in the box below, when determined:

☐ II. Payments shall not be deferred. Principal and Interest shall be paid in ---------------------- installments as indicated in the box below:

☐ III. Payment of Interest shall not be deferred. Installments of accrued Interest shall be payable on the ---------------------- of each month beginning on JUNE 1, 1993, through ----------------------, 1993.

Principal and later accrued Interest shall be paid in ---------------------- installments as indicated in the box below:

$ 5,665.90 ----------------------, 1993, and

$ 5,665.90 ---------------------- thereafter on the FIRST of each MONTH until the PRINCIPAL and INTEREST are fully paid except that the FINAL INSTALLMENT of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and PAYABLE FIFTY ( 50 ) YEARS from the DATE of this NOTE. The consideration herefor shall support any agreement modifying the foregoing schedule of payments.
If the total amount of the loan is not advanced at the time of loan closing, the loan shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval of the Government is mandatory provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown on the reverse hereof. Borrower authorizes the Government to enter the amount and date of each advance in the Record of Advances.

Payments of principal and interest shall be applied in accordance with Farmers Home Administration's accounting procedures in effect on the date of receipt of the payment. Borrower agrees to pay late charges in accordance with Farmers Home Administration regulations in effect when a late charge is assessed.

PREPAYMENT OF SCHEDULED INSTALLMENTS IS PROHIBITED FOR SECTION 515 (RH) LOANS.

For other loans, prepayment of scheduled installments, or any portion thereof, may be made at any time at the option of Borrower providing the loan is in a current status. Refunds and extra payments, as defined in the regulations of the Farmers Home Administration according to the source of funds involved, shall be applied to the installments last to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein. Prepayment restrictions must be considered if the Borrower is subject to these restrictions and the prepayment of scheduled installments will cause the loan to be repaid prior to the expiration of the restricted repayment period.

CREDIT ELSEWHERE CERTIFICATION: Borrower hereby certifies inability to obtain sufficient credit elsewhere to finance the actual needs at reasonable rates and terms, taking into consideration prevailing private and cooperative rates and terms in or near the community for loans for similar purposes and periods of time, and that the loan evidenced hereby shall be used solely for purposes authorized by the Government.

TRANSFER OF TITLE: Property constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased (except individual units leased to tenants), assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government.

GRADUATION PROVISIONS DO NOT APPLY TO SECTION 515 (RH) LOANS.

For other loans, GRADUATION AGREEMENT: If at any time is shall appear to the Government that Borrower may be able to obtain a loan from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock. When the Borrower is subject to prepayment restrictions, refinancing will not be required until such restrictions are exhausted.

CREDIT SALE TO INELIGIBLE BORROWER: The provisions of the paragraphs entitled "Credit Elsewhere Certification", and "Graduation Agreement" do not apply if (1) this promissory note represents in whole or in part, payment for property purchased from the Government and (2) the loan represented by this promissory note was made to the Borrower as an ineligible Borrower under Title V of the Housing Act of 1949, as amended and regulations issued thereunder. As long as the promissory note remains unpaid, the property purchased with this loan shall not be sold or transferred, either voluntarily or involuntarily, unless the Government consents to such transaction in writing.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant or agreement hereunder shall constitute default under any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such a debt; and default under any such other instrument shall constitute default hereunder. UPON ANY SUCH DEFAULT, the Government at its option may declare all or any part of any such indebtedness immediately due and payable.

This Note is given as evidence of a Borrower made or insured by the Government pursuant to Title V of the Housing Act of 1949 and for the type of loan as is indicated in the "KIND OF LOAN" block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations and provisions hereof.

Presentment, protest, and notice are hereby waived.

In accordance with 7 C.F.R. 1944.221 (a) (2) (1983) none of the partners of Borrower, whether general partners or limited partners, shall have any personal liability with respect to the partnership liability evidenced by this promissory note.
<table>
<thead>
<tr>
<th>AMOUNT</th>
<th>DATE</th>
<th>AMOUNT</th>
<th>DATE</th>
<th>AMOUNT</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$853,600.00</td>
<td>4/2/93</td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>(2) $</td>
<td>(9) $</td>
<td>(10) $</td>
<td>(11) $</td>
<td>(12) $</td>
<td>(13) $</td>
</tr>
<tr>
<td>(3) $</td>
<td></td>
<td></td>
<td></td>
<td>(14) $</td>
<td></td>
</tr>
<tr>
<td>(4) $</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5) $</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(6) $</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(7) $</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>$853,600.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
City of Sweeny, Texas
Resolution for Woodlands Estates II Development

WHEREAS, Woodlands Estates, LP has proposed the rehabilitation of affordable rental housing for persons 55 and older, at 902 Texas Avenue, named Woodlands Estates II in the City of Sweeny; and

WHEREAS, there is a need for affordable senior housing for the City of Sweeny citizens of modest means; and

WHEREAS, Woodlands Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Low Income Housing Tax Credit Program funds for Woodlands Estates II.

THEREFORE, BE IT RESOLVED, that the City of Sweeny acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Woodlands Estates II, currently known as Sweeny Manor Apartments, and its application to the TDHCA; and

FURTHER RESOLVED, this resolution affirms that the rehabilitation contributes more than any other to the concerted revitalization efforts of the City of Sweeny; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Sweeny has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the City of Sweeny hereby confirms that its governing body has voted specifically to approve the rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4);

PASSED AND APPROVED by the City Council of the City of Sweeny, Texas on the 19 day of February, 2019.

APPROVED:

[Signature]
Mayor Dale Lemon

(Seal)

ATTEST:

Cindy King, City Manager
RESOLUTION
NO. 19-006

RESOLUTION FOR WOODLANDS ESTATES I DEVELOPMENT

WHEREAS, Woodlands Estates, LP has proposed the rehabilitation of affordable rental housing for person 55 and older, at 700 Factory Outlet Drive, named Woodland Estates I in the City of Hempstead; and

WHEREAS, there is a need for affordable senior housing for the City of Hempstead’s citizens of modest means; and

WHEREAS, Woodlands Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Low Income Housing Tax Credit Program funds for Woodlands Estates I,

THEREFORE, BE IT RESOLVED, that City of Hempstead acting through its governing body, hereby confirms that it supports the proposed rehabilitation of Woodlands Estates I, currently known as Hempstead Gardens Estates, and its application to the TDHCA; and

FURTHER RESOLVED, this resolution affirms that the rehabilitation contributes more than any other to the concerted revitalization efforts of the City of Hempstead; and

FURTHER RESOLVED, that as provided for in §11.3(b) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Hempstead has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

FURTHER RESOLVED, that the City of Hempstead hereby confirms that its governing body has voted specifically to approve the rehabilitation of the development and to authorize an allocation of housing tax credits for the development pursuant to Tex. Gov’t Code §2306.6703(a)(4).

PASSED AND APPROVED by the City Council of the City of Hempstead, Texas on the 25th day of February, 2019.

APPROVED:

[Signature]
Michael S. Wolfe, Sr., Mayor

ATTEST:
[Signature]
Barbara Haffelfinger, City Secretary
<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>Brookshire Brothers</td>
<td>300 Business 290 E.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.22</td>
</tr>
<tr>
<td>II</td>
<td>Brookshire Brothers</td>
<td>215 Business 290 E.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.18</td>
</tr>
<tr>
<td>III</td>
<td>Baylor Scott &amp; White Clinic</td>
<td>808 6th St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.73</td>
</tr>
<tr>
<td>IV</td>
<td>ABC Kids Fun 2 Learn Center</td>
<td>645 US-290 BUS</td>
<td>Hempstead</td>
<td>77445</td>
<td>.33</td>
</tr>
<tr>
<td>VI</td>
<td>Waller County Library System</td>
<td>2331 11th St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>1.53</td>
</tr>
<tr>
<td>VII</td>
<td>Hempstead City Park</td>
<td>250 Blasingame Rd.</td>
<td>Hempstead</td>
<td>77445</td>
<td>1.27</td>
</tr>
<tr>
<td>VIII</td>
<td>Prairie View A&amp;M</td>
<td>100 University Dr.</td>
<td>Prairie View</td>
<td>77446</td>
<td>4.16</td>
</tr>
<tr>
<td>X</td>
<td>Hempstead Recreation Center</td>
<td>635 US-290 BUS</td>
<td>Hempstead</td>
<td>77445</td>
<td>.33</td>
</tr>
<tr>
<td>XI</td>
<td>Gazebo Park</td>
<td>Main St. &amp; 12th St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>1.13</td>
</tr>
<tr>
<td>XII</td>
<td>House of Help Thrift Shop &amp; Food Pantry</td>
<td>716 1st St.</td>
<td>Hempstead</td>
<td>77445</td>
<td>.34</td>
</tr>
<tr>
<td>XIII</td>
<td>Meals on Wheels (Fort Bend Seniors)</td>
<td>Fort Bend &amp; Waller Counties</td>
<td>Svc Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Woodlands I
15-Mile Radius Map
Market: Expertise at Your Service

Brookshire Brothers has a long tradition of serving quality meats. Our experienced, certified meat cutters have always been devoted to supplying the finest quality beef, chicken, lamb, veal, and seafood at the best prices. Our quality focus has paid off, as Brookshire Brothers Meat Market is the exclusive provider of Swift All Natural Pork products and USDA Choice Angus Pride meats in the communities we serve.

Brookshire Brothers meat markets provide customer-friendly services such as on-site meat cutting, custom cuts, and beef ground throughout the day. We also pride ourselves on our meal solutions like pre-seasoned steaks, fajitas, bacon-wrapped jalapeños, bacon-wrapped pork loins, chicken/beef/shrimp/pork kabobs, fajita pinwheels, and Angus Pride gourmet burgers – with or without cheese. With variety like this, you can keep the whole family happy.

Swift Premium Natural Guaranteed Tender Pork

Swift Premium Natural Guaranteed Tender Pork is always tender, juicy, and won't dry or toughen - even if overcooked. How do we do it? Brookshire Brothers uses a natural, phosphate-free solution to ensure your Swift Premium products will always turn out just right.
Store Details

Brookshire Brothers
300 Business 290 E.
Hempstead, TX 77445

Weekly Ad  Refill Prescription

STORE
Store Name: Brookshire Brothers
Store Hours: 7 AM - 9 PM
Store Manager: Robert Base
Phone: (979) 826-9841

FEATURES
Pharmacy: √
Drive-Thru Pharmacy: √
Offers Flu Shot: √
Beverage Depot: √
Bakery: √
Deli: √
Bissell Rental: √

To sign up to Brookshire Brothers Promo Alerts: Text JOIN 61 to 59652
To sign up to Tobacco Barn Promo Alerts: Text TBARN 461 to 82936

PHARMACY
Pharmacy Hours: MON-FRI: 8 AM - 6 PM; SAT: 8 AM - 1 PM
Pharmacist: Adam Tanner
Pharmacy Phone: 979-826-4895
Pharmacy Fax: 979-826-4917
State Board Number: 18312

FUEL
Fuel Brand(s): Conoco

TOBACCO BARN
Barn Hours: MON-SAT: 9 AM - 7 PM; SUN: 12 PM - 6 PM
Barn Manager: Gloria West
Barn Number: 461
Texas Pharmacy License # 18312

BROOKSHIRE BROS. PHCY #61

License Information
- License Status: Active
- License #: 18312
- Expiration Date: 07/31/2020
- Date License Issued: 07/17/1997

Address
- 215 BUS. HWY 290 E.
- HEMPSTEAD, TX. 77445
- County: WALLER
- Phone: (979) 826-4895

Pharmacy Details
- Prior Disciplinary Orders*: Yes

* 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: TANNER, ADAM JOSHUA

Service Information
- Accessible to disabled persons: Yes
- Participates in the Texas Medicaid program: Yes
- Translating services (Listed Below if Available): Spanish, Vietnamese

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
- No Veterinary Prescriptions

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.
Primary Care

Find a Primary Care Physician
Physicians on the medical staff at Baylor Scott & White are dedicated to providing quality, compassionate care for a wide range of services.

Let us help you find a physician whose education, background and interests you prefer – right in your own neighborhood or near your place of business.

Search for a Primary Care Physician Near You

Find a Primary Care Clinic
Find a Baylor Scott & White affiliated physician practice in just about every area, from family or general practice, to obstetrics, gynecology and internal medicine. With hundreds of medical practices located in North and Central Texas, Baylor Scott & White is sure to have a location near you.

Search for a Primary Care Location

Find a Convenient Care Clinic (Extended Hours)
Baylor Scott & White offers many afterhours clinics to provide you care when you need it.

Search for a Convenient Care/Aftershours Clinic near you

Find a Walk-In Clinic
Baylor Scott & White offers a convenient service when you are sick and need care. You can walk in to any primary care clinic and be seen without an appointment.

Search for a Walk-In Clinic near you

Online Appointment Scheduling
Many of our specialties and providers at Austin/Round Rock region clinics are offering a new way to schedule appointments online. Now, you can schedule your appointment in real time by directly selecting an available appointment slot.

Schedule an Appointment

Online Diagnosis – E-Visits
No need for an appointment. No need for a drive. No time in a waiting room. Baylor Scott & White’s E-Visit service enables you to get an online diagnosis and treatment plan for common medical conditions. It’s a fast, affordable way to receive care. All of your personal data is encrypted, ensuring privacy. In some cases you may need an in-person visit to receive treatment.

Start an E-Visit

MyBSWHealth App
MyBSWHealth is a secure, online tool that connects you to your personal health information 24/7. With features like Schedule an Appointment and View Test Results, it’s designed to help you stay on track to a healthier you. Your MyBSWHealth account is secure, and only you can access your private information.

What Is a Patient-Centered Medical Home?
The patient-centered medical home (PCMH) is a coordinated, team-based approach to delivering your healthcare services.

PCMH is a model of care that strengthens the physician-patient relationship. You will be encouraged to establish a relationship with a primary care physician. Your physician will lead a team of clinicians who are collectively responsible for providing for your healthcare needs and arranging for appropriate care with other qualified clinicians and/or specialists. This model results in more personalized, coordinated, effective and efficient care.

An accomplished medical home environment provides:

- Improved access to care
- Use of an electronic health record
- Managed care for chronic illness and preventive screening services
Baylor Scott & White Clinic – Hempstead

Visit Us

Address
808 Sixth St.
Hempstead, Texas
77445
Directions

Closed • Opens tomorrow at 8 a.m.

Contact
979.826.3341

Tools & On-Site Amenities

Our services are designed with you in mind so managing your healthcare needs is as simple as possible.

MyBSWHealth

MyBSWHealth is an online tool where you can communicate with your providers, schedule an appointment, access and manage your family's health.

SIGN UP FOR MYBSWHEALTH
Medical Services

Baylor Scott & White Health offers expertise and treatment options conveniently located near you.

Primary Care

Pediatric Care
- Well child exams
- Immunizations
- School physicals
- Pediatric care

Women's Health
- Gynecological concerns
- Pap smears
- Breast exams
- Mammogram referrals

Cancer Screening
- Breast
- Cervical
- Prostate
- Colon
- Skin

Preventive Health
- Wellness exams
- Cholesterol screening
- Blood pressure screening
- Diabetic screening

General Medical Care
- Diabetes
- Hypertension
- Heart disease
- Infectious disease
- Allergies and asthma
- Routine physicals
- Sports injuries and physicals

On-site Laboratory

Nutrition and Weight Management Center

ABOUT OUR PRIMARY CARE SERVICES
Doctors at this Location

David Lawrence Scott, MD
Urology

Rochelle Monique Adams, MSN
Family Medicine Nurse Practitioner

Kelly Michael Ramsey, MD
Family Medicine

Shawn David Jensen, PA
Family Medicine Physician Assistant

Michael Ray Schlabach, MD
Internal Medicine

Pierre Zoldhelyi, MD
Cardiology

Deena Lee Kothmann, MSN
Family Medicine Nurse Practitioner
Find a Class or Event

- 2/16/2019 | Childbirth Class (Saturday): College Station
- 2/19/2019 | Blood Drive: College Station
- 2/21/2019 | Baby Care Class: College Station
- 2/28/2019 | Infant CPR: College Station
- 3/2/2019 | Sibling Class: College Station

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

Operation Number: 878904
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: ABC Kids Fun 2 Learn Center # 2
Location Address: 645 US BUSINESS 290 E
HEMPSTEAD, TX 77445
Mailing Address: 2430 10TH ST
HEMPSTEAD, TX 77445
Phone Number: 979-826-0232
County: WALLER
Website Address: www.ABCKIDSFUN2LEARNCENTER
Email Address: toilivingston@yahoo.com
Administrator/Director Name: Betty Gertman
Type of Issuance: Full Permit
Issuance Date: 3/18/2008
Permit Renewal Due By Date: 3/18/2020
Conditions on Permit: Yes
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:00 AM-06:00 PM
Days of Operation: Monday - Friday
Total Capacity: 43
Licensed to Serve Ages: Infant, Toddler, Pre-Kindergarten, School
Number Of Admin Penalties: 0
Corrective Action: None
Adverse Action: None
Temporarily Closed: None

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:
  - 4 Inspections
  - 0 Assessments
  - 1 Self-Reported Incidents

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, 1515 standards were evaluated for compliance at this operation.

- Of the standards evaluated, 1 deficiency was cited.

Click on the number of deficiencies to see additional details.

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

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

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.
Who We Are

The Library preserves and provides access to a rich, diverse and enduring source of knowledge to inform, inspire and engage you in your intellectual and creative endeavors.

The Waller County Public Library system currently has two branches:

- The Hempstead Branch, located at 2331 11th Street in Hempstead, TX.
- Brookshire-Pattison Branch, located at 3815 6th Street in Brookshire, TX.

The Waller County Public Library System provides free services to all residents living within the Waller County boundaries.

The library system holds over 60,000 items which include books, DVDs, books on CD, magazines, and E-books. We also offer the TexShare Database that includes thousands of full-text magazines and newspapers, WorldCat (38 million library records), Science and Literature databases, online encyclopedias, etc.

We also provide:

- Tutoring on Thursday @ 4 pm
- Internet Access and WiFi
- Printing and copying $0.10 per page
- Fax $0.50 per page
- Scan $0.25 per page
- Movie Nights, Family Events, and programs for all kids throughout the year!

Our friendly and professional staff is eager to serve you.

Welcome to your Waller County Public Library!

Locations & Hours

Hempstead Branch
2331 11th St.
Hempstead, TX 77446
979-828-7688
Fax: 979-826-7687
Mon - Wed: 9am - 8pm
Thu-Fri: 9am - 6pm
Sat: 9am - 1pm

Brookshire-Pattison Branch
3815 6th St.
Brookshire, TX 77423
281-378-9880
Fax: 281-394-3516
Mon - Wed - Fri: 9am - 6pm
Thu-Fri: 9am - 5pm
Sat: 9am - 12pm

Upcoming Events

Story Time (H)
Jan 30, 2019 10:00 AM (US/Central) — 2331 11th St Hempstead, TX

1,2,3 Play With Me (H)
Jan 31, 2019 09:30 AM (US/Central) — 2331 11th St Hempstead, TX

Grade & Games
Jan 31, 2019 09:00 AM (US/Central) — 2331 11th St Hempstead, TX

Story Time (H)
Feb 06, 2019 10:00 AM (US/Central) — 2331 11th St Hempstead, TX

1,2,3 Play With Me (H)
Feb 07, 2019 09:30 AM (US/Central) — 2331 11th St Hempstead, TX

Previous events...

Upcoming events...

January 2019

<table>
<thead>
<tr>
<th>Su</th>
<th>Mo</th>
<th>Tu</th>
<th>We</th>
<th>Th</th>
<th>Fr</th>
<th>Sa</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>31</td>
</tr>
<tr>
<td>30</td>
<td>31</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>6</td>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
<td>12</td>
</tr>
<tr>
<td>13</td>
<td>14</td>
<td>15</td>
<td>16</td>
<td>17</td>
<td>18</td>
<td>19</td>
</tr>
<tr>
<td>20</td>
<td>21</td>
<td>22</td>
<td>23</td>
<td>24</td>
<td>25</td>
<td>26</td>
</tr>
<tr>
<td>27</td>
<td>28</td>
<td>29</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Computer Usage Policy/ Política de uso de la Computadora

Computer Usage Policy

- There is a two hour time limit per day unless there is a wait for the computer and the limit is one hour.
- It is your responsibility to pay for all prints, even those printed accidentally.

Acceptable Internet Use Policy

The library computers are provided as a privilege for patrons and visitors. The internet is a gateway to information of great diversity in many countries and cultures. However, most of the information accessed online is valuable and enlightening, the user may find it disturbing, offensive and/or illegal under U.S. Law. The library makes no judgment, and each user must take responsibility for activities on the internet for himself or his children. Parents are advised to supervise children's internet sessions.

Unacceptable Use

- Damaging or destroying equipment, software or data belonging to the library or to other users.
- Unauthorized copying of copyrighted material.
- Violating software license agreements.
- Using the internet for any illegal activity.
- Wasting finite resources (including printing without paying).
- Refusing to get up when asked by library personnel.

Cell Phone Policy

Cell phone calls must take place outside the library. You will be asked to leave the building if you are using a cell phone.

Política de uso de la Computadora

- Hay un límite de tiempo de 2 horas por día a menos que haya una espera para la computadora y el límite es de una hora.
- Usted tiene la responsabilidad de pagar por todas las impresiones, incluso los impresos accidentalmente.

Política de Uso Aceptable de Internet

Las computadoras de la biblioteca se proporcionan como un privilegio para los clientes y visitantes. El Internet es una puerta de acceso a la información de gran diversidad en muchos países y culturas. Sin embargo, la mayoría de la información accesible online puede ser valiosa e informativa, el usuario puede encontrar poco fiable, ofensivo o ilegal y bajo la Ley EE.UU. La biblioteca no puede vigilar una red global y cada usuario debe hacerse responsable de las actividades en el Internet de su niño y para sus hijos. Se aconseja a los padres a supervisar las sesiones de Internet de los niños.

Uso Inaceptable

- Dañar o destruir equipo, software o datos pertenecientes a la biblioteca u otros usuarios.
- Copiar material no autorizado con derechos de autor.
- Violación de los acuerdos de licencia de software.
- El uso de internet para actividades ilegales.
- Desaprovechar recursos finitos (incluida la impresión sin pagar).
- Negarse a levantarse cuando se le preguntó por el personal de la biblioteca.

Política de Teléfonos Celulares

Llamadas telefónicas celulares deben realizarse fuera de la biblioteca. Se le pedirá que deje el edificio si usted está usando un teléfono celular.
Booking the Meeting Room/ La sala de reuniones

How to book the room.

The meeting room must be booked in order to be used. You will have to call in advance at (281) 379-8668 for the Brookshire-Pattison Library or (979) 826-7688 for the Hempstead Library.

Who can book the room?

- Non-Profit Organizations
- Library affiliated groups

If food is going to be served, there must be a $20 deposit.

- Mon - Wed: 9am - 8pm
- Tues - Thurs: 9am - 7pm
- Sat: 9am - 12pm

¿Quién puede reservar la habitación?

- Organizaciones sin ánimo de lucro
- Biblioteca afiliada a grupos.

Si se va a servir comida, debe haber un depósito de $20.

Lunes - Miércoles: 9am - 8pm
Martes - Jueves: 9am - 7pm
Sábado: 9am - 12pm
Hempstead City Park

Hempstead Parks & Recreation

Director: Lee Gillian
250 Blasingame Rd.
Hempstead, TX 77445
(979) 826-2441

Old & New Pavilions
- Birthday
- Family Reunions
- Other Events

Rules and Regulations
Facility Rental Agreement

Directions

Welcome
This play area has been designed for children 5-12 years of age. Adult supervision is recommended.

Public Works | Electric | Gas | Water | Street-Maintenance | Meter Reading
Wastewater-Drainage-Sewer | Landfill | Flushing Hydrants | Cemetery
Vernita B. Harris ’79 ’81 Makes $100,000 Gift to the College of Business

Learn more

IGNITE your passion...EXPERIENCE PVAMU

LATEST NEWS

Cornel West returns to Prairie View to revel in what he says is its ‘renaissance’

January 25, 2019

Half an hour before his lecture began Friday afternoon, Harvard University professor and renowned civil rights activist Cornel West could be spotted giving his audience at Prairie View A&M University an early welcome with an impromptu appearance, handing out hugs and handshakes to students, alumni, and other attendees. "How are you, brother?" the author said [...] 

Special Message from the VP of Student Affairs

January 24, 2019

Toward the end of last semester, I wrote you an update on the ongoing challenges within Panther Hill (PH) apartments. At that time, I also promised the creation of an office that would be responsible for supporting all of off-campus student life. This new office would work with relevant stakeholders to ensure that our students [...] 

PVAMU Professor Receives A&M System's Regents Professor Award

January 18, 2019

Dr. Lijun Qian, AT&T Endowed Professor in Prairie View A&M University's Department of Electrical and Computer Engineering, received The Texas A&M University System’s Regents Professor Award. Along with Qian, the Board of Regents designated 14 other faculty members and seven agency service, extension or research professionals within the A&M System as Regents Professors and Regents [...]
OUR MISSION

Prairie View A&M University is a state-assisted, public, comprehensive land grant institution of higher education. The university was designated in a 1984 amendment to the Texas Constitution as an "institution of the first class." It is dedicated to achieving excellence and relevance in teaching, research and service. It seeks to invest in program and services that address issues and challenges affecting the diverse ethnic and socioeconomic population of Texas and the larger society including the global arena. The university seeks to provide a high quality educational experience for students who, upon completion of bachelors, masters, or doctorate degrees, possess self-sufficiency and professional competences. The experience is imbued by the institution's values including, but not limited to, access and quality, accountability, diversity, leadership, relevance, and social responsibility.

Academics

SOAR TO NEW HEIGHTS

Visit Academic Affairs  Browse Our Programs  Course Syllabi And Faculty CV

From the time you step on campus to the time you leave with your degree, you will have been inspired by our dedicated PVAMU professors and staff to dream big, to be a production force on and off-campus and to soar to new heights.

Our students are constantly winning awards, excelling in tournaments and pushing themselves to be the best that they can be in the classroom, on the field and in their communities. PVAMU is a place where you can be yourself. Our institution values individuality and productive self-expression. Whether you want to be a CEO, an entrepreneur, a singer or mathematician, we have the right alumni mentors to help you hone your skills and realize your dreams. We were established as an institution dedicated to service and we proudly carry that mantle today.

1,833
COURSES OFFERED PER SEMESTER ON AVERAGE

36
BACHELORS

30
MASTERS

48
MINORS

5
DOCTORAL

DIVERSE STUDENT POPULATION WITH 41 STATES AND 43 COUNTRIES CURRENTLY REPRESENTED

MONEY MAGAZINE "BEST VALUE EDUCATION"

18:1 STUDENT TO FACULTY RATIO

VISIT CAMPUS  APPLY NOW  CONTACT US

Happenings

ON THE HILL
Northwest Houston Library Open House
January 30 @ 5:30 pm - 7:00 pm

Young Investor Symposium
February 2 @ 9:30 am - 4:00 pm

PVAMU Purple & Gold National Signing Day
February 22 @ 8:00 am - 5:00 pm

Prairie View A&M

SPOTLIGHTS

Essay/Oratory Contest

Personal Safety App

2019 Academic Calendar


Public Universities

Download the Excel Version

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelo State University</td>
<td>Brian J. May, President</td>
<td>(325) 942-2073</td>
</tr>
<tr>
<td>Lamar University</td>
<td>Kenneth Evans, President</td>
<td>(409) 880-7011</td>
</tr>
<tr>
<td>Midwestern State University</td>
<td>Suzanne Shipleys, President</td>
<td>(940) 397-4000</td>
</tr>
<tr>
<td>Prairie View A&amp;M University</td>
<td>Ruth J. Simmons, Interim President</td>
<td>(936) 857-3311</td>
</tr>
<tr>
<td>Sam Houston State University</td>
<td>Dana G. Hoyt, President</td>
<td>(866) 294-1111</td>
</tr>
<tr>
<td>Stephen F. Austin State University</td>
<td>Steve Westbrook, Interim President</td>
<td>(936) 468-2011</td>
</tr>
<tr>
<td>Sul Ross State University</td>
<td>William (Bill) Kliber, President</td>
<td>(432) 837-8011</td>
</tr>
<tr>
<td>Sul Ross State University Rio Grande College</td>
<td>William (Bill) Kliber, President</td>
<td>(830) 278-3339</td>
</tr>
<tr>
<td>Texas A&amp;M International University</td>
<td>Pablo Arenaz, President</td>
<td>(956) 326-2001</td>
</tr>
<tr>
<td>Texas A&amp;M University</td>
<td>Michael K. Young, President</td>
<td>(979) 845-3211</td>
</tr>
<tr>
<td>Texas A&amp;M University at Galveston</td>
<td>Col. Michael E. Fossum, Chief Operating Officer</td>
<td>(877) 322-4443</td>
</tr>
<tr>
<td>Texas A&amp;M University System</td>
<td>John Sharp, Chancellor</td>
<td>(979) 458-6000</td>
</tr>
<tr>
<td>Texas A&amp;M University-Central Texas</td>
<td>Marc Nigliazzio, President</td>
<td>(254) 519-5400</td>
</tr>
<tr>
<td>Texas A&amp;M University-Commerce</td>
<td>Mark Rudin, President</td>
<td>(903) 886-5014</td>
</tr>
<tr>
<td>Texas A&amp;M University-Corpus Christi</td>
<td>Kelly M. Quintania, President/CEO</td>
<td>(361) 825-5700</td>
</tr>
<tr>
<td>Texas A&amp;M University-Kingsville</td>
<td>Steven H. Tallant, President</td>
<td>(361) 593-3207</td>
</tr>
<tr>
<td>Texas A&amp;M University-San Antonio</td>
<td>Cynthia Teniente-Matson, President</td>
<td>(210) 932-6299</td>
</tr>
<tr>
<td>Texas A&amp;M University-Texarkana</td>
<td>Emily F. Cutrer, President</td>
<td>(903) 223-3000</td>
</tr>
<tr>
<td>Texas Southern University</td>
<td>Austin A. Lane, President</td>
<td>(713) 313-7011</td>
</tr>
<tr>
<td>Texas State University</td>
<td>Denise Trauth, President</td>
<td>(512) 245-2111</td>
</tr>
<tr>
<td>Texas State University System</td>
<td>Brian McCall, Chancellor</td>
<td>(512) 245-2111</td>
</tr>
</tbody>
</table>

Texas A&M University System

| Moore Connally Blvd                              | John Sharp, Chancellor         | (979) 458-6000|
| 301 Tannow                                      | College Station, TX 77840-7896|
| 700 University Boulevard                        | Steven H. Tallant, President   | (361) 593-3207|

Texas A&M University-Central Texas

| 1001 Leadership Plaza Killeen, TX 76549         | Marc Nigliazzio, President     | (254) 519-5400|

Texas A&M University-Commerce

| 1700 Hwy 24 Commerce                             | Mark Rudin, President          | (903) 886-5014|
| Texas A&M University-Corpus Christi             | Kelly M. Quintania, President/CEO | (361) 825-5700|

Texas A&M University-Kingsville

| 500 University Boulevard Kingsville, TX 78363   | Steven H. Tallant, President   | (361) 593-3207|

Texas A&M University-San Antonio

| 1 University Way San Antonio, TX 78224          | Cynthia Teniente-Matson, President | (210) 932-6299|

Texas A&M University-Texarkana

| 7101 University Avenue Texarkana, TX 75503      | Emily F. Cutrer, President      | (903) 223-3000|

Texas Southern University

| 3100 Cleburne Avenue Houston, TX 77004          | Austin A. Lane, President      | (713) 313-7011|

Texas State University

| 601 University Drive San Marcos, TX 78666       | Denise Trauth, President       | (512) 245-2111|

Texas State University System

<p>| 200 East 10th Street Suite 600 Austin, TX 78701 | Brian McCall, Chancellor     | (512) 245-2111|</p>
<table>
<thead>
<tr>
<th>Institution</th>
<th>President</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texas Tech University</td>
<td>Lawrence Schovanec</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Texas Tech University System</td>
<td>Ted L. Mitchell</td>
<td>(806) 742-2011</td>
</tr>
<tr>
<td></td>
<td>Interim Chancellor</td>
<td></td>
</tr>
<tr>
<td>Texas Woman’s University</td>
<td>Carine M. Feyten</td>
<td>(940) 898-3201</td>
</tr>
<tr>
<td></td>
<td>Chancellor/President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Arlington</td>
<td>Vistasp M. Karthari</td>
<td>(817) 272-2011</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Austin</td>
<td>Gregory L. Fenves</td>
<td>(512) 471-3434</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Dallas</td>
<td>Richard C. Benson</td>
<td>(972) 883-2111</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas at El Paso</td>
<td>Diana Natalicio</td>
<td>(915) 747-5000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The University of Texas at San Antonio</td>
<td>Taylor Eighmy</td>
<td>(210) 458-4011</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas at Tyler</td>
<td>Michael V. Tidwell</td>
<td>(903) 566-7000</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas Permian Basin</td>
<td>Sandra K. Woodley</td>
<td>(432) 552-2020</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas Rio Grande Valley</td>
<td>Guy Bailey</td>
<td>(956) 381-2011</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>The University of Texas System</td>
<td>James Milliken</td>
<td>(512) 499-4201</td>
</tr>
<tr>
<td></td>
<td>Chancellor</td>
<td></td>
</tr>
<tr>
<td>University of Houston</td>
<td>Renu Khator</td>
<td>(713) 743-8820</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>University of Houston System</td>
<td>Renu Khator</td>
<td>(713) 743-1000</td>
</tr>
<tr>
<td></td>
<td>Chancellor</td>
<td></td>
</tr>
<tr>
<td>University of Houston-Clear Lake</td>
<td>Ira K. Blake</td>
<td>(281) 283-7600</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>University of Houston-Downtown</td>
<td>Juan Sánchez Muñoz</td>
<td>(713) 221-8000</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>University of Houston-Victoria</td>
<td>Robert Glenn</td>
<td>(361) 570-4848</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>University of North Texas</td>
<td>Neal J. Smatherski</td>
<td>(940) 565-2000</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>University of North Texas at Dallas</td>
<td>Robert Mong</td>
<td>(972) 780-3602</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
<tr>
<td>University of North Texas System</td>
<td>Lesa Roe</td>
<td>(940) 565-2000</td>
</tr>
<tr>
<td></td>
<td>Chancellor</td>
<td></td>
</tr>
<tr>
<td>UNT Dallas College of Law</td>
<td>Royal Furgeson</td>
<td>(214) 752-3232</td>
</tr>
<tr>
<td></td>
<td>Dean</td>
<td></td>
</tr>
<tr>
<td>West Texas A&amp;M University</td>
<td>Walter Wendler</td>
<td>(806) 651-2000</td>
</tr>
<tr>
<td></td>
<td>President</td>
<td></td>
</tr>
</tbody>
</table>
Daily/Non Membership Fees:
- Residents: $5.00
- Non Residents: $10.00

Annual Membership fees:
- Residents 13 and under: $12.00
- Non Residents 13 & under: $22.00
- Residents 14 - 18: $28.00
- Non Residents 14 - 18: $53.00
- Residents 19-64: $60.00
- Non Residents 19 - 64: $100.00
- Disabled Residents: $15.00
- Disabled Non Residents: $25.00
- 65 and over Residents: $10.00
- 65 and over Non Residents: $20.00
- City Employees: $45.00

Annual Membership Family Plans:
- Family of 4 Residents: $145.00
- Family of 4 Non Residents: $155.00
- Family of 3 Residents: $140.00
- Family of 3 Non Residents: $150.00

Facility Rental Fees:
- Gym
  - $425.00 + $175.00 Non Refundable Deposit
- Meeting/Conference Rooms A, B, C & D
  - $125.00 + $75.00 Non Refundable Deposit
- Kitchen
  - $150.00

*** ALL DEPOSITS ARE NON REFUNDABLE. ***

Facility Rental Hours:
- Sunday - Thursday: 7 a.m. - 10 p.m.
- Friday - Saturday: 7 a.m. - 12 Midnight

($150.00 per hour after Midnight)

***NO EVENTS WILL BE HELD PAST 2:00A.M.***
Family of 2 Residents: $95.00
Family of 2 Non Residents: $105.00
Replacement Cards Are $5.00

Hours & Activities
Summer STEM Program
Facility Rental Agreement
Membership Application
Survey

www.facebook.com/hempsteadrec

Directions
Hempstead City Gazebo

Rules and Regulations

Customer(s) must:
- Complete Gazebo Agreement
- Get Gazebo Agreement notarized
- Return Gazebo area clean

Gazebo Rental Agreement

© 2017 City of Hempstead
SANTA’S ELVES – Volunteers – NEEDED FOR HOH TOYS FOR TOT’S Program

December 9, 2018 | Tim Chipman

House of Help needs Santa’s Elves to volunteer for their Toys For Tot’s event. Schedule starts at Faith United Church.

Read more

Need a last minute Tax Deduction?

December 9, 2018 | Tim Chipman

Need a last minute tax deduction? House of Help is your 501 (c) (3) non-profit local Community Resource Center assisting

Read more

TOYS FOR TOTS – 601 CHILDREN

December 9, 2018 | Tim Chipman

House of Help Hempstead just ended it’s annual “Toys For Tot’s” sign-up Saturday, December 8th with a record 601 children.

Read more

December Boxes of Food For Income-Eligible Seniors (60+)

December 9, 2018 | Tim Chipman

December-January Boxes of Food For Income-Eligible Seniors (60+) Don’t miss receiving food for December-January LOCATION: House of Help Hempstead

Read more

GROCERY CART CHATTER

November 16, 2018 | Tim Chipman

A little touch of Winter crept in last week dropping our temperatures to the freezing mark with about a 29

Read more
Food Pantry
BIG “YARD SALE”
Saturday, May 19th
10am – 2:30pm.
May 11, 2018  Tim Chipman
HOUSE OF HELP “Produce Truck” will be in the Parking lot, Monday, May 21st, 10am- Noon. Bring your bags and

News
GROCERY CART CHATTER
December 1, 2017  Tim Chipman
GROCERY CART CHATTER…..Lights glowing, cheery faces, wondrous places, joyous singing, church bells ringing, family gathering, friends visiting, shopping frenzy makes

Uncategorized
Job Fair at HOH 10 July
June 17, 2017  Tim Chipman
Job Fair at HOH 10 July Monday July 10, 2017 10:00 AM to 1:00 PM  House of Help 716

Uncategorized
Need Help with Dead AC System
April 18, 2017  Tim Chipman
We need your Help…. Our AC system is dead and we need to replace it. Will have a total price

Uncategorized
GROCERY CART CHATTERS JAN. 2017
January 17, 2017  Tim Chipman
GROCERY CART CHATTERS JAN. 2017 Happy New Year…..we hope jan. has started off with good health and bright future for
December Boxes of Food For Income-Eligible Seniors (60+)

Don't miss receiving food for December-January

**LOCATION:** House of Help Hempstead
(716 – 1st Street, Hempstead)

**DATE:** Friday, December 21, 2018

**TIME:** 8:30 am – 9:30 am

The Houston Food Bank has additional commodity boxes of food from the USDA/TDA to distribute to qualified senior applicants.

*NOTE:* You will need an ID as proof of age, and document(s) to prove your household income (a Social Security Award Letter, bank statement, pension statement, check stub, letter of family support, etc.)

**Bring a cart to take your food to your apartment.**

Each qualifying senior will receive one box of shelf-stable food each month and a 2-pound box of cheese. Every-other-month they will also receive a bag of non-fat dry milk. The free box (valued at $50) contains the following:

- 2 boxes of cereal (alternate: 2 bags of farina or 1 bag of oats)
- 2 (64 ounces) bottles of juice
- 4 cans of vegetables
- 2 cans of fruit
- 2 bags of pasta (alternate: 1 bag of rice)
- 1 bag of dried beans (alternate: 1 jar of peanut butter)
- 2 (12 ounces) cartons of milk
- A protein (any one of the following: 2 cans of chicken; 2 cans of salmon; a package of tuna; can/package of beef, beef stew or chili)
Meals on Wheels

The primary focus of Fort Bend Seniors is the Meals on Wheels program. Fort Bend Seniors expects to serve at least 340,000 meals this year. This program includes three types of meal services: home-delivered meals, emergency shelf-stable meals and congregate meals.

February Meals on Wheels Menu (https://fbs8083.files.wordpress.com/2018/12/MoW-02-February-2019.pdf)

Meals on Wheels

Home-delivered meals include one hot meal daily that meets at least 1/3 of the recommended daily allowance of all nutrients required by adults for five or more days per week to seniors who are home bound. The average Meals on Wheels participant is 78 years old — a large majority being veterans or spouses of veterans — live alone and report needing assistance with at least two independent activities of daily living. Participants for the home-delivered meal program must be unable to physically attend a senior center and be unable to safely prepare their own meals. For these seniors, meals assistance is crucial. Over 62% of the seniors served by Fort Bend Seniors Meals on Wheels — have household incomes under $15,000, and often in the homes of married couples, both seniors have health issues.

Who is Eligible for Meals on Wheel?

This program serves people age 60 or above living in Fort Bend or Waller Counties. Participants for the home-delivered meal program must be unable to physically attend a senior center and be unable to safely prepare their own meals.

If you know someone who would benefit from a regular Meals on Wheels meal delivery, please fill out the referral form on our website (https://fortbendseniors.org/programs-and-services/referrals/) or call us at 281-633-7049 or 800-643-9654.
Emergency Shelf-Stable Meals

Emergency shelf-stable meals are meals with a shelf life of one year that are delivered to seniors for use when home delivery is unavailable due to emergency weather conditions. Fort Bend Seniors provides five meals, twice per year to homebound and congregate participants. Emergency shelf-stable meals are also provided to seniors who find themselves in temporary emergency situations such as a recent discharge from the hospital or an unexpected change in a senior’s finances.

Case Management

Fort Bend Seniors provides individual assessments for determining seniors’ needs in the areas of social services, nutrition, and health care as well as their overall eligibility for our services. Once an assessment is completed, Fort Bend Seniors’ case managers will make referrals to various services depending on the senior’s needs, as well as providing FBS with the necessary information to be able to adequately serve the seniors in our community.

Information & Referral

Fort Bend Seniors maintains a database of important information relating to seniors and their needs. Vital information is provided to seniors in need of services and opportunities and referrals are coordinated by Fort Bend Seniors staff. For more information, please call 281-633-7049.
### Woodlands II
#### Opportunity Index Amenities

<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>Stewart’s Food Store</td>
<td>205 Ashley Wilson Rd.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.36</td>
</tr>
<tr>
<td>II</td>
<td>Pharm House Drug</td>
<td>200 N. Main St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.52</td>
</tr>
<tr>
<td>III</td>
<td>Sweeny Community Hospital</td>
<td>305 N. McKinney St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.97</td>
</tr>
<tr>
<td>IV</td>
<td>Kids Campus Child Care</td>
<td>1215 Old Main St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.30</td>
</tr>
<tr>
<td>VI</td>
<td>Sweeny Library</td>
<td>205 W. Ashley Wilson Rd.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.18</td>
</tr>
<tr>
<td>VII</td>
<td>Backyard Park</td>
<td>Main St./FM524 &amp; Ashley Wilson Rd.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.30</td>
</tr>
<tr>
<td>X</td>
<td>Sweeny Senior Center</td>
<td>205 N. Oak St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.53</td>
</tr>
<tr>
<td>XI</td>
<td>Martin Luther King Park</td>
<td>W. 4th St. &amp; N. Martin Luther King St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>.41</td>
</tr>
<tr>
<td>XII</td>
<td>Our Lady of Perpetual Help</td>
<td>310 N. McKinney St.</td>
<td>Sweeny</td>
<td>77480</td>
<td>1.06</td>
</tr>
<tr>
<td>XIII</td>
<td>Meals on Wheels (Actions Inc)</td>
<td>Brazoria County</td>
<td>Svc Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>V</td>
<td>Property Crime</td>
<td>19.05/1,000</td>
</tr>
</tbody>
</table>
Woodlands II
3-Mile Radius Map
Woodlands II
4-Mile Radius Map
Chicken, beef or pork? Our meat department is fully stocked for whatever is on your grocery list this week!
Sweeny, TX (formerly Lifechek)

Location Contact Info:
200 N. Main St.
Sweeny, TX 77480
979-459-2220 Phone
979-548-0116 Fax

Hours:
9:00am – 7:00pm
Monday-Friday
9:00am – 2:00pm
Saturday
CLOSED
Sunday

View Larger Map
Texas Pharmacy License # 31763

PHARM HOUSE DRUG - SWEENY LLC

License Information

- License Status: Active
- License #: 31763
- Expiration Date: 12/31/2019
- Date License Issued: 12/15/2017

Address

- 200 N MAIN ST
- SWEENY, TX 77480
- County: BRAZORIA
- Phone: (979) 459-2220

Pharmacy Details

- Prior Disciplinary Orders: No

Class of Pharmacy: Community Pharmacy
Type of Ownership: LLC
Type of Pharmacy: Community Independent
# of Hospital beds

Employment Information

- Pharmacist in Charge: MULLIS, JENNIFER PIERSI
- Pharmacy Profile

- Accessible to disabled persons: Yes
- Participates in the Texas Medicaid program: Yes

Translating services: Listed Below if Available

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
- Yes Compounding, Office Use
- Yes Home Delivery
- No Infusion
- Yes Pharmacist Administered Immunizations
- No Veterinary Prescriptions

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.

Texas Pharmacist Employment Information

<table>
<thead>
<tr>
<th>Pharmacist Name</th>
<th>License #</th>
<th>Regist. Date</th>
<th>Expir. Date</th>
<th>Emp. Status</th>
<th>License Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>GREEN, REBEKAH RUTH</td>
<td>37113</td>
<td>07/18/1997</td>
<td>06/30/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MULLIS, JENNIFER PIERSI</td>
<td>42626</td>
<td>08/16/2004</td>
<td>03/31/2020</td>
<td>PIC</td>
<td>Active</td>
</tr>
<tr>
<td>STAUVINCHA, ALBERT LEON</td>
<td>18906</td>
<td>06/04/1970</td>
<td>05/31/2020</td>
<td>Relief</td>
<td>Active</td>
</tr>
</tbody>
</table>

Texas Registered Technicians/Trainees Employment Information

<table>
<thead>
<tr>
<th>Technician/Trainee Name</th>
<th>License #</th>
<th>Regist. Date</th>
<th>Expir. Date</th>
<th>Emp. Status</th>
<th>Reg. Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>GONZALEZ, GREGORY</td>
<td>246228</td>
<td>08/13/2015</td>
<td>02/28/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MOORE, AMY LOUISE</td>
<td>272778</td>
<td>08/08/2017</td>
<td>08/31/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
<tr>
<td>MORRIS, LINDA G</td>
<td>148471</td>
<td>06/18/2009</td>
<td>06/30/2019</td>
<td>Staff</td>
<td>Active</td>
</tr>
</tbody>
</table>

Texas Remote Pharmacy Information

<table>
<thead>
<tr>
<th>Remote Pharmacy Name</th>
<th>Registr. #</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zipcode</th>
</tr>
</thead>
</table>

Texas Pharmacy Owner Information

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Owner Title</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zipcode</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHARM HOUSE SWEENY, LLC</td>
<td>OWNER</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PIERCE, LOREN B</td>
<td>OFFICER</td>
<td></td>
<td></td>
<td></td>
<td></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.
About Us

Located in southwestern Brazoria County, Texas, the Sweeny Hospital District was established by the Texas Legislature in 1963 after a 10-year community effort to expand health care into rural communities. Since the time of its opening in 1965, Sweeny Community Hospital has continued to grow and expand its services offered to the West of the Brazos Community, while keeping true to the traditions that helped to found the hospital district. The Sweeny Hospital District has grown to approximately 190 employees at locations in Sweeny, Brazoria, and West Columbia. Sweeny Community Hospital is a 24-hour operational critical access hospital providing both inpatient and outpatient healthcare services. Licensed for 20 inpatient beds, Sweeny Community Hospital serves as a Level IV Trauma Center, has a dedicated surgical suite, and over a dozen outpatient clinical services. On the same campus is a professional office building, hosting 11 specialty care providers who coordinate care for the entire family throughout the life spectrum. Should a referral to a specialty physician become necessary, the professional office building also hosts 11 specialty care providers, offering local residents quality medical care in one convenient location. The Fountains Assisted Living Facility adjacent to the main hospital campus provides local residents assurance that their loved ones are cared for in a quality environment close to home. The Wellness Center and the Kitty Nash Groce Rehabilitation Center both offer outpatient physical therapy to meet the needs of the local community. West Brazos EMS is the only hospital-based emergency response system in Brazoria County with a medical intensive care unit, providing immediate access to residents in their time of greatest need. Community education seminars are offered monthly on a variety of topics, tailored to meet the unique needs of the population West of the Brazos. The Sweeny Hospital District is committed to maintaining the outstanding service and caring environment that it is known for by recruiting and retaining an exceptional staff of highly qualified professionals. SCH is a member of the Texas Hospital Association, as well as the Texas Association of Rural and Community Hospitals.

Our Vision

To be FIRST in the minds of people who live West of the Brazos when they think of health-care services.

Our Mission

To provide the West Brazos area consistently with FIRST quality and cost-effective health-care services.

Our Values

(F) Be identified by our FRIENDLINESS.
(I) Foster INTEGRITY in word and deed.
(R) Do the RIGHT thing correctly the first time.
(S) SERVE our patients’ needs before our own.
(T) Earn our patients’ TRUST by being professional and caring, all the time.

Board of Directors:  P.T. Brunner, President; Mason Nichols, Vice President; Patti Foster, Secretary; Scott Swift, Violet Weeks, Charles Pogue, Don Schulte

Administrator:  R. Scott Briner, FACHE
Chief Financial Officer:  Hong Wade, CPA
Director of Nursing: Sherri Pierce, BSN

Medical Staff Officers:
Chief of Staff:  Enrique Leal III, M.D.
Vice Chief of Staff:

At Sweeny Community Hospital, You’ll Know We Care.

CEO’s Message

Welcome to the Sweeny Community Hospital District’s website. For more than five decades, Sweeny Community Hospital has been serving healthcare needs West of the Brazos. To be thought of first by members of the community needing health care is the top priority of Sweeny Community Hospital. Sweeny Community Hospital is a twenty bed Critical Access hospital with several facilities and features that allows the Hospital District to meet the community’s needs and is an impressive medical campus. It is our goal to continue to provide quality healthcare as our community grows and needs change in the future. Our employees, medical staff, Hospital Board, Foundation and Auxiliary make Sweeny Community Hospital a reliable health care facility that provides excellent quality healthcare. We want to make sure that it stands out as not only the place where you will come for healthcare, also where you will continue to know that we care about you and your entire family.

Our motto, “You’ll Know We Care,” is more than mere words—it is how we go about doing our jobs. At Sweeny Community Hospital, it’s the staff that makes the difference, because “You’ll Know We Care.”
Sweeny Community Hospital
305 N McKinney
Sweeny
TX 77480
US
Telephone: 979-548-1500

Administration  Ext. 1598
Ancilliary Services  Ext. 1565
Cardiopulmonary Services  Ext. 1565
Clinical Laboratory  Ext. 1576
LabCorp  Ext. 1891
Diagnostic Imaging  Ext. 1815
Auxiliary (Gift Shop)  Ext. 1578
Cardiology  Ext. 1572
Emergancy Department  Ext. 1572
Geriatrics Services  Ext. 1571
Senior Horizons for Senior Adults  Ext. 1571
Fountain's Assisted Living Facility  Ext. 1525
Human Resources  Ext. 1502 or Ext. 1802
Infection Control  Ext. 1556
Information Technology  Ext. 5508
Maintenance  Ext. 1574
Marketing/Public Relations  Ext. 1877
Materials Management  Ext. 1532
Medical Records  Ext. 1592
Nursing Services  Ext. 1572
Emergency Department  Ext. 1572
Inpatients  Ext. 1561,1562,1563
D.O.N Office  Ext. 1594
Perioperative Surgery  Ext. 1569
Out Patient Registration
Lab, Cardiopulmonary, Imaging, Surgery  Ext. 1538 or 1814
Digital Mammography  Ext. 1586
Patient Financial Services  Ext. 1555
Pharmacy  Ext. 1548
Physical Therapy Services  Ext. 1548
Wellness Center: 979-548-4004  -  505 N. Main  -  Sweeny
Kittie Nash Groce Rehab: 979-345-3168 - 301 - Dance Drive  -  West Columbia
Maternal Services  Ext. 1590
Specialty Clinics Coordinator  Ext. 1504
Webmaster  Ext 1807
Wound Treatment & Hyperbaric Center  Ext. 1542
Wound Treatment Center Director  Ext. 1890

Sweeny Community Hospital
305 N McKinney
Sweeny
TX 77480 US
Telephone: 979-548-1500
Operation Details

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

Operation Number: 1517502
Operation Type: Licensed Center
Program Provided: Child Care Program
Operation/Caregiver Name: Kids Campus Child Care
Location Address: 1215 OLD MAIN ST.
                      SWEENY, TX 77480
Mailing Address: 1215 OLD MAIN ST.
                      SWEENY, TX 77480
Phone Number: 979-548-3443
County: BRAZORIA
Website Address: www.mykidscampus.com
Email Address: Shawn Wagner

Type of Issuance: Full Permit
Issuance Date: 12/5/2013
Permit Renewal Due By Date: 12/5/2019
Conditions on Permit: No
Accepts Child-Care Subsidies: Yes
Hours of Operation: 06:00 AM-06:00 PM
Days of Operation: Monday - Friday
Total Capacity: 117
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:
  - 7 Inspections
  - 1 Assessments
  - 0 Self Reported Incidents
  - 1 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, 1709 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:
  - 1 was weighted as High
  - 1 was 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 does not allow the use of 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.
Library

The Sweeny Community Library, an extension of the Brazoria County Library System (BCLS), was opened in March of 1966. In March of 1983, the library moved to its current location, 205 W. Ashley Wilson Road (beside the Sweeny Community Center).

Some of the key features of the library include:

- Book selection in all popular genres
- DVD sign-outs
- Periodicals (magazines and newspapers)
- Public Internet Access
- Story-Time (visit the library website for dates and times)
- On-going book sale (sponsored by the Sweeny Library Association)

The Brazoria County Library System consists of eleven (11) libraries in various cities throughout Brazoria County. The library system is unique in that they have a contractual agreement with various cities. The City is responsible for providing the building for the library facility and maintaining the building. The County is responsible for staffing the libraries and the purchase of library materials. The libraries are located in the following cities:

- Alvin
- Angleton
- Brazoria
- Clute
- Danbury
- Freeport
- Lake Jackson
- Manvel
- Pearland
- Sweeny
- West Columbia

(Source: BCLS Web Site, About Us page, http://bcls.lib.tx.us/about.htm)

Library Hours

<table>
<thead>
<tr>
<th>Day</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday</td>
<td>CLOSED</td>
</tr>
<tr>
<td>Tuesday</td>
<td>10am-8pm</td>
</tr>
<tr>
<td>Wednesday</td>
<td>10am-6pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>10am-8pm</td>
</tr>
<tr>
<td>Friday</td>
<td>10am-6pm</td>
</tr>
<tr>
<td>Saturday</td>
<td>10am-5pm</td>
</tr>
</tbody>
</table>
CONTACT US

Physical Address:
Sweeny Community Library
205 W. Ashley Wilson Road
Sweeny, Texas 77480

Telephone:
Library: (979) 548-2567
FAX: (979) 548-2597

Web:
Web Site: www.bcls.lib.tx.us
E-Mail: sweeny@bcls.lib.tx.us
Facebook: Link

For more information about the Brazoria County Library System, visit them online at www.bcls.lib.tx.us or call the main office at (979) 864-1505.
All About Borrowing

How To Get A Library Card

Library cards are free. You must provide proof of your current address when applying for a library card. Parents must sign the library card application for children 17 years of age or younger.

Cards are issued at the time of application, at all branch locations and may be used at any of our branches. You may check out items immediately.

Library Cards

1st card Free. Cards are good for three years at which point they will need to be renewed. Replacement of lost card $1 for each card.

Borrowing Privileges:

50 items per library card

Loan Periods

| Most books & other materials -- | 2 weeks | 2 renewals |
| Popular video/DVDs -- | 2 weeks | 2 renewals |
| Periodicals -- | 2 weeks | 2 renewals |
| Bluebonnet Books -- | 2 weeks | 0 renewals (2 Bluebonnet books per card) |
| Educational video/DVDs -- | 2 weeks | 2 renewals |

Returning Items

Materials can be returned to any Brazoria County Public Library branch. All materials may be returned in the book drop when a branch is closed.

Fines

| Overdue Materials: Books and other materials | $.10/day per item |
| Maximum Fine per item | $5.00 |
| Video and DVDs | $.10/day per video/DVD |
Fees

Lost Item Charges - These are assessed on items which are declared lost by borrowers OR items which are overdue at least 6 weeks. The cost of the item may be refunded if the lost item is returned within 6 months of paying for the item and accompanied with the receipt. Charges are based on cost of the item plus nonrefundable $3.50 processing fee. Accrued fines will be assessed if item is found and returned.

Unique Management

Brazoria County Library System has contracted with a collection company to help collect overdue and lost library materials. If materials are overdue more than 8 weeks, customers will be turned over to the collection agency and up to $10.00 fee will be assessed, which is non-refundable.

PLEASE NOTE THAT ALL MONEYS ARE PAID DIRECTLY TO THE BRAZORIA COUNTY LIBRARY SYSTEM AND NOT TO UNIQUE MANAGEMENT.

Unique Management Services will send multiple letters and will make multiple phone calls. Customers will be gently advised to promptly resolve the issue with their library.

Borrowing privileges will be suspended if $10.00 or more in fines are unpaid OR 10 or more items are overdue.

Materials and Services offered by the Brazoria County Library System

- Information provided in person and by telephone
- 500,000 books
- Books on CD and a variety of eBooks
- Large Print Books
- Foreign Language books and eBooks
- Coin-operated copy machines
- Microfiche/Microfilm reader/printers
- Interlibrary loans - you can borrow materials from any branch or even other library systems and have them delivered to your local branch
- Our catalog "On-line" is available at the library and offers you the options of searching by author, title and subject and a dictionary.
- Internet access and Wi-Fi is available at our branch libraries
- For adults we offer reference and reader’s advisory service, tax assistance during the tax season, and continuing education programs are offered on a wide variety of topics, check with your local library
- For children we offer reference and reader’s advisory service, story-times for pre-school children, Summer Reading Programs for pre-school and school age children, other programs are offered check with your local library
- Meeting rooms are available to the public, check with your local library about reservations

Get a Library Card  Comments and Suggestions  Ask A Reference Librarian  Purchase Suggestions  Volunteer  Brazoria County Jobs
Backyard Park

The Backyard Park is located behind City Hall on FM 524 in the northwestern portion of the city. The park features:

- Drive-Thru Park (newly paved)
- Covered Pavilion
- Picnic Tables
- Barbeque Grills
- Restroom Facilities
- Volleyball Court (in sand)
- **Children's Playground**
- Water Splash Pad
- Backyard Park Walking Trail
- RV Spaces & Connections (permit required from City Hall)
- Plenty of Shade from Oak & Pecan Trees
Parks & Recreation

Sweeny has a number of parks and recreational outdoor activities to enjoy.

Parks

- Backyard Park
- A.M. “Chick” Anderson Park (AKA Gazebo Park)
- Martin Luther King Park
- Exa Mae Keller Park (formerly Compost Park)

Recreation

- Splash Pad (Open Monday after Pride Day and closes first weekend in October)
- Senior Building (senior citizens lunch, games, fellowship)

Trails

- Backyard Park Walking Trail
- TJT Memorial Walking Trail (MLK Park)
- Bike Trail (TxDOT)

Memorials

- Veterans’ Memorial
- Carver Alumni School Memorial
- Lady Civic (Civic Club donation, after 100 years of service to Sweeny disbanded, purchased Lady Civic as last act for the City).

RULES:

Please enjoy our parks by obeying and respecting our posted rules. This ensures all visitors can enjoy the parks equally. The following rules apply at all city parks:

1. Parks are closed from 10:00 p.m. to 5:00 a.m.
2. Unlawful firearms are not permitted.
3. Do not use equipment improperly.
4. No bare feet; use proper footwear.
5. Adult supervision is requested.
6. No alcoholic beverages.
7. No glass containers.
9. All pets must be on a leash. Please clean up after your pet.
10. The city is not responsible for accidents.
11. Violators may be prosecuted for violations of these rules.
Do you recommend Senior Citizens Center?

Robert Williams

Robert Williams is at Senior Citizens Center.

"PRINCESS CAMP!!"
Man, these judges are gonna have a tough time - they are ALL so precious!!

April 13, 2018 · Sweeny, TX · +3

52 likes

1 Comment

Robert Williams added a new photo — at Senior Citizens Center.

April 13, 2018 · Sweeny, TX · 1

Like

Address
205 N Oak St
Sweeny, Texas 77480

Phone
(979) 548-6454

Website
http://www.sweenypolice.org/
Martin Luther King Park

The Martin Luther King Park is located in the southwestern portion of the city on Martin Luther King Street at the intersection with Fourth Street. The park features:

- Picnic Tables
- Basketball Court
- Children’s Playground
- TJT Memorial Walking Trail
Our Lady of Perpetual Help and St. John the Apostle Catholic Churches

CONGREGATION OF FAITH

Come Worship With Us Each Sunday

Want more information? Email us.

Name: *

Email: *

Check here to receive email updates

Subject: *

Message: *

SUBMIT

2018 Parish Council Members

**OLPH**
Co-Chairperson: Jessica Balderas 979-549-1818
Alvin Bannert
Steve Bennett
Kelly Bertsch
Rosario Borrego
Estella Ellis
Dennis Mican
Marie Nairn

**SJA**
Co-Chairperson: Lisa Schaubreoeck 979-647-4820
Recorder: Linda Miska
Patti Kapalski
Roxann Martinez
Rhonda Minks
Debi Smith
Cheryl Tosch
Angie Waligura
Trisha Wlezcyk

Our Locations

Our Lady of Perpetual Help
310 North McKinney Street
Sweeny, Texas 77480

St. John the Apostle
807 Loggins Street West Columbia, Texas
77486

Church Office at OLPH
Monday – Thursday 9:00 am to 4:30 pm
Friday 9:00 am to 12:00 pm

For all church related business, please call:
(979) 548-2020

SJA Hall
(979) 345-2651

For all emergencies please call:
(979) 548-0092

**Pastor**
Fr. Daniel Baguio

**Parish Administrator**
Ms. Trish Speers

www.olphsja.org
Altar Server
The Altar Server Ministry is to develop young members of the parish to assist the clergy in giving honor to God in the liturgies of the church. Training of both current and new altar servers is scheduled on a regular basis. Servers must have made their First Communion, currently be enrolled in the parish’s religious education program with regular attendance as well as regular attendance at weekend Mass. For information on OLPH Altar Serving, please contact Laurie at 979-798-0982. For information on SJA Altar Serving, contact Mary at 979-824-1747. For information on OLPH (Spanish) Altar Serving, contact Rosario at 979-548-3614.

Angel Tree Christmas Ministry
A Youth and Parish sponsored ministry that provides gifts and food to those in need at Christmas. For more information on this ministry, contact the church office at 979-548-2020 ext. 4.

Art and Environment
This committee works behind the scenes to create an environment that support, stimulate, inspire and focus the assembly’s experience of the Church in Liturgy. For information on OLPH Arts and Environment, contact Rosario at 979-548-3614. For information on SJA Arts and Environment, contact Theresa at 979-345-4870.

Bereavement Committee
This group, with parishioner assistance, plans, prepares and serves a meal for the family and guests whom have lost loved ones. For more information on OLPH Bereavement Committee, contact Angie at 979-548-2883. For more information on SJA Bereavement Committee, contact Theresa at 979-345-4870. For more information on OLPH (Spanish) Bereavement Committee, contact Jessica at 979-549-1818.

Building Committee
The Building committee is responsible for assisting the priest during periods of expansion and construction.

Catholic Daughters of the Americas: Court Our Lady Queen of Hope #2289
The Catholic Daughters of the Americas (CDA) is the largest international organization of Catholic women in the world and was organized in 1903 by the Knights of Columbus. Their motto is: Unity and Charity. The purpose of the organization is to participate in the religious, charitable and educational Apostolates of the Church. Catholic Daughters of the Americas engages in creative and spiritual programs, which provide its members with the opportunity to develop their special God-given talents in a meaningful way to positively influence the welfare of the Church and all peoples throughout the World. CDA strives to enhance the spiritual life of its members and encourages them to share their talents and experiences in service to others through projects and activities that raise money for charitable causes. Court Our Lady Queen of Hope #2289 meets the 4th Tuesday of every month, except during the summer, at St. Joseph’s Catholic Church in Brazoria. This local court membership is comprised of ladies from St. Joseph’s, St. John the Apostle and Our Lady of Perpetual Help. For more information on Catholic Daughters of America, contact Mamie at 979-548-2240.

Coffee Sunday-OLPH
Parishioners are invited to enjoy coffee, doughnuts, and fellowship while meeting new members of the parish families after morning Mass. Dates to be announced in bulletin.
Extraordinary Ministers of Holy Communion

Extraordinary Ministers have the special privilege of assisting the clergy in the distribution of the Eucharist at Mass. Ministers serve God's people by bringing the Eucharist to the hospitalized, the shut-ins and those living in nursing homes. For more information, contact Linda at 979-345-5288.

Feed My Lambs

This is a "Summer Lunch Ministry" that provide lunches each Monday, Wednesday and Friday during the Summer months. OLPH is responsible for making sandwiches, filling bags, providing cookies and delivering the lunches on Wednesday. SJA is responsible for making sandwiches, corn dogs, hot dogs or burritos, filling bags and providing homemade cookies on Mondays. For more information on OLPH Feed My Lambs, contact Lisa at 979-345-3183. For more information on SJA Feed My Lambs, contact Linda at 979-345-5288.

Finance Committees

The Parish Financial Committee advises the Pastor in administration and stewardship of finances, budget, facilities and long range financial planning. For information on OLPH Finance Committee, contact Glenn at 979-798-7019. For information on SJA Finance Committee, contact Frank at 979-345-5288.

General Maintenance

This group maintains the function and beauty of our parish facilities. For more information on OLPH General Maintenance, contact Felix at 979-548-2240 or Rodrigo of AR Lawn Service at 979-248-0921. For information on SJA General Maintenance, contact Herb at 979-345-2242.

Guadalupanos

This group of men, women and youth of the parish foster devotion to Our Lady of Guadalupe through prayer, education, social ministry and help the needy. For more information contact Emelia at 979-647-4144.

Hispanic Ministry

The Hispanic Ministry acts as a transforming agent for Hispanic Catholics. They are responsible for implementation and coordination of pastoral care to the Hispanic population in the parish. For more information, contact Rosario at 979-548-3614.

Hospitality (Ushers and Greeters)

These parishioners welcome all into the church with warmth and hospitality to make them feel included and important to our parish family. They take up the collection, distribute bulletins and select parishioners to carry the gifts to the altar. They are an essential part of the worship. For information on 8:30 a.m. OLPH Hospitality, contact the church office at 979-548-2020. For information on 12:30 p.m. OLPH Hospitality, contact Elias at 979-345-7815.

Knights of Columbus: Council 8548

The Knights of Columbus is a service organization founded by Father Michael J. McGivney. This organization is based on the principles of Charity, Unity, Fraternity and Patriotism. Making sure the Catholic Church remains vigorous and undiminished is one of the primary missions of the Knights of Columbus. They are an international fraternal and service organization for Catholic men. For information, contact Felix at 979-215-1299.

Ladies Altar Guild (SJA) and Ladies Altar Society (OLPH)

The purpose of these groups is to promote true Christian charity, the true love of God and our neighbor, Christian family life, frequent attendance at Mass and reception of the Holy Eucharist. They also provide charitable assistance by holding fundraisers throughout the year and take care of the immediate needs of the Sanctuary. All Parish women are members. For more information on Ladies Altar Society, contact Janie at 979-548-2165. For more information on Ladies Altar Guild, contact Linda at 979-345-5288.

Lectors

Lectors proclaim the Word of God with reverence and dignity at Sunday Masses as well as solemnities, feasts and other liturgical celebrations. For more information contact Linda at 979-345-5288. For more information on OLPH (Spanish) Lectors, contact Yolanda at 979-240-9312.
**Legion of Mary**

Frank Duff founded the Legion of Mary in 1921, in the Archdiocese of Dublin. Legionnaires render services to every person, who is the image of Christ, with the spirit and solicitude of Mary. One of the primary functions is to bring the Eucharist to the sick, homebound, and those living in nursing homes. For more information on the OLPH/SJA Legion of Mary, contact Linda at 979-345-5288. For more information on OLPH (Spanish) Legion of Mary, contact Rosario at 979-548-3614.

**Let’s Do Lunch-SJA**

Parishioners are invited to enjoy a covered dish meal and fellowship after Sunday Mass. Dates are announced in the weekly bulletin.

**Music Ministry**

This ministry provides musical leadership, which is active and conscious participation of the assembly at weekend liturgies and special liturgical celebrations. For information on this ministry, contact Choir Director OLPH/SJA - 5:00 pm Mary at 979-548-3125, OLPH - 8:30 am Betty at 979-548-3627, SJA - 10:30 am Shirley at 979-345-5744 and Peggy at 979-345-4939, or OLPH (Spanish) Juan at 979-548-5995.

**Pastoral Council**

The Pastoral Council is established by the pastor to assist in any advisory role concerning the mission and the future of the church. For information, contact Fr. Daniel Baguio at 979-548-2020.

**Quinceaneras**

A Quinceanera is a celebration of a girl’s fifteenth birthday. It marks the transition from childhood to young adulthood. For information on Quinceaneras, contact Yolanda at 979-240-9312.

**Respect Life**

This group is committed to promoting life from the womb to natural death. The group also promotes and teaches Natural Family Planning. For more information on Respect Life, contact the church office at 979-548-2020.

**Sacred and Safe Environment**

The Office of Safe Environment is committed to maintain a safe environment for children and youth. Our mission is to ensure the safety of children and young people who have been entrusted to our care in our parishes, schools, religious education classes, and other programs. We assist parishes and schools in understanding and implementing the USCCB’s Charter for the Protection of Children and Young People. This includes criminal background check screening and training in recognizing and reporting child abuse to appropriate civil and church authorities. You may hear Safe Environment referred to as Protecting God's Children or VIRTUS Training. This is a sexual abuse prevention program for children and youth in grades K-12, continuing the efforts first begun on September 1, 2011, in compliance with the USCCB Charter for the Protection of Children and Young People. Cardinal DiNardo has directed that every parish in the Archdiocese implement Sacred & Safe, a program which provides faith-based safe environment lessons for children and youth in kindergarten through the 12th grades. This annual program provides one grade-specific lesson each year to help children and young people develop the skills to protect themselves from sexual abuse. An essential parent component complements the grade-specific lessons. The Office of Adolescent Catechesis and Evangelization oversees the formation process. For more information on Sacred and Safe Environment, contact Lisa at 979-319-0822.

**Sacristans**

These people assist in the preparation of mass and assure the smoothest flow of the celebration. For more information on OLPH Sacristans, contact Rosario at 979-548-3614. For more information on SJA Sacristans, contact Peggy Barak at 979-345-4939. For more information on OLPH (Spanish) Sacristans, contact Rosario Borrego at 979-548-3614.

**S.O.A.R. - Seniors On A Roll**

A social club for seniors over 55 years of age who gather together once a month for games, pizza, outings, covered dish luncheons and fellowship. For more information, contact Jeanmaire at 979-647-4820.

**St. Vincent De Paul Society**

This society gives temporary assistance to needy families within our boundaries. Persons or families in need should call the parish office. A volunteer will return your call. Funds are raised through several yearly collections. For more information, contact Susan at 979-345-4999.
FIND A MEALS ON WHEELS PROVIDER NEAR YOU

Meals on Wheels operates in virtually every community in America through our network of more than 5,000 independently-run local programs. While the diversity of each program’s services and operations may vary based on the needs and resources of their communities, they are all committed to supporting their senior neighbors to live healthier and more nourished lives in their own homes.

Use the search below to find the program closest to you or a loved one and give them a call. They can help guide you and get you started.

PROVIDING MUCH MORE THAN JUST A MEAL

At the core of the Meals on Wheels service is a nutritious meal, companionship and a watchful eye on the health and safety of our seniors. For those who have trouble getting around, we bring the service to you. For those who can still venture out into their communities, we serve in gathering places, such as senior centers and community facilities.
Adequate nutrition is necessary for health, functionality and the ability to remain independent. Healthy eating can increase mental acuity, resistance to illness and disease, energy levels, immune system strength, recuperation speed and the ability to manage chronic health problems. Meals on Wheels ensures that seniors have access to adequate nutrition even when family support, mobility and resources are lacking.

For many, the trusted Meals on Wheels volunteer or staff member who shows up every day with a meal and a smile is the only person they see or speak with all day. This special delivery is the reason to get up in the morning, something to look forward to, and a reminder to take good care of themselves. Seniors able to travel to congregate meal sites also receive valuable social interaction and companionship. We can all attest that a meal can be more than the food on the plate, but also the company across the table.

WHAT YOU CAN EXPECT

ELIGIBILITY

Meals on Wheels focuses on caring for individuals whose diminished mobility makes it hard to shop for food, prepare meals or socialize with others. Generally programs serve adults 60 and over, although age requirements can vary by program and areas served. People who are mobile enough to join others for meals in a group setting where seniors congregate, like senior centers and cafes, are encouraged to do so; while others less mobile may qualify for home delivery.

PAYMENT

Depending on individual circumstances, meals may be provided along a sliding fee scale, from no cost to full price. While no senior will be denied a meal because of an inability to pay, he/she may be asked to contribute voluntarily toward the cost of a meal. However, it is important to note that in many areas of the country, the need for meals far exceeds the resources available to provide them, leading to wait lists and/or being turned away.

ADDITIONAL SERVICES

Some community programs are able to offer additional services that further support the quality of life and independence of their clients. These can include pet food delivery for clients’ pets, home repair services, telephone reassurance and transportation services for doctor appointments and other needs. Some programs offer meals to meet special dietary needs, cultural or ethnic preferences, and other programs serve fruits and vegetables right out of their own gardens!

Additional services may also include emergency meals for bad weather days and hospital discharge programs that are proven to reduce readmissions. Contact your local program to see what’s available in your area.

WHAT YOU NEED TO GET STARTED

Most Meals on Wheels programs begin the process through an application, which may then lead to an assessment of the need for meals and other supportive services. Some programs may additionally require a referral letter from a doctor or social worker. Contact your local program to find out how to get the ball rolling in your community.

Contact your local provider to learn more about the services they offer and how to get started.
They are really and truly working to help the senior citizens of Brazoria County. Each and every employee...

September 5, 2018

This organization offers so much for the Senior Citizens.

June 14, 2018

Do you recommend ActionS, Inc. of Brazoria County?

Yes  No

Ever wonder where we came up with the name ACTIONS, Inc? It’s actually an acronym!

Active

January 4 at 7:00 AM

Like  Comment  Share

Stay tuned!! We are partnering with Just Serve to share our volunteer opportunities with you!! Download the app today!!

January 25 at 2:16 PM

Like  Comment  Share

Transportation

Congregate Centers

Homebound Meals
SWEENEY, TX (CITY CENTER) CRIME

67 Vital Statistics. 2 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

<table>
<thead>
<tr>
<th>53</th>
<th>(100 is safest)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safer than 53% of U.S. neighborhoods.</td>
<td></td>
</tr>
</tbody>
</table>

NEIGHBORHOOD ANNUAL CRIMES

<table>
<thead>
<tr>
<th>Number of Crimes</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>88</td>
<td>13</td>
<td>75</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Crime Rate (per 1,000 residents)</th>
<th>VIOLENT</th>
<th>PROPERTY</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.35</td>
<td>3.30</td>
<td>19.05</td>
<td></td>
</tr>
</tbody>
</table>

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

<table>
<thead>
<tr>
<th>43</th>
<th>(100 is safest)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safer than 43% of U.S. neighborhoods.</td>
<td></td>
</tr>
</tbody>
</table>

VIOLENT CRIME INDEX BY TYPE

<table>
<thead>
<tr>
<th>MURDER INDEX</th>
<th>RAPE INDEX</th>
<th>ROBBERY INDEX</th>
<th>ASSAULT INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>53</td>
<td>47</td>
<td>66</td>
<td>34</td>
</tr>
</tbody>
</table>

100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 303 in City Center

1 IN 250 in Sweeny

1 IN 228 in Texas
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
Woodland Estates I & II (Hempstead & Sweeny)
File # 19357
Deficiency items #2 dated 4/2/19
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. Tab 8, Zoning/City of Sweeny – The zoning email from Sweeny doesn’t make any statement about whether the site conforms/qualifies/is appropriate for the type of property that is proposed or if it is conforming, with overlays. It says what it designation is but doesn’t offer the evaluation that we need for this item. Please clarify.

2. Tab 12, Title Commitment-Sweeny – The legal description for Sweeny’s title commitment appears to be missing a line. The description starts with “North 46 19 36 East...”. I didn’t see it in the Exhibit A description. Please clarify.

3. Tab 13, Multi-Site Information – the section calls for surveys that cover both sites. I didn’t find surveys. Please clarify.

4. Tab 20, Existing Development Assistance – Make the entries in the spaces provided for Pt. 2 of the form. If you have to use two forms to represent each site, like you did in other sections, do so.

5. Tab 24, Rental Assistance – The units receiving rental assistance were not marked on the Rent Schedules. Since not all units are covered, the assisted unit should be identified, if assistance is to continue.

6. Tab 22, Common Area Tables – The Site Plans and the building plans do not appear to include the tables showing the common area space, building by building. Please clarify.

7. Tab 22, Site Plan Components – The Site Plan did not make a statement about:
   a. The floodplain;
   b. Detention onsite;
   c. Local Parking Requirements;
   d. Accessible Route;
   e. Street name at the point of ingress and egress for Hempstead Gardens.
   Add these items to the Site Plans.

8. Tab 22, Building Plans – Hempstead buildings 2 and 3 appear to have breezeways but I don’t see the measurements of those breezeways provided on the building plans. Please clarify.

9. Tab 30, Cost per Square Foot – Points were requested for this item but no entries were made in the voluntary cost boxes, on any of the three cost schedules that were turned in. Explain your intent without sending in any additional cost schedules.

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 March 21, 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.

Elizabeth Henderson
Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
Office: 512.463.9784 | Fax: 512.475.0764

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)).
Woodland Estates I & II (Hempstead & Sweeny)
File # 19357
Responses to Deficiency items dated 3/14/19

1. Tab 8, Zoning/City of Sweeny – The zoning email from Sweeny doesn’t make any statement about whether the site conforms/qualifies/is appropriate for the type of property that is proposed or if it is conforming, with overlays. It says what it designation is but doesn’t offer the evaluation that we need for this item. Please clarify.
   a. Please find the letter provided by the City of Sweeny clarifying that the zoning in place is appropriate.

2. Tab 12, Title Commitment-Sweeny – The legal description for Sweeny’s title commitment appears to be missing a line. The description starts with “North 46 19 36 East…”. I didn’t see it in the Exhibit A description. Please clarify.
   a. It appears that there was a scrivener’s error found within the Legal Description provided in the Purchase Contract. The legal shown in the Title Commitment was correct.
   b. Please see attached the fully executed amendment to the Purchase Contract correcting the issue.

3. Tab 13, Multi-Site Information – the section calls for surveys that cover both sites. I didn’t find surveys. Please clarify.
   a. Upon further clarification from TDHCA Staff, this item is Not Applicable to the proposed development. (please see attached email for confirmation)

4. Tab 20, Existing Development Assistance – Make the entries in the spaces provided for Pt. 2 of the form. If you have to use two forms to represent each site, like you did in other sections, do so.
   a. Please see the revised Tab 20. As in other areas of the app, information for the Hempstead Property is provided first followed by Sweeny.

5. Tab 24, Rental Assistance – The units receiving rental assistance were not marked on the Rent Schedules. Since not all units are covered, the assisted unit should be identified, if assistance is to continue.
   a. Please see the revised Tab 24 Rent Schedule showing the Rental Assistance units available at each property.
   b. Please note that USDA RD Rental Assistance units are not tied to any particular unit or unit type. Instead they are purposefully designed to “float” to any unit within the development. Therefore, any of the units could potentially be subsidized units at some point during the life of the project. This “floating” system is preferred, as it allows the on-site management to utilize the RA units available in the best manner for the given tenant structure at that time.
6. Tab 22, Common Area Tables – The Site Plans and the building plans do not appear to include the tables showing the common area space, building by building. Please clarify.
   a. None of the residential buildings have any common area space. The only common area space would be located in the Community Building, in which 100% of the space would be common area space.
   b. Please see the attached email from Elizabeth Henderson confirming the sufficiency of the response provided here.

7. Tab 22, Site Plan Components – The Site Plan did not make a statement about:
   a. The floodplain;
   b. Detention onsite;
   c. Local Parking Requirements;
   d. Accessible Route;
   e. Street name at the point of ingress and egress for Hempstead Gardens.
   Add these items to the Site Plans.
   i. Please find revised Site Plans include with these responses.

8. Tab 22, Building Plans – Hempstead buildings 2 and 3 appear to have breezeways but I don’t see the measurements of those breezeways provided on the building plans. Please clarify
   a. Buildings 2 & 3 at Hempstead do have breezeways and each measure 10’10”. There is no table delineating this, but the measurements are reflected in the Plans provided.
   b. Please see the attached email from Elizabeth Henderson confirming the sufficiency of the response provided here.

9. Tab 30, Cost per Square Foot – Points were requested for this item but no entries were made in the voluntary cost boxes, on any of the three cost schedules that were turned in. Explain your intent without sending in any additional cost schedules.
   a. Please note that the voluntary eligible hard cost was included in the appropriate box of the cost schedules for each individual property. The information was presented this way based on our understanding of the determination notice regarding the Cost per Square Foot scoring of a "bundled" application. The staff determination is included in the application beginning on page 245 and is attached here for your convenience.
March 18, 2019

Corey Farmer
222 E. Main St., First Floor
Oklahoma City, OK 73104

RE: 902 Texas Avenue Zoning

Dear Mr. Farmer,

This letter is being provided to clarify the zoning information previously sent via email on 2/12/19, regarding the Sweeny Manor Apartment community located at 902 Texas Avenue, Sweeny, TX 77480.

The property is currently zoned R-2 General Residential. The property as currently zoned, conforms with its current and future intended use.

Sincerely,

Cindy King
City Manager
City of Sweeny
FIRST AMENDMENT TO OPTION AGREEMENT

THIS FIRST AMENDMENT TO OPTION AGREEMENT (this “Amendment”) is entered into as of March 19, 2019, by and between SDR INVESTMENTS, LLC, an Oklahoma limited liability company (“Buyer”), and SWEENY MANOR SENIOR CITIZEN APARTMENTS, LTD., a Texas limited partnership (“Owner”).

RECITALS:

A. Buyer and Owner are parties to that certain Option Agreement dated effective as of January 8, 2019 (the “Agreement”), pursuant to which Owner granted to Buyer and Buyer obtained from Owner an option to purchase that certain real property located in Sweeny, Brazoria County, Texas (as more particularly described in the Agreement, the “Land”). The Agreement was assigned to Buyer by the original buyer under the Agreement.

B. The legal description of the Land in Exhibit A of the Agreement was inaccurate.

C. Buyer and Owner desire to amend the Agreement to revise the legal description of the Land.

For and in consideration of the premises, promises, covenants, agreements and conditions contained in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Buyer hereby agree as follows:

1. Defined Terms. Capitalized terms not otherwise expressly defined herein shall have the meanings given to them in the Agreement.

2. Amendment to Legal Description of the Land. Exhibit A of the Agreement is hereby deleted in its entirety and replaced with Exhibit A attached hereto.

3. Amendment Prevails. The provisions of this Amendment shall be made a part and incorporated into the provisions of the Agreement as if fully set forth therein. Notwithstanding any provision in the Agreement that may be inconsistent with or contradict any provision of this Amendment, the provisions of this Amendment shall prevail over any such provisions in the Agreement.

4. Ratification. Except as expressly modified hereby, the Agreement shall remain in full force and effect in accordance with its original terms.

5. Counterparts. This Amendment may be executed by counterparts, each of which shall be deemed an original, and together the counterparts, when taken together, shall comprise the Amendment. Any counterpart may be executed and delivered by facsimile or other electronic transmission.

[Signature Page Follows]
EXECUTED effective as of the date first above written.

OWNER:

SWEENY MANOR SENIOR CITIZEN APARTMENTS, LTD.,

By: Megan Asset Services, LLC,
a Kansas limited liability company,
its general partner

By: ______________________________________
Gary L Maddock, Manager

rec'd 3/20 sdg
BUYER:

SDR INVESTMENTS, LLC,
an Oklahoma limited liability company

By: [Signature]
Name: [Signature]
Title: Manager
EXHIBIT A

Legal Description of the Land

FIELD NOTES OF A 3.00 ACRE TRACT OUT OF THE ELIZABETH CHENAULT 5.385 ACRE TRACT OUT OF LOT 9, BLOCK 'B', SUBURBAN GARDEN FARMS SUBDIVISION, IN THE IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod marking the common corner of Lots 3, 9, 20, and 21, Block 'B', of the Suburban Garden Farms Subdivision:

THENCE; North 44°55'27" West 431.93 feet, along the Southwest line of said Lot 9, Block 'B', to a 1-1/4" iron pipe for corner; said pipe marking the West corner of the Chenault 5.385 acre tract;

THENCE; North 46°19'36" East 303.79 feet, along the Southeast line of a 1.469 acre tract, to an iron rod for corner;

THENCE; South 44°55'27" East 428.60 feet to an iron rod for corner, in the southeast line of said Lot 9, Block 'B';

THENCE; South 45°42' West 303.73 feet, along the Southeast line of said Lot 9, Block 'B', to the Place of Beginning.
Survey is not required for this section.

Regards,

Sharon D. Gamble MSW, PMP
Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
(512) 936-7834

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(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 www.tdhca.state.tx.us

Hello Sharon,

We received word yesterday from Elizabeth to contact you directly if we needed any assistance in completing the deficiency items noted below. I do have a clarification request regarding one of the items listed below.

3. Tab 13, Multi-Site Information – the section calls for surveys that cover both sites. I didn’t find surveys. Please clarify.

We have thoroughly searched through the QAP and cannot find any requirement to submit Surveys for this type of development. We do understand that there is (and for some time has been) mention of a Survey requirement found in the Tab 13 section of the Procedures Manual. However, our understanding of that section was always that it applied to situations where multiple contracts were necessary to secure control of one particular “site”. (ie; a new construction development in which multiple adjoining tracts of land needed to be secured in order to fully control the whole “proposed development site”)

However, it would not seem to apply to the Development structure being proposed in this particular application. In this situation, the separate “sites” in question, involve the proposed acq/rehab of two long existing, stand-alone USDA-RD
apartment communities located a significant distance from one another. As such, each purchase contract covers one complete development. We have structured previous TDHCA LIHTC applications in the same way (consisting of multiple non-contiguous, stand-alone USDA-RD properties combined under one LIHTC app) and have never been requested to provide surveys to justify the site control.

If the Departments interpretation of this section has changed, we will certainly comply however needed in order to satisfy the Deficiency item, but it would be our position that this item does not apply to this particular development structure.

Please let me know at your earliest convenience if you agree with this interpretation for the purposes of timely responding to the Deficiency Notice below.

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
cfarmer@belmontdev.com

From: Elizabeth Henderson <elizabeth.henderson@tdhca.state.tx.us>
Sent: Thursday, March 14, 2019 9:59 AM
To: Shawn Smith <ssmith@belmontdev.com>; ajcarpen@gmail.com
Cc: Corey Farmer <cfarmer@belmontdev.com>
Subject: RE: 19357 - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Great! Sorry about that.

Have a great day!
EH

From: Shawn Smith <ssmith@belmontdev.com>
Sent: Thursday, March 14, 2019 9:58 AM
To: Elizabeth Henderson <elizabeth.henderson@tdhca.state.tx.us>; ajcarpen@gmail.com
Cc: Corey Farmer <cfarmer@belmontdev.com>
Subject: RE: 19357 - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Hi Elizabeth
We have received your email. It looks like you had a typo on Corey’s email address. I have copied him on this so he now has the deficiency notice. We will start working on this right away.

Shawn Smith
Belmont Development Company, LLC
2. Existing Development Assistance On Housing Rehabilitation Activities¹

Part A.
The existing Property is expected to have or continue the following benefit: Rental Assistance

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

These properties have existing RD 515 loans and partial rental assistance that will be transferred to the new owner and continued to be used in the same manner post rehab.

A copy of the contract or agreement securing the funds identified above is provided behind this form.

<table>
<thead>
<tr>
<th>The source of funds is:</th>
<th>USDA Rural Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>The annual amount of funds is:</td>
<td>H - $129,016 // S - $72,154</td>
</tr>
<tr>
<td>The number of units receiving assistance:</td>
<td>32 // 20</td>
</tr>
<tr>
<td>The term of the contract or agreement is (date):</td>
<td>8/23/18 // 9/1/18</td>
</tr>
<tr>
<td>The expiration of the contract or agreement is (date):</td>
<td>8/23/19 // 9/1/19</td>
</tr>
</tbody>
</table>

Part B. Acquisition Of Existing Buildings (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s):

Was the building occupied at any time during the last ten years? Yes

Was the building occupied or suitable for occupancy at the time of purchase? Yes

If “No”, does the property qualify for a waiver under §42(d)(6)?

How many buildings will be acquired for the Development?

Provide the information listed below concerning the acquisition of building(s) for the Development:

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner’s Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>77445</td>
<td>Purchase Contract</td>
<td>#</td>
<td>50</td>
<td>1,420,015</td>
</tr>
<tr>
<td>902 Texas Avenue, Sweeny, TX 77480</td>
<td>Purchase Contract</td>
<td>#</td>
<td>32</td>
<td>862,719</td>
</tr>
</tbody>
</table>

Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from:

Related Party

Unrelated Party

2. Building(s) acquired or to be acquired with Buyer’s Basis:

Determined with reference to Seller’s Basis

Not Determined with reference to Seller’s Basis

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>Date or during which first occupied</th>
<th>Proposed Acquisition date</th>
<th>Years between PIS &amp; Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 Factory Outlet Drive, Hempstead TX 77445</td>
<td>in 1992</td>
<td>in 2020</td>
<td>28</td>
</tr>
<tr>
<td>902 Texas Avenue, Sweeny, TX 77480</td>
<td>in 1992</td>
<td>in 2020</td>
<td>28</td>
</tr>
</tbody>
</table>

3. Lead Based Paint (Section 811 PRA and Direct Loan Applications Only)

Development constructed before January 1, 1978

If yes, check each of the following that applies [24 CFR 35.115]:

- Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.
- The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties. Housing “exclusively” for the elderly or persons with disabilities, with the proviso that children less than six years of age will not reside in the dwelling unit.
- An inspection performed according to HUD standards found the property contained no lead-based paint.
- According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.
- The rehabilitation will not disturb any painted surface.
- The property has no bedrooms.
- The property is currently vacant and will remain vacant until demolition.

3/15/2019
### Rent Schedule

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

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

<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HTC Units</td>
<td>MF Direct Loan Units (HOME Rent/Ins)</td>
<td>Nat'l HTF Units</td>
<td>TDHCA MRB Units</td>
<td>Other/ Subsidy</td>
<td># of Units</td>
<td># of Bedrooms</td>
</tr>
<tr>
<td>TC 30%</td>
<td>3</td>
<td>1</td>
<td>0.0</td>
<td>616</td>
<td>1,848</td>
<td>332</td>
</tr>
<tr>
<td>TC 50%</td>
<td>9</td>
<td>1</td>
<td>0.0</td>
<td>616</td>
<td>5,544</td>
<td>612</td>
</tr>
<tr>
<td>TC 60%</td>
<td>34</td>
<td>1</td>
<td>0.0</td>
<td>616</td>
<td>20,944</td>
<td>753</td>
</tr>
<tr>
<td>TC 30%</td>
<td>1</td>
<td>2</td>
<td>0.0</td>
<td>720</td>
<td>720</td>
<td>361</td>
</tr>
<tr>
<td>TC 50%</td>
<td>1</td>
<td>2</td>
<td>0.0</td>
<td>720</td>
<td>720</td>
<td>698</td>
</tr>
<tr>
<td>TC 60%</td>
<td>2</td>
<td>2</td>
<td>0.0</td>
<td>720</td>
<td>1,440</td>
<td>867</td>
</tr>
<tr>
<td>Hempstead - 32 units RA (floating)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC 30%</td>
<td>3</td>
<td>1</td>
<td>0.0</td>
<td>648</td>
<td>1,944</td>
<td>332</td>
</tr>
<tr>
<td>TC 50%</td>
<td>6</td>
<td>1</td>
<td>0.0</td>
<td>648</td>
<td>3,888</td>
<td>612</td>
</tr>
<tr>
<td>TC 60%</td>
<td>19</td>
<td>1</td>
<td>0.0</td>
<td>648</td>
<td>12,312</td>
<td>753</td>
</tr>
<tr>
<td>TC 30%</td>
<td>1</td>
<td>2</td>
<td>0.0</td>
<td>715</td>
<td>715</td>
<td>361</td>
</tr>
<tr>
<td>TC 50%</td>
<td>1</td>
<td>2</td>
<td>0.0</td>
<td>715</td>
<td>715</td>
<td>698</td>
</tr>
<tr>
<td>TC 60%</td>
<td>2</td>
<td>2</td>
<td>0.0</td>
<td>715</td>
<td>1,430</td>
<td>867</td>
</tr>
<tr>
<td>Sweeny - 20 units RA (floating)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC 30%</td>
<td>1</td>
<td>2</td>
<td>0.0</td>
<td>715</td>
<td>715</td>
<td>361</td>
</tr>
<tr>
<td>TC 50%</td>
<td>1</td>
<td>2</td>
<td>0.0</td>
<td>715</td>
<td>715</td>
<td>698</td>
</tr>
<tr>
<td>TC 60%</td>
<td>2</td>
<td>2</td>
<td>0.0</td>
<td>715</td>
<td>1,430</td>
<td>867</td>
</tr>
<tr>
<td>TOTAL</td>
<td>82</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Calculations

- Non Rental Income: $0.00 per unit/month for: late fees, app fees and retained deposits
- Non Rental Income: 3.40 per unit/month for: late fees, app fees and retained deposits
- Non Rental Income: 0.00 per unit/month for: late fees, app fees and retained deposits
- TOTAL NONRENTAL INCOME: $3.40 per unit/month

### Income Calculations

- POTENTIAL GROSS MONTHLY INCOME: 43,729
- Provision for Vacancy & Collection Loss: 6.00% (2,624)
- Rental Concessions (enter as a negative number): Enter as a negative value
- EFFECTIVE GROSS MONTHLY INCOME: 41,105
- 12 = EFFECTIVE GROSS ANNUAL INCOME: 493,263

If a revised form is submitted, date of submission: 3/15/2019

### Notes

- Rent Schedule

- Self Score Total: 108
Hi Corey,

For #6, the response you just gave is perfect. Sometimes, an explanation is all you need because there may be something that I’ve missed. So if you use that as your explanation, that will take care of #6.

For #8, Was there a table for it or are you relying on the measurements within the drawing itself? If that’s what you’re using, just explain that in your response and I’ll check that one off too.

Have a great day!
Elizabeth Henderson

---

Hi Elizabeth,

I was hoping to get some clarification on a couple of the deficiency items raised below.

6. Tab 22, Common Area Tables – The Site Plans and the building plans do not appear to include the tables showing the common area space, building by building. Please clarify.

   I’m not sure the best way to address this. None of the residential buildings have any common area space. The only common area space would be located in the Community building, in which 100% of the space would be common area space. Would a simple narrative explaining this be sufficient? If so, would the narrative need to be on the site plan itself, or just included with full deficiency responses?

8. Tab 22, Building Plans – Hempstead buildings 2 and 3 appear to have breezeways but I don’t see the measurements of those breezeways provided on the building plans. Please clarify.

   I am seeing the breezeways to be shown at 10’10” each. Please see attached. Are there any further measurements that would be needed for this?

The remaining items appear pretty straight forward and we should have full responses back to you shortly.

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
### SITE

- **4 ACRES OR 174,240 SF**

### PARKING

- **50 PARKING STALLS**
  - 1 VAN ACCESSIBLE PARKING STALL
  - 5 HANDICAP ACCESSIBLE PARKING STALLS

**TOTAL = 56**

### TOTAL UNITS - 50 UNITS

<table>
<thead>
<tr>
<th>Buildings</th>
<th>1 Bedroom Units</th>
<th>1 Bedroom HC Units</th>
<th>1 Bedroom HV Unit</th>
<th>2 Bedroom Units</th>
<th>2 Bedroom HC Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td>14 @ 616 SQ.FT.</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2</strong></td>
<td>16 @ 616 SQ.FT.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>3</strong></td>
<td>13 @ 616 SQ.FT.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL UNITS**

- **14 @ 616 SQ.FT. = 8,624 SQ.FT.**
- **16 @ 616 SQ.FT. = 9,856 SQ.FT.**
- **13 @ 616 SQ.FT. = 8,008 SQ.FT.**

**TOTAL UNITS & STORAGE**

- **9,856 SQ.FT.**

### BUILDING 1

- **COMMUNITY BLDG @ 1,992 SQ.FT.**

### SITE LEGEND:

- `NEW CONCRETE`
- `ACCESSIBLE ROUTE`

### NOTES:

1. PROJECT BUILT IN 1993 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED.
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.
### SWEENEY MANOR APARTMENTS

#### 902 TEXAS AVE.

**Project Details:**
- **Address:** Sweeny, Texas
- **Fax:** (405) 848-2862
- **Email:** info@blackledgearchitects.com

**Architect:**
- **Name:** Larry K. Blackledge

**Date:**
- **Project No:**
- **Sheets:**

**Scale:**
- **1" = 70'=0"**

### Site Details:

- **Overall Site Plan**
  - **Legend:**
    - NEW CONCRETE
    - ACCESSIBLE ROUTE

### Parking Details:

- **Total Parking Stalls:** 32
  - 1 Van Accessible Parking Stall
  - 3 HC Parking Stalls
  - **Total:** 36

### Buildings Details:

#### Buildings 1:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#14:** 2 BD
  - **#13:** 2 BD
  - **#12:** 2 BD
  - **#11:** 2 BD

#### Buildings 2:
- **Type:** 1 Bedroom HV Unit
- **Area:** 648 sq ft
- **Units:**
  - **#1:**
  - **#2:**

#### Buildings 3:
- **Type:** 1 Bedroom HC Unit
- **Area:** 648 sq ft
- **Units:**
  - **#3:**
  - **#4:**

#### Buildings 4:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#5:**
  - **#6:**

#### Buildings 5:
- **Type:** 2 Bedroom Units
- **Area:** 715 sq ft
- **Units:**
  - **#7:**
  - **#8:**

#### Buildings 6:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#9:**
  - **#10:**

#### Buildings 7:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#11:**
  - **#12:**

#### Buildings 8:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#13:**
  - **#14:**

#### Buildings 9:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#15:**
  - **#16:**

#### Buildings 10:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#17:**
  - **#18:**

#### Buildings 11:
- **Type:** 1 Bedroom Unit
- **Area:** 648 sq ft
- **Units:**
  - **#19:**
  - **#20:**

#### Community Building:
- **Type:** 1 Bedroom Unit
- **Area:** 1,307 sq ft
- **Units:**
  - **#21:**
  - **#22:**

---

### Notes:

1. **Project History:** Built in 1992, making the whole site accessible under the Fair Housing Act.
2. **Flood Plain:** Not in the flood plain and no flood plain detention or mitigation is required.
3. **Parking Notes:** Meets all local parking requirements.

---

**Comm. Site:**
- **Area:** 3 Acres or 130,680 +/- SF

**Parking:**
- **Stalls:**
  - Regular: 32
  - Accessible: 1
  - Handicapped: 3
- **Total:** 36

**Total Units:**
- 32 Units

### Summary:

- **8 Buildings:**
  - 1 Bedroom Units
  - 2 Bedroom Units
  - Handicapped Units
  - Van Accessible Unit
  - 1 Bedroom High Volume Unit

- **Area Calculation:**
  - **Building 1:** 2,592 sq ft
  - **Building 2:** 648 sq ft
  - **Building 3:** 648 sq ft
  - **Building 4:** 1,296 sq ft
  - **Building 5:** 2,145 sq ft
  - **Building 6:** 2,592 sq ft
  - **Building 7:** 1,296 sq ft
  - **Building 8:** 2,592 sq ft
  - **Building 9:** 2,592 sq ft
  - **Building 10:** 1,296 sq ft
  - **Building 11:** 1,296 sq ft

- **Community Building Area:** 1,307 sq ft

---

**Scale:**
- 1" = 70'=0" (1 inch to 70 feet in plan)

**Plan North:**
- Orientation marked on the plan

---

**Additional Notes:**

- Project completed in 1992, whole site accessible under Fair Housing Act.
- No flood plain detention or mitigation required.
- Meets all local parking requirements.
Hi Corey,

For #6, the response you just gave is perfect. Sometimes, an explanation is all you need because there may be something that I’ve missed. So if you use that as your explanation, that will take care of #6.

For #8, Was there a table for it or are you relying on the measurements within the drawing itself? If that’s what you’re using, just explain that in your response and I’ll check that one off too.

Have a great day!
Elizabeth Henderson

Hi Elizabeth,

I was hoping to get some clarification on a couple of the deficiency items raised below.

6. Tab 22, Common Area Tables – The Site Plans and the building plans do not appear to include the tables showing the common area space, building by building. Please clarify.

I’m not sure the best way to address this. None of the residential buildings have any common area space. The only common area space would be located in the Community building, in which 100% of the space would be common area space. Would a simple narrative explaining this be sufficient? If so, would the narrative need to be on the site plan itself, or just included with full deficiency responses?

8. Tab 22, Building Plans – Hempstead buildings 2 and 3 appear to have breezeways but I don’t see the measurements of those breezeways provided on the building plans. Please clarify.

I am seeing the breezeways to be shown at 10’10” each. Please see attached. Are there any further measurements that would be needed for this?

The remaining items appear pretty straight forward and we should have full responses back to you shortly.

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
January 8, 2019

Sarah Anderson
Sarah Anderson Consulting
1305 E. 6th Street
Austin, TX 78702

RE: STAFF DETERMINATION REGARDING SCATTERED SITE APPLICATION(S)

Dear Ms. Anderson:

A request was sent to the Texas Department of Housing and Community Affairs asking for a staff determination under 10 TAC §11.1(k) regarding how the Department would score scattered site applications under 10 TAC §11.9(e)(2) related to Cost of Development per Square Foot, and 10 TAC §11.9(e)(4) related to Leveraging of Private, State, and Federal Resources. The request also asked staff to opine on whether it would be better for the applicant to submit one “bundled” application or to submit separate applications with a plan for a common closing. The rules include no requirements for such submissions, and staff believes that this is a decision best made by the applicant, but the applicant should be aware that a common plan of financing may have other implications under the rules.

If separate applications are submitted, each will be assessed on its own merit; those that qualify for points under §11.9(e)(2) and 11.9(e)(4) will be awarded the points. If a “bundled” application is submitted, staff will first assess points for each of the scattered site properties individually; then to calculate the total for the application as a whole, those scores will be proportionally adjusted and combined based on the number of units at each scattered site as a percentage of the total units in the Development multiplied by the qualifying number of points attributed to each scattered site (as if each was an entire Development Site). In addition, staff will round the result down to the nearest whole value. As an example, under §11.9(e)(2) related to Cost of Development per Square Foot for a scattered site Development with 72 units, if Site A has 50 units and qualifies for 12 points and Site B has 22 units and qualifies for 11 points:

Site A: 12 x (50/72) = 8.33 points
Site B: 11 x (22/72) = 3.36 points
Total = 11.69 points, rounded down to 11 points;

or, under §11.9(e)(4) related to Leveraging of Private, State, and Federal Resources, if Site A qualifies for 3 points and Site B qualifies for 2 points:

Site A: 3 x (50/72) = 2.08 points
Site B: 2 x (22/72) = .62 points
Total = 2.69 points, rounded down to 2 points.
Defined terms used herein but not otherwise defined have the same meanings used in the Department’s rules. This staff determination can only be relied upon for applications submitted in the 2019 Competitive Housing Tax Credit round. In order to be eligible for the points using the methodology described herein, the Applicant must elect the correct number of points in their self-score and submit all supporting documentation required by the QAP and necessary to support the use of the methodology described herein. If the Applicant fails to elect the correct number of points, the Applicant’s score under each of the referenced scoring items may go down but will not be increased unless specifically allowed by the Director of Multifamily Finance, Executive Director (or Acting Executive Director), or Board. The methodologies described herein may not be relied upon for any other scoring item or applicable rule, unless otherwise authorized in writing. This staff determination does not bind the Department’s Governing Board.

Should you have any questions, please contact Sharon Gamble, Competitive Tax Credit Program Administrator, at sharon.gamble@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

[Signature]

Marni Holloway
Director, Multifamily Finance Division
Corey Farmer

From: Liz Cline <liz.cline@tdhca.state.tx.us>
Sent: Tuesday, April 2, 2019 8:59 AM
To: Shawn Smith; Corey Farmer; 'Alyssa Carpenter'
Subject: 19357 - 9% HTC Application Deficiency Notice - TIME SENSITIVE - Please reply immediately acknowledging receipt.

Importance: High

In the course of the Department’s Housing Tax Credit Eligibility/Selection/Threshold and/or Direct Loan review of the above referenced application, a possible Administrative Deficiency as defined in §11.1(d)(2) and described in §11.201(7), §11.201(7)(A) and §11.201(7)(B) of the 2019 Uniform Multifamily Rules was identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies. Any issue initially identified as an Administrative Deficiency may ultimately be determined to be beyond the scope of an Administrative Deficiency, and the distinction between material and non-material missing information is reserved for the Director of Multifamily Finance, Executive Director, and Board.

1. Existing Developments: Clarify whether the rental assistance for the Sweeny location has been renewed. The submitted Rental Agreement is from 2015 and the expiration date is unclear.
2. Funding Amount Request: Please explain how the application is eligible for the point item. The funding amount request for the combined application appears to exceed the amount available in the subregion.
3. Site Plan: Clarify the location of the van accessible parking spaces.
4. Building Floor Plans: Confirm whether the square footage calculation of any utility closets, porches, patios, or any square footage not included in NRA has been included.
5. Unit Plans: The NRA should be stated on the unit plans.
6. Elevations: Please confirm whether any Unit configurations or elevations will change. A statement will suffice.
7. Input From Community Organizations: The support letter from the Waller County Economic Development Partnership is dated 2018. Please clarify.

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 deficiencies must be corrected or clarified by 5 pm Austin local time on April 9, 2019. Please respond to this email as confirmation of receipt.**

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.

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)).*

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.
Woodland Estates I & II (Hempstead & Sweeny)
File # 19357
Responses to Deficiency items #2 dated 4/2/19

1. Existing Developments: Clarify whether the rental assistance for the Sweeny location has been renewed. The submitted Rental Agreement is from 2015 and the expiration date is unclear.
   a. Please see the attached clarification email provided by USDA RD.

2. Funding Amount Request: Please explain how the application is eligible for the point item. The funding amount request for the combined application appears to exceed the amount available in the subregion.
   a. Since the development is competing in the USDA set-aside the subregion funding availability is not applicable. Confirmed via email on 4/2/19 and no further action needed.

3. Site Plan: Clarify the location of the van accessible parking spaces.
   a. Please see the revised Plans.

4. Building Floor Plans: Confirm whether the square footage calculation of any utility closets, porches, patios, or any square footage not included in NRA has been included.
   a. None of the above listed area types are included in the NRA. Please see the revised Plans.

5. Unit Plans: The NRA should be stated on the unit plans.
   a. Please see the revised Plans.

6. Elevations: Please confirm whether any Unit configurations or elevations will change. A statement will suffice.
   a. No unit configurations or elevations will be altered as a result of the proposed rehab.

7. Input From Community Organizations: The support letter from the Waller County Economic Development Partnership is dated 2018. Please clarify.
   a. The reference to 2018 in the letter was a typo. An email was sent to Liz Cline on 4/4/19 in which was attached the email that was received from the WCEDP on 2/27/19, which included the signed letter (though erroneously dated). Confirmation was also received 4/4/19 that no further action was needed for this item,
Corey Farmer

From: Ayers, Amanda - RD, Temple, TX <Amanda.Ayers@tx.usda.gov>
Sent: Friday, April 5, 2019 11:12 AM
To: Corey Farmer
Subject: RE: Sweeny Manor RA

Corey-

I can confirm that the RA on sweeny manor has been recently renewed. The new agreement number is 190100 and was approved on 2/4/2019 for 20 units of Rental Assistance. Thanks.

Amanda L. Ayers | Loan Specialist
Rural Development
U.S. Department of Agriculture
101 S. Main, Suite 102 | Temple, Texas 76501
Phone: 254.742.9778
www.rd.usda.gov

"Committed to the future of rural communities"
"Estamos dedicados al futuro de las comunidades rurales"

USDA is an equal opportunity provider, employer and lender.

From: Corey Farmer <cfarmer@belmontdev.com>
Sent: Friday, April 5, 2019 9:54 AM
To: Ayers, Amanda - RD, Temple, TX <Amanda.Ayers@tx.usda.gov>
Subject: Sweeny Manor RA

Amanda,

Per our conversation, please see the following question we received from TDHCA. Also attached is the Current Rental Assistance Contract in place.

1. Existing Developments: Clarify whether the rental assistance for the Sweeny location has been renewed. The submitted Rental Agreement is from 2015 and the expiration date is unclear.

Can you please confirm that even though the original contract was executed in 2015, a continuation of that agreement was executed and is still currently in effect as evidenced through Agreement #180100 shown on the 2nd page of the RA Contract?

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
cfarmer@belmontdev.com
This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.
Hi Alyssa,

Please disregard deficiency item #2 since it is considered as part of the At-Risk Set-Aside.

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)).

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

Hi, Liz:

Can you explain #2? This is a USDA application coming out of the At Risk set aside, and At Risk has $2 mill limit and much more available?

Regards,
On Apr 2, 2019, at 9:59 AM, Liz Cline <liz.cline@tdhca.state.tx.us> wrote:

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. Existing Developments: Clarify whether the rental assistance for the Sweeny location has been renewed. The submitted Rental Agreement is from 2015 and the expiration date is unclear.
2. Funding Amount Request: Please explain how the application is eligible for the point item. The funding amount request for the combined application appears to exceed the amount available in the subregion.
3. Site Plan: Clarify the location of the van accessible parking spaces.
4. Building Floor Plans: Confirm whether the square footage calculation of any utility closets, porches, patios, or any square footage not included in NRA has been included.
5. Unit Plans: The NRA should be stated on the unit plans.
6. Elevations: Please confirm whether any Unit configurations or elevations will change. A statement will suffice.
7. Input From Community Organizations: The support letter from the Waller County Economic Development Partnership is dated 2018. Please clarify.

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 April 9, 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)).

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
SITE
4 ACRES OR 174,240 SF

PARKING
50 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
5 HANDICAP ACCESSIBLE PARKING STALLS
TOTAL = 56

TOTAL UNITS - 50 UNITS
43 1-BEDROOM UNITS
2 1-BEDROOM HC UNITS
1 1-BEDROOM H/V UNIT
3 2-BEDROOM UNITS
1 2-BEDROOM HC UNIT

BUILDINGS 1-
(14) 1-BEDROOM UNIT @ 616 SQ.FT. = 8,624 SQ.FT.
(2) 1-BEDROOM HC @ 616 SQ.FT = 1,232 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.

BUILDINGS 2-
(16) 1-BEDROOM UNIT @ 616 SQ.FT. = 9,856 SQ.FT.
TOTAL UNITS = 9,856 SQ.FT.

BUILDINGS 3-
(13) 1-BEDROOM UNIT @ 616 SQ.FT. = 8,008 SQ.FT.
(1) 1-BEDROOM H/V @ 616 SQ.FT. = 616 SQ.FT.
(3) 2-BEDROOM UNIT @ 720 SQ.FT. = 2,160 SQ.FT.
(1) 2-BEDROOM HC @ 720 SQ.FT = 720 SQ.FT.
TOTAL UNITS = 11,504 SQ.FT.

COMMUNITY BLDG @ 1,992 SQ.FT

OVERALL SITE PLAN
SCALE: 1" = 90'-0"

SITE LEGEND:
- NEW CONCRETE
- ACCESSIBLE ROUTE

NOTES:
1. PROJECT BUILT IN 1993 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.
Building 1

Total Net Rentable Area: 9,856 sqft.
Total Patio Area: 1,152 sqft.
Total Breezeway Area: 0 sqft.
Other Support Areas: 128 sqft.
Total Gross Building Area 11,136 sqft.
Building 2

Total Net Rentable Area: 9,856 sqft.
Total Patio Area: 1,152 sqft.
Total Breezeway Area: 927 sqft.
Other Support Areas: 128 sqft.
Total Gross Building Area: 12,063 sqft.
Building 3
Total Net Rentable Area: 11,504 sqft.
Total Patio Area: 1,464 sqft.
Total Breezeway Area: 1,236 sqft.
Other Support Areas: 152 sqft.
Total Gross Building Area: 14,356 sqft.

Total Net Rentable Area: 11,504 sqft.
Community Building
Total Net Conditioned Area: 1,677 sqft.
Total Unconditioned Area: 315 sqft.
Total Patio Area: 133 sqft.
Total Gross Building Area 2,125 sqft.

COMMUNITY BLDG
FLOOR PLAN
SCALE: 1/8" = 1'-0"
ONE BEDROOM H.C.
FLOOR PLAN

SCALE: 3/16" = 1'-0"

Total Net Rentable Area: 616 sqft.
Total Patio Area: 72 sqft
Storage: 8 sqft.
Total Gross Unit Area 696 sqft.

NEW UFAS ACCESSIBLE BATHROOM
ENERGY STAR, LED LIGHTING THROUGHOUT, TYP
SELF CLEANING OVEN
ENERGY STAR REFRIGERATOR W/ ICE MAKER
15 SEER HVAC
ENERGY STAR CEILING FAN
ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS

BEDROOM
CLOSET
BATHROOM
KITCHEN
DINING
HALL
MECH
STORAGE
LIVING
TOTAL NET RENTABLE AREA: 616 sqft.
TOTAL PATIO AREA: 72 sqft
STORAGE: 8 sqft.
TOTAL GROSS UNIT AREA: 696 sqft.

ONE BEDROOM FLOOR PLAN

SCALE: 3/16" = 1'-0"
TWO BEDROOM HC FLOOR PLAN

Total Net Rentable Area: 720 sqft.
Total Patio Area: 114 sqft.
Storage: 10 sqft.
Total Gross Unit Area: 844 sqft.

Scale: 3/16" = 1'-0"
Total Net Rentable Area: 720 sqft.
Total Patio Area: 114 sqft.
Storage: 10 sqft.
Total Gross Unit Area 844 sqft.
SWEENEY MANOR APARTMENTS
902 TEXAS AVESWEENY, TEXAS
7416 N. BROADWAY EXTENSION, OKLAHOMA CITY, OKLAHOMA 73116   (405) 848-2855  (405) 848-2862 fax   info@blackledgearchitects.com

ARCHITECT
LARRY K. BLACKLEDGE

PROJECT No: DATE: REVISED:

SITE
3 ACRES OR 130,680 +/- SF

PARKING
32 PARKING STALLS
1 VAN ACCESSIBLE PARKING STALL
3 HC PARKING STALLS
TOTAL = 36

TOTAL UNITS - 32 UNITS
25 -1 BEDROOM UNITS
1 - 1 BEDROOM HC UNIT
1 - 1 BEDROOM H/V UNIT
3 - 2 BEDROOM UNITS
1 - 2 BEDROOM HC

BUILDINGS 1 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 2 -
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 3 -
(1) 1 BEDROOM HC @ 648 SQ.FT. = 648 SQ.FT.
(1) 1 BEDROOM @ 648 SQ.FT. = 648 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 4 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 5 -
(3) 2 BEDROOM UNIT @ 715 SQ.FT. = 2,145 SQ.FT.
(1) 2 BEDROOM HC @ 715 SQ.FT. = 715 SQ.FT.
TOTAL UNITS = 2,860 SQ.FT.

BUILDINGS 6 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 7 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 8 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 9 -
(4) 1 BEDROOM UNIT @ 648 SQ.FT. = 2,592 SQ.FT.
TOTAL UNITS = 2,592 SQ.FT.

BUILDINGS 10 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

BUILDINGS 11 -
(2) 1 BEDROOM UNIT @ 648 SQ.FT. = 1,296 SQ.FT.
TOTAL UNITS = 1,296 SQ.FT.

COMMUNITY BLDG @ 1,307 SQ.FT

OVERALL SITE PLAN
SCALE: 1" = 70'=0"

NOTES:
1. PROJECT BUILT IN 1992 THEREFORE MAKING WHOLE SITE ACCESSIBLE UNDER THE FAIR HOUSING ACT.
2. AFTER REVIEW OF FLOOD PLAIN MAP THIS PROPERTY IS NOT IN THE FLOOD PLAIN AND NO FLOOD PLAIN DETENTION OR MITIGATION IS REQUIRED
3. THE SITE PLAN AS PRESENTED MEETS ALL LOCAL PARKING REQUIREMENTS.

SITE LEGEND:

NEW CONCRETE
ACCESSIBLE ROUTE
Building 2

Total Net Rentable Area: 1,296 sqft.
Total Patio Area: 158 sqft
Other Support Areas: 14 sqft.
Total Gross Building Area 1,468 sqft.
Building 3
Total Net Rentable Area: 1,296 sqft.
Total Patio Area: 158 sqft.
Other Support Areas: 14 sqft.
Total Gross Building Area 1,468 sqft.
Building 4, 7, 10, 11

Total Net Rentable Area: 1,296 sqft.
Total Patio Area: 158 sqft
Other Support Areas: 14 sqft.
Total Gross Building Area: 1,468 sqft.
Building 1,6,8,9

Total Net Rentable Area: 2,592 sqft.
Total Patio Area: 316 sqft
Other Support Areas: 28 sqft.
Total Gross Building Area: 2,936 sqft.
Building 5

Total Net Rentable Area: 2,860 sqft.
Total Patio Area: 296 sqft
Other Support Areas: 28 sqft
Total Gross Building Area 3,184 sqft.

BLDG 5
FLOOR PLAN

SCALE: 1/16" = 1'-0"
Community Building

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Net Conditioned Area</td>
<td>1,175 sqft.</td>
</tr>
<tr>
<td>Total Unconditioned Area</td>
<td>132 sqft.</td>
</tr>
<tr>
<td>Total Patio Area</td>
<td>48 sqft</td>
</tr>
<tr>
<td>Total Gross Building Area</td>
<td>1,355 sqft.</td>
</tr>
</tbody>
</table>

COMMUNITY BLDG FLOOR PLAN

SCALE: 1/8" = 1'-0"
ONE BEDROOM H.C.  
FLOOR PLAN

Total Net Rentable Area: 648 sqft.
Total Patio Area: 79 sqft.
Storage: 7 sqft.
Total Gross Unit Area: 734 sqft.

ENERGY STAR CEILING FAN
ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS
SELF CLEANING OVEN
ENERGY STAR REFRIGERATOR W/ ICE MAKER

SCALE: 1/8" = 1'-0"
Total Net Rentable Area: 648 sqft.
Total Patio Area: 79 sqft
Storage: 7 sqft.
Total Gross Unit Area: 734 sqft.

Self Cleaning Oven
Energy Star Refrigerator w/ Ice Maker

15 SEER HVAC

Energy Star, LED Lighting Throughout, TYP

Energy Star Ceiling Fan

All Windows Energy Star Qualified with Low-E Glass w/ Blinds and Screens

One Bedroom Floor Plan

Scale: 1/8" = 1'-0"
Total Net Rentable Area: 715 sqft.
Total Patio Area: 74 sqft
Storage: 7 sqft.
Total Gross Unit Area: 796 sqft.
15 SEER HVAC

ENERGY STAR CEILING FAN

ALL WINDOWS ENERGY STAR QUALIFIED WITH LOW-E GLASS W/ BLINDS AND SCREENS

SELF CLEANING OVEN

ENERGY STAR REFRIGERATOR W/ ICE MAKER

ENERGY STAR, LED LIGHTING THROUGHOUT, TYP

Total Net Rentable Area: 715 sqft.
Total Patio Area: 74 sqft
Storage: 7 sqft.
Total Gross Unit Area: 796 sqft.
Hi Corey,

Thank you for the clarification. No further action is needed at this time.

Regards,

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)).

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

Good morning Liz,

Regarding the following Deficiency item; the reference to 2018 was a typo. Is the attached email showing when the letter was received satisfactory? I can reach out to Mr. Yokum to request a revised letter, but this is definitely not his highest priority so I am concerned about getting something back by the deadline.

7. Input From Community Organizations: The support letter from the Waller County Economic Development Partnership is dated 2018. Please clarify.
Hi Alyssa,

Please disregard deficiency item #2 since it is considered as part of the At-Risk Set-Aside.

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)).

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.
Can you explain #2? This is a USDA application coming out of the At Risk set aside, and At Risk has $2 mill limit and much more available?

Regards,

Alyssa Carpenter

On Apr 2, 2019, at 9:59 AM, Liz Cline <liz.cline@tdhca.state.tx.us> wrote:

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. Existing Developments: Clarify whether the rental assistance for the Sweeny location has been renewed. The submitted Rental Agreement is from 2015 and the expiration date is unclear.
2. Funding Amount Request: Please explain how the application is eligible for the point item. The funding amount request for the combined application appears to exceed the amount available in the subregion.
3. Site Plan: Clarify the location of the van accessible parking spaces.
4. Building Floor Plans: Confirm whether the square footage calculation of any utility closets, porches, patios, or any square footage not included in NRA has been included.
5. Unit Plans: The NRA should be stated on the unit plans.
6. Elevations: Please confirm whether any Unit configurations or elevations will change. A statement will suffice.
7. Input From Community Organizations: The support letter from the Waller County Economic Development Partnership is dated 2018. Please clarify.

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 April 9, 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)).

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
Here you go, Corey. I don’t have time for the other things you mentioned....sorry.

Good luck....

Vince Yokom
Executive Director
Waller County Economic Development Partnership
519 9th St. Suite A
Hempstead, TX 77445
Office: 979-921-9059
Mobile: 832-457-5582

"The probability that we may fail in the struggle ought not to deter us from the support of a cause we believe to be just." Abraham Lincoln

This email and any files transmitted with it are confidential and intended solely for the use of the individual(s) to whom they are addressed. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Waller County Economic Development Partnership. Finally, e-mail transmissions cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The Waller County Economic Development Partnership accepts no liability for any damage caused by any virus transmitted by this email.

On Feb 27, 2019, at 3:54 PM, Corey Farmer <cfarmer@belmontdev.com> wrote:

Good Afternoon Vince,

Just following up on this. Have you had a chance to finish up that letter? We’re getting pretty close to crunch time on our submission deadline. Just give me a shout if there’s anything else you need.

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
 cfarmer@belmontdev.com
To: 'Vince Yokom' <vyokom@wallercounty.org>
Subject: Re: letter of support ‐Hempstead Gardens

We just need to provide some evidence of WCEDC’s involvement in the community. I can usually pull enough from a groups website to satisfy this, but if you happen to have anything handy (flyers, brochures, promotional material) that you could send along with the letter that would work also. Don’t know if I mentioned this yesterday, but one other item I would need would be some proof of the organizations nonprofit status. Again, I can often locate this online, but if you have it available that would be great.

I’ll be honest, given the urgent timing, I’ve only been focusing on getting the signed letters in hand. After that I will try to clean up whatever I need to do to be sure we’re meeting the requirements.

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
cfarmer@belmontdev.com

From: Vince Yokom <vyokom@wallercounty.org>
Sent: Tuesday, February 26, 2019 11:29 AM
To: Corey Farmer <cfarmer@belmontdev.com>
Subject: Re: letter of support ‐Hempstead Gardens

In your boilerplate, can you explain this statement:

Evidence of our current community involvement is provided for in the attached documentation.

Vince Yokom
Executive Director
Waller County Economic Development Partnership
519 9th St. Suite A
Hempstead, TX 77445
Office: 979-921-9059
Mobile: 832-457-5582

“The probability that we may fail in the struggle ought not to deter us from the support of a cause we believe to be just.” Abraham Lincoln

This email and any files transmitted with it are confidential and intended solely for the use of the individual(s) to whom they are addressed. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Waller County Economic Development Partnership. Finally, e-mail transmissions cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The Waller County Economic Development Partnership accepts no liability for any damage caused by any virus transmitted by this email.
Vince,

Please see the Support Resolution that was approved by the Hempstead City Council last night. Please let me know if you need anything further for this.

Thanks,

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
cfarmer@belmontdev.com

Almost forgot, if you could also help put me in touch with the gentleman that your referenced, (I believe it was Harvey Loss; spelling?) I would greatly appreciate it. If you’d like, please feel free to forward the information I shared directly to him. Whatever works best for you.

Thanks again!

Corey Farmer
Belmont Development Company, LLC
222 E. Main St., First Floor
Oklahoma City, OK 73104
(405) 604-5074 Office
(405) 604-5092 Fax
(918) 706-4334 Cell
cfarmer@belmontdev.com

Mr. Yokom,

Sorry for the delay in getting this over to you today. Shortly after we spoke the entire block that our office building sits on suddenly lost power and so I had to pack up and head home in order to get this out to you in a timely manner. not that I’m complaining about having to leave work early😊

Attached is the template support letter that you can use along with the general information letter that I usually provide when reaching out to groups like WCEDP.
attached is the funding commitment letter we received from Mayor Wolfe. Hopefully you were able to get in touch with him to confirm the resolution being passed tonight. If not, I will be sure to send you a copy once we receive it. Thank you again for taking the time to help us in our efforts to improve the Hempstead Gardens community.

Thanks,

Corey Farmer  
Belmont Development Company, LLC  
222 E. Main St., First Floor  
Oklahoma City, OK 73104  
(405) 604-5074 Office  
(405) 604-5092 Fax  
(918) 706-4334 Cell  
cfarmer@belmontdev.com

<Hempstead Approved Resolution.jpg>
Multifamily Finance Division staff will place scanned copies of scoring notices behind this tab in the application .pdf
MULTIFAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2019 Application Round
Scoring Notice - Competitive Housing Tax Credit Application

Shawn Smith
Phone #: 
Email: ssmith@belmontdev.com
Second Email: cfarmer@belmontdev.com

Date: April 12, 2019

THIS NOTICE WILL ONLY BE TRANSMITTED VIA EMAIL

RE: 2019 Competitive Housing Tax Credit (HTC) Application for Woodlands Estates I & II, TDHCA
Number: 19357

The Texas Department of Housing and Community Affairs has completed its program review of the Application referenced above as further described in the 2019 Qualified Allocation Plan (QAP). This scoring notice provides a summary of staff’s assessment of the application’s score. The notice is divided into several sections.

Section 1 of the scoring notice provides a summary of the score requested by the Applicant followed by the score staff has assessed based on the Application submitted. You should note that six scoring items are not reflected in this scoring comparison but are addressed separately.

Section 2 of the scoring notice includes each of the six scoring criteria for which points could not be requested by the Applicant in the application self-score form and include: §11.9(c)(8) Readiness to Proceed in Disaster Impacted Counties, §11.9(d)(1) Local Government Support, §11.9(d)(4) Quantifiable Community Participation, §11.9(d)(5) Community Support from State Representative, §11.9(d)(6) Input from Community Organizations, and §11.9(d)(7) Concerted Revitalization Plan.

Section 3 provides information related to any point deductions assessed under §11.9(f) and/or §11.201(7)(B) of the QAP.

Section 4 provides the final cumulative score in bold.

Section 5 includes, as applicable, notes and an explanation of any differences between the requested and awarded score, as well as any penalty points assessed.

The scores provided herein are merely informational at this point in the process and may be subject to change. For example, points awarded under §11.9(e)(4) “Leveraging of Private, State, and Federal Resources”, 11.9(b)(1)(A) “Unit Sizes”, 11.9(b)(1)(B) “Unit and Development Features”, 11.9(c)(1) “Income Levels of Tenants”, 11.9(c)(2) “Rent Levels of Tenants”, 11.9(e)(1) “Financial Feasibility”, 11.9(e)(3) “Pre-Application Participation”, and may be adjusted should the underwriting review result in changes to the Application that would affect these scores. If a scoring adjustment is necessary, staff will provide the Applicant a revised scoring notice.

Be further advised that if the Applicant failed to properly disclose information in the Application that could have a material impact on the scoring information provided herein, the score included in this notice may require adjustment and/or the Applicant may be subject to other penalties as provided for in the Department’s rules.

This scoring notice is provided by staff at this time to ensure that an Applicant has sufficient notice to exercise any appeal process provided under §11.902 of the 2019 QAP. All information in this scoring notice is further subject to modification, acceptance, and/or approval by the Department’s Governing Board. If the score of an Application changes, a revised scoring notice will be provided to the Applicant.
### Page 2 of Final Scoring Notice: 19357, Woodlands Estates I & II

#### Section 1:
Score Requested by Applicant (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2019 QAP):

Score Awarded by TDHCA (Not including points for §11.9(c)(8) or (d)(1), (4), (5), (6) or (7) of the 2019 QAP):

Difference between Requested and Awarded:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>108</td>
<td>108</td>
</tr>
<tr>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

#### Section 2:
Points Awarded for §11.9(c)(8) Readiness to Proceed:
Points Awarded for §11.9(d)(1) Local Government Support:
Points Awarded for §11.9(d)(4) Quantifiable Community Participation:
Points Awarded for §11.9(d)(5) Community Support from State Representative:
Points Awarded for §11.9(d)(6) Input from Community Organizations:
Points Awarded for §11.9(d)(7) Concerted Revitalization Plan:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

#### Section 3:
Points Deducted for §11.9(f) and/or §11.201(7)(B) of the QAP:

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
</tr>
</tbody>
</table>

#### Section 4:
**Final Score Awarded to Application by Department staff (Including all points):**

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>146</td>
</tr>
</tbody>
</table>

#### Section 5:
**Notes and explanation for difference between points requested and points awarded by the Department, as well as penalties assessed:**

§11.9(d)(6) Input from Community Organizations. The Application provided two eligible letters to support the Sweeney location and one eligible letter to support the Hempstead location. Calculation renders two points. (Possible points 4, Awarded 2)

Restrictions and requirements relating to the filing of an appeal can be found in §11.902 of the 2019 QAP. If you wish to appeal this scoring notice, you must file your appeal with the Department no later than 5:00 p.m. Austin local time, Friday, April 19, 2019. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring are heard at the Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director, the Applicant is able to request that the appeal automatically be added to the Board agenda.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Sharon Gamble at (512) 936-7834 or by email at mailto:sharon.gamble@tdhca.state.tx.us.

Sincerely,

*Sharon D. Gamble*

Sharon D. Gamble
Competitive HTC Program Administrator
Multifamily Finance Division staff will place documents related to Requests for Administrative Deficiencies behind this tab in the application.pdf
Real Estate Analysis Division staff will place scanned copies of RFI documents behind this tab in the application .pdf
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