

2015 LIHTC Resolutions



**Housing and Community Development Department
Summary of Applications for Resolutions of Support**

| Map Number | TDHCA Number | Project Name | Project Address | Developer | Criteria Met | Council District | No. of Units | Property Type | 4 HOA? | 2 CRA? | 1 PSH? | 3 4 BR units? | Rehab Project | Resolution | Prelim TDHCA Score |
|------------|--------------|--------------------------------|---|----------------------------------|--------------|------------------|--------------|---------------|--------|----------|--------|---------------|---------------|------------|--------------------|
| 1 | 15043 | Cleme Manor Apartments | 5300 Coke Street | NHP Foundation | 1, 2, 3 | B | 284 | Families | N | Y | Y | Y | N | Support | 108 |
| 2 | 15013 | Cypress Creek at Reed Phase II | Approx. the southeast quadrant of Reed Road and Par | Stuart Shaw | 2 | D | 100 | Families | N | outreach | N | N | N | Support | 106 |
| 3 | 15000 | Palm Parque | 5915 Schroeder | ReWard 3rd Ward | 2 | D | 30 | Families | N | outreach | Y | N | N | Support | 111 |
| 4 | 15001 | Selinsky Street | 6013 Selinsky Road | ReWard 3rd Ward | 2 | D | 30 | Families | N | outreach | Y | N | N | Support | 108 |
| 5 | 15003 | Zion Bayou | 5300 Airport Blvd. | ReWard 3rd Ward | 2 | D | 84 | Families | N | outreach | Y | N | N | Support | 108 |
| 6 | 15306 | Altura Heights | Approx. 12912 S. Post Oak | DMA Development | 4 | K | 124 | Workforce | Y | N | N | N | N | Support | 113 |
| 7 | 15165 | Bellfort Park - Rehab | 4135 West Bellfort | Odyssey Residential Construction | 5 | K | 64 | Families | N | N | N | N | Y | Support | 108 |

| Map Number | TDHCA Number | Project Name | Project Address | Developer | Criteria Met | Council District | No. of Units | Property Type | 4 HOA? | 2 CRA? | 1 PSH? | 3 4 BR units? | Rehab Project | Resolution | Prelim TDHCA Score |
|------------|--------------|---------------------------|---|------------------------------|--------------|------------------|--------------|---------------|--------|--------|--------|---------------|---------------|------------|--------------------|
| 8 | 15137 | Greenhouse Place | Southwest quadrant of W. Little York & Greenhouse | RITEX | 4 | A/LPA/ETJ | 152 | Families | Y | N | N | N | N | Support | 116 |
| 9 | 15243 | Providence Stoneforest | 4914 Spring Cypress | Blazer | 4 | A/LPA/ETJ | 170 | Seniors | Y | N | N | N | N | Support | 114 |
| 10 | 15258 | Retreat at Westlock | S. Quad. of TX 249 Access Rd. & Westlock Dr. | ITEX | 4 | A/LPA/ETJ | 140 | Seniors | Y | N | N | N | N | Support | 114 |
| 11 | 15184 | Riverbrook Village | Approx. 5500 block of Asascocita Road | Steve Ford | 4 | E/LPA/ETJ | 110 | Seniors | Y | N | N | N | N | Support | 127 |
| 12 | 15076 | Provision at Four Corners | 15014 Old Richmond Road | Gardner Capital Development | 3, 4 | F/LPA/ETJ | 132 | Lg. Families | Y | N | N | Y | N | Support | 118 |
| 13 | 15181 | Campanile at St. William | NEC of Clay Road and St. William | Hettig-Kahn | 4 | ETJ | 96 | Seniors | Y | N | N | Y | N | Support | 114 |
| 14 | 15170 | Lodge at Westlake | Near SWC of FM 1960 and Atascocita Shores Drive | KG Residential | 4 | ETJ | 116 | Seniors | Y | N | N | N | N | Support | 114 |
| 15 | 15042 | Northwest Village | NWQ FM 529 & Queenston | Robinson Capital | 4 | ETJ | 103 | Seniors | Y | N | N | N | N | Support | 114 |
| 16 | 15291 | Providence Pinehurst | NWQ of FM 1960 & Pinehurst Trail Drive | Blazer | 4 | ETJ | 182 | Seniors | Y | N | N | N | N | Support | 114 |
| 17 | 15310 | Terraces at Arboretum | 15298 Old Richmond Road | Atlantic Pacific Communities | 3, 4 | ETJ | 100 | Lg. Families | Y | N | N | Y | N | Support | 128 |
| 18 | 15244 | The Brittmoore | 6725 Brittmoore Road | Blazer | 4 | ETJ | 150 | Families | Y | N | N | N | N | Support | 118 |
| 19 | 15150 | Woodridge Place | 15912 Telge Road | LDG Development | 4 | ETJ | 118 | Families | Y | N | N | N | N | Support | 118 |

Note : Properties located within a Limited Purpose Annexation (LPA) are assigned to a Council District, but are considered for most purposes to be part of the ETJ.

Resolutions:
Support: 17 points
No Objection: 14 points

Properties in the ETJ receive 1/2 points from COH and 1/2 from County

Withdrawn:
Villa de Cancun
Golden Bamboo Village IV
Cypress Creek at Carter Road



- 1 Cleme Manor Apartments
- 2 Cypress Creek at Reed Phase II
- 3 Palm Parque
- 4 Selinsky Street
- 5 Zion Bayou
- 6 Altura Heights
- 7 Belfort Park
- 8 Greenhouse Place
- 9 Providence Stoneforest
- 10 Retreat at Westlock
- 11 Riverbrook Village
- 12 Provision at Four Corners
- 13 Campanile at St. William
- 14 Lodge at Westlake
- 15 Northwest Village
- 16 Providence Pinehurst
- 17 Terraces at Arboretum
- 18 The Brittmoore
- 19 Woodridge Place

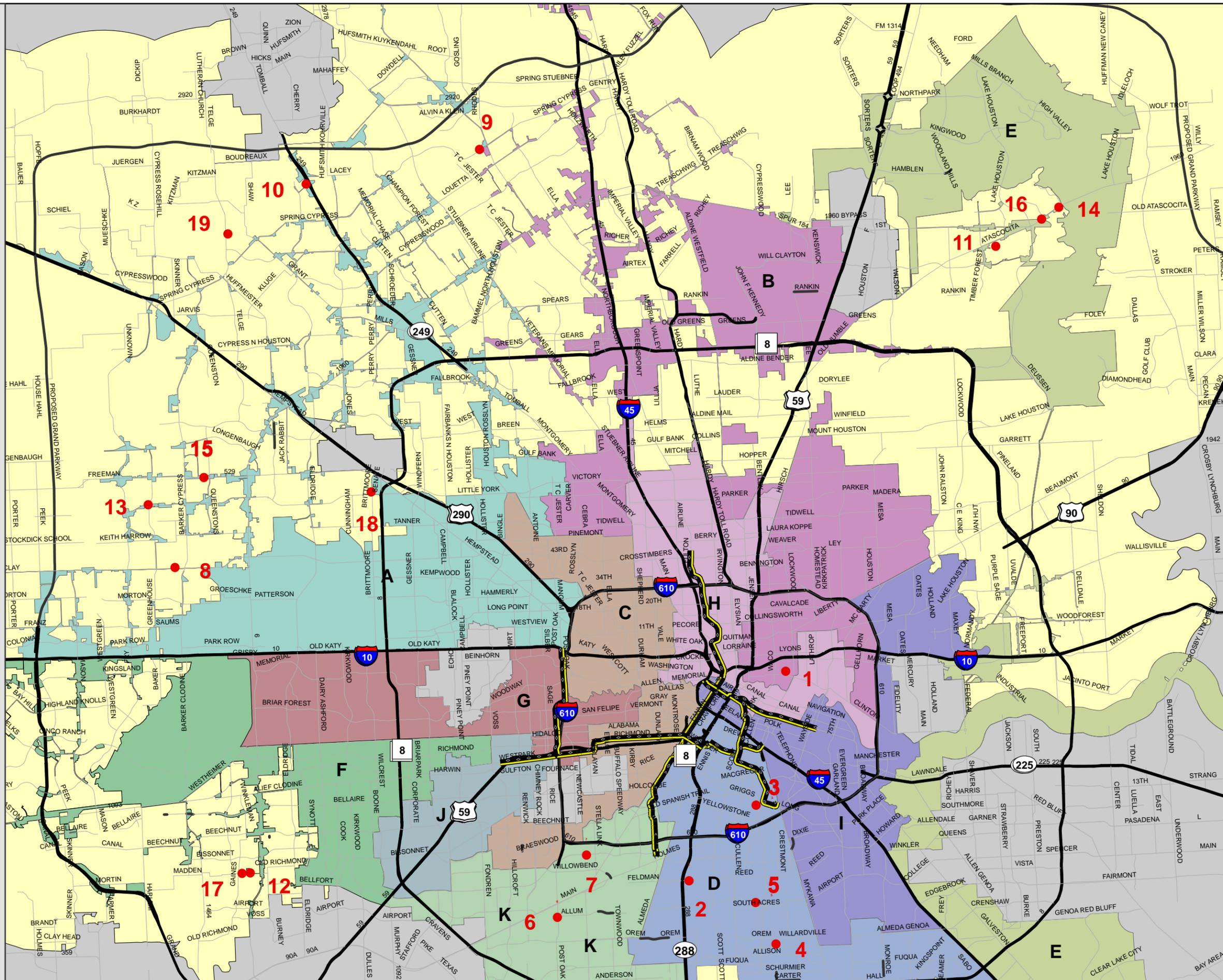
Houston ETJ

Metro Rail Lines

Publication Date: 2/23/2015
Cartographer: S.Teferra

Data Source: City of Houston
Planning & Development Department

COHGIS data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. The City of Houston neither represents, nor warrants COHGIS data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.



Project Summary

Cleme Manor – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- District B – Jerry Davis
- 284 units for families
- 1 BR – 5 BR units
- DR2 fund recipient
- Located in the Greater 5th Ward CRA
- Providing 24 PSH units
- Received \$3 MM in DR2 funds; has requested \$1.26 MM for PSH units

Ownership:

- Affiliate NHP Foundation

TDHCA# 15043 Development Name Cleme Manor Apartments

applicant full name Neal Drobenare 2nd full name Mansur Abdul-M
applicant Address 1090 Vermont Ave. NW, Ste.400 2nd Phone Number (443) 278-5334
applicant City Washington. 2nd Phone Extension
applicant State DC 2nd E-mail mabdulmalik@nhpfound
applicant Zip Code 20005 consultant full name Donna Rickenba
applicant Phone Num (202) 316-7351 consultant Phone Nur (713) 560-0068
applicant Phone Exter consultant Phone Exte
applicant E-mail ndrobenare@nhpfoundation.o consultant E-mail donna@marqueconsult

Name of Proposed Entity Cleme Manor Holdings, LLC
Development Name Cleme Manor Apartments dev Address 5300 Coke Street
Development Type Acquisition/Rehab dev City Houston
Secondary Developme dev Zip Code 77020
Previous TDHCA # 14108 ETJ? No
Initial construction year 1970 dev County Harris
Units Demolished Region 6
Units Reconstructed Rural/Urban Urban
of Non-Contiguous Sites Census Tract 48201211400
of Census Tracts Census Tract 2
Target Population General Census Tract 3
Total LI Units 284 atrisk No
Total MR Units nonprofit Yes
Total PHA Units USDA No
Total Units 284 School Superintenden Dr. Terry Grier
C Request 1500000 District Name Houston ISD
US rep District 18 SUP Street Address 4400 West 18th Street
TX Sen District 13 SUP City Houston
TX Rep District 142 SUP Zip Code 77092
Presiding officer of Bo Juliet Stipeche
PRES Street Address 4400 West 18th Street
PRES City Houston
PRES Zip Code 77092

Name Annise Parker Name 13 Stephen Costello
Office Mayor Office 13 City Council Member
Name 2 Brenda Stardig Name 14 David Robinson
Office 2 City Council Member Office 14 City Council Member
Name 3 Jerry Davis Name 15 Michael Kubosh
Office 3 City Council Member Office 15 City Council Member
Name 4 Ellen Cohen Name 16 C.O. "Brad" Bradford
Office 4 City Council Member Office 16 City Council Member
Name 5 Dwight Boykins Name 17 Jack Christie
Office 5 City Council Member Office 17 City Council Member
Name 6 Dave Martin Name 18 Ed Emmett
Office 6 City Council Member Office 18 County Judge

TDHCA# 15043 Development Name Cleme Manor Apartments

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|--------------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 0 |
| Educational Excellence | 0 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 39 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Historical | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 108 |
| Neighborhood Organization 9 | |
| NO9 Street Address | |
| NO9 Street Address Line 2 | |
| NO9 City | |
| NO9 Zip Code | |

WD
Y

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENCE NUMBER.

SPECIAL WARRANTY DEED

Know all men by these presents, that **Cleme Manor Charitable Trust**, a Texas nonprofit trust, Grantor, for valuable consideration paid by **Cleme Manor Holdings, LLC**, a Texas limited liability company, the Grantee, has granted, sold and conveyed, and by these presents does grant, sell, and convey unto the said **Cleme Manor Holdings, LLC**, whose tax mailing address is 122 E. 42nd Street, Suite 3500, New York, NY 10168, the following real property (the "Property"): 1EE

As described in Exhibit "A" attached hereto and incorporated herein for all purposes, together with all improvements located thereon.

This conveyance is made subject to the exceptions to and reservations from title as set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

As a material part of the consideration for this Deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this Deed.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Cleme Manor Holdings, LLC, a Texas limited liability company, its successors or assigns forever. And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Cleme Manor Holdings, LLC, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

1320160428/33/GK

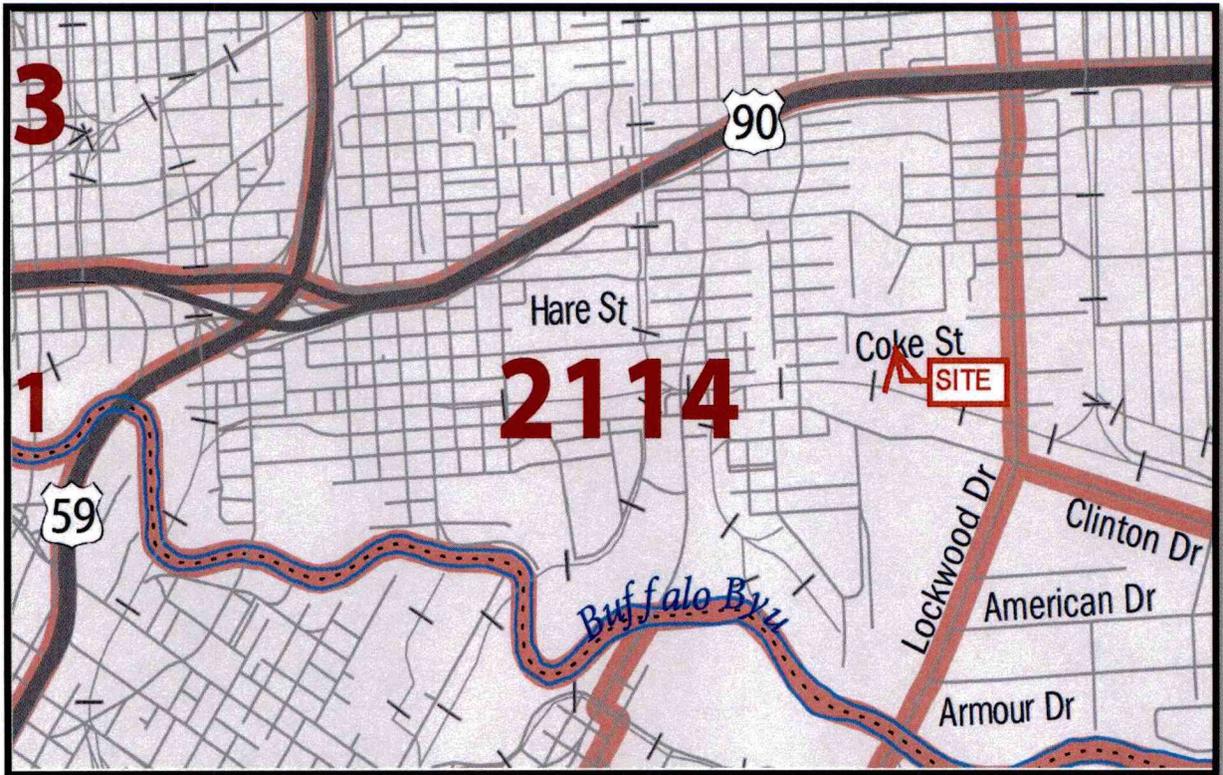
STEWART TITLE

ER 060 - 41 - 2258

Cleme Manor Apartments
5300 Coke Street
Houston, TX

CENSUS TRACT MAP

Tract ID#: 482-012-114.00



STATE of TEXAS
HOUSE of REPRESENTATIVES



Harold V. Dutton, Jr.
District 142

Committees:
Urban Affairs, Chair
Public Education
Sunset Commission

March 6, 2014

Michael Lyttle
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, Texas 78701

Re: Cleme Manor (TDHCA #14108) 9% Application – Resolution of Support

Dear Michael:

I write in regards to the above -referenced project.

As you may know, Texas Legislative District 142, which I have been pleased to represent for over the last thirty years, is an area wherein affordable housing remains a high priority. After reviewing this project and discussing it with the Developer, I am convinced that this project will play an important role in addressing the continuing need for affordable housing in District 142.

Therefore, I offer my unequivocal support for this project and its application and respectfully request the Texas Department of Housing and Community Affairs approval of a Resolution supporting this project as well.

If you have any further questions or need to discuss this matter, please call me at (713) 692-9192.

Best regards,

HAROLD V. DUTTON, JR.

GREATER FIFTH WARD SUPER NEIGHBORHOOD #55
P.O. BOX 1624
HOUSTON, TEXAS 77251

January 28, 2015

Via Email – Nicole.fisher@tdhca.state.tx.us
Texas Department of Housing and Community Affairs
P.O. Box 13941 (MC 332-10)
Austin, Texas 7871103941
Attention: Director of Multifamily Finance

Re: 2015 Neighborhood Organization Registration Information

Dear Ms. Fisher,

In connection with registering with the Texas Department of Housing and Community Affairs (TDHCA), and going on record in support of Application No. 15043 – Cleme Manor Apartments, enclosed please find the following information on Greater Fifth Ward Super Neighborhood #55:

1. Neighborhood Organization Information:
 - a. Name – Greater Fifth Ward Super Neighborhood #55
 - b. P.O. Box 1624, Houston, TX 77251

2. Contact Information –
 - (i) Kathy Blueford – Daniels – mzkat@att.net
2617 Amboy, Houston, Texas 77026
(713) 594-5643

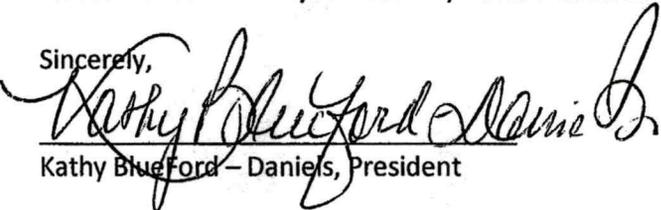
 - (ii) James Joseph joseph23@hotmail.com
4206 Lyons Ave., Houston, Texas 77020
(713) 515-1364

3. Proof of Existence – See attached

4. Map of Neighborhood – See attached

Please let me know if you need any additional information.

Sincerely,


Kathy Blueford – Daniels, President

Project Summary

Cypress Creek at Reed Road Phase 2 – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- District D – Dwight Boykins
- 100 units for families
- 1 BR – 3 BR units
- Located on Reed Road east of Highway 288
- Location is within a CRA Outreach Area

Ownership:

- Affiliate of Bonner Carrington

TDHCA# 15013 Development Name Cypress Creek Apartment Homes at Reed Roa

| | | | |
|-----------------------|------------------------------------|-----------------------|-------------------------|
| applicant full name | Stuart Shaw | 2nd full name | Casey Bump |
| applicant Address | 901 S. Mopac Expressway, Bldg. IV, | 2nd Phone Number | (512) 220-8000 |
| applicant City | Austin | 2nd Phone Extension | 9902 |
| applicant State | TX | 2nd E-mail | casey@bonnercarrington. |
| applicant Zip Code | 78746 | consultant full name | Jeffrey Spicer |
| applicant Phone Num | (512) 220-8000 | consultant Phone Nur | (214) 346-0707 |
| applicant Phone Exter | 9900 | consultant Phone Exte | |
| applicant E-mail | stuart@bonnercarrington.com | consultant E-mail | jspicer@statestreethou |

| | | | |
|---------------------------|-------------------------------------|-------------------------|--|
| Name of Proposed Entity | Cypress Creek Reed Road Phase II LP | dev Address | Approx. the southeast quadrant of Reed Rd. |
| Development Name | Cypress Creek Apartment Homes at | dev City | Houston |
| Development Type | New Construction | dev Zip Code | 77051 |
| Secondary Developme | | ETJ? | No |
| Previous TDHCA # | | dev County | Harris |
| Initial construction year | | Region | 6 |
| Units Demolished | | Rural/Urban | Urban |
| Units Reconstructed | | Census Tract | 48201331300 |
| # of Non-Contiguous Sites | | Census Tract 2 | |
| # of Census Tracts | | Census Tract 3 | |
| Target Population | General | atrisk | No |
| Total LI Units | 60 | nonprofit | No |
| Total MR Units | 40 | USDA | No |
| Total PHA Units | 0 | School Superintenden | Terry Grier |
| Total Units | 100 | District Name | Houston ISD |
| TC Request | 1500000 | SUP Street Address | 4400 West 18th Street |
| OS rep District | 9 | SUP City | Houston |
| TX Sen District | 13 | SUP Zip Code | 77092 |
| TX Rep District | 131 | Presiding officer of Bo | Juliet Stipeche |
| | | PRES Street Address | 4400 West 18th Street |
| | | PRES City | Houston |
| | | PRES Zip Code | 77092 |

| | | | |
|----------|---------------------|-----------|----------------------|
| Name | Annise Parker | Name 13 | Stephen Costello |
| Office | Mayor | Office 13 | City Council Member |
| Name 2 | Brenda Stardig | Name 14 | David Robinson |
| Office 2 | City Council Member | Office 14 | City Council Member |
| Name 3 | Jerry Davis | Name 15 | Michael Kubosh |
| Office 3 | City Council Member | Office 15 | City Council Member |
| Name 4 | Ellen Cohen | Name 16 | C.O. "Brad" Bradford |
| Office 4 | City Council Member | Office 16 | City Council Member |
| Name 5 | Dwight Boykins | Name 17 | Jack Christie |
| Office 5 | City Council Member | Office 17 | City Council Member |
| Name 6 | Dave Martin | Name 18 | Ed Emmett |
| Office 6 | City Council Member | Office 18 | County Judge |

TDHCA# 15013 Development Name Cypress Creek Apartment Homes at Reed Roa

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | R. Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization Super Neighborhood #71 - Sunnyside

NO1 Street Address 10751 Dulcimer

NO1 Street Address Line 2 Attn: Margaret Jenkins

NO1 City Houston NO1 Zip Code 77051

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 0 |
| Educational Excellence | 0 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 0 |
| Serve and Support Texans Most in Need | 37 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 106 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code

**AGREEMENT OF SALE AND PURCHASE
(3 ACRES, 2910 Reed Road, Houston, Harris County, Texas)**

THIS AGREEMENT OF SALE AND PURCHASE (the "Agreement") is made and entered into by and between the parties listed below as "Seller" and "Purchaser", effective as of the Effective Date (defined below).

**I.
BASIC TERMS**

1.1 The following shall constitute the Basic Terms (herein so called) of this Agreement, and the terms having initial capital letters, used in the captions, or otherwise defined in the Article I shall have the same meaning when used in other Articles of this Agreement, unless the context otherwise requires a different meaning. Also, in the event of any conflict between the Basic Terms and other provisions in this Agreement, the Basic Terms shall control.

**1.1.1 Purchaser: **Cypress Creek Reed Road Phase II LP
and/or Assigns****

Address: Stuart Shaw, Casey Bump
901 Mopac Expressway
Building IV, Suite 180
Austin, Texas 78746

Stuart Shaw
Phone: 512.220.9900
Cell: 512.925.2266
Email: stuart@bonnercarrington.com

Casey Bump
Phone: 512.220.9902
Cell: 512.796.4031
Email: casey@bonnercarrington.com

**1.1.2 Seller: **STUART SHAW FAMILY PARTNERSHIP, LTD.,
AND/OR ASSIGNS****

Address: Attention: Stuart Shaw, Casey Bump
901 Mopac Expressway
Building IV, Suite 180
Austin, Texas 78746

Stuart Shaw
Phone: 512.220.9900



QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datasets/QCT/DDA2015_Notice.pdf).

48201331300

Go

Select a State

Select a County

Go

Map Options: Clear | Reset

QCT Legend:

Tract Outline

Qualified Census Tracts (2014 Only)

Qualified Census Tracts (2015 Only)

Qualified Census Tracts (2014 & 2015)

LIHTC Project

QCT Options

16 Current Zoom Level

Show Tracts Outline (Zoom 11+)

Show LIHTC Projects (Zoom 11+)

Color Qualified Tracts (Zoom 7+)



Map Satellite



Qualified Census Tract Information

| | |
|--|---------------|
| Tract | 3313.00 |
| County | Harris County |
| State | TX |
| Status (2014) | Qualified |
| Status (2015) | Qualified |
| Poverty Rate | 20.4% |
| Ratio of Tract Median Income to Tract Income Limit | 1.046 |
| Full Tract Number | 48201331300 |

Project Summary

Palm Parque – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- District D – Dwight Boykins
- 30 units for families
- 2 BR and 3 BR units
- Located near Griggs Road and OST
- Location is a CRA
- Applicant has requested \$870,000 from HCDD

Ownership:

- Affiliate of ReWard 3rd Ward

TDHCA# 15000 Development Name Palm Parque Supportive Housing

applicant full name David Punch 2nd full name Rick Sims
applicant Address 3202 Trulley Ave 2nd Phone Number (318) 349-1588
applicant City Houston 2nd Phone Extension
applicant State Tx 2nd E-mail pastorpunch@yahoo.com
applicant Zip Code 77004 consultant full name Rick Sims
applicant Phone Num (832) 347-0900 consultant Phone Num (318) 349-1588
applicant Phone Exter consultant Phone Exte
applicant E-mail rrsims90@aol.com consultant E-mail rrsims90@aol.com

Name of Proposed Entity Palm Parque Ltd.
Development Name Palm Parque Supportive Housing dev Address 5961 Schroeder Rd
Development Type New Construction dev City Houston
Secondary Development Scattered Site dev Zip Code 77021
Previous TDHCA # 14093 ETJ? No
Initial construction year dev County Harris
Units Demolished Region 6
Units Reconstructed Rural/Urban Urban
of Non-Contiguous Sites Census Tract 48201313400
of Census Tracts 1 Census Tract 2
Target Population Supportive Housing Census Tract 3
Total LI Units 30 atrisk No
Total MR Units nonprofit Yes
Total PHA Units USDA No
Total Units 30 School Superintenden Terry B. Grier
C Request 493826 District Name HICSD
US rep District 9 SUP Street Address 4400 West 18th Street
TX Sen District 13 SUP City Houston
TX Rep District 147 SUP Zip Code 77092
Presiding officer of Bo Juliet Stipeche
PRES Street Address 4400 West 18th Street
PRES City Houston
PRES Zip Code 77092

Table with 4 columns: Name, Office, Name, Office. Lists names and titles for 18 individuals, including Annise Parker (Mayor), Ed Emmett (County Judge), and Ed Gonzales (City Council Member).

TDHCA# 15000 Development Name Palm Parque Supportive Housing

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Jerry Davis | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Ellen Cohen | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Robert Gallegos | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Dave Martin | Name 22 | R.Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Richard Nguyen | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Oliver Pennington | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization Mc Gregor Palms Civic Club

NO1 Street Address 5330 Griggs

NO1 Street Address Line 2

NO1 City Houston NO1 Zip Code 77021

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Li

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 13 |
| Tenant Services | 11 |
| Opportunity Index | 0 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 0 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 40 |
| Point Adjustment | |
| Total Application Self Score | 111 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code

UNIMPROVED PROPERTY CONTRACT

1. **PARTIES:** The parties to this contract are MIDTOWN REDEVELOPMENT AUTHORITY (Seller) and REWARD THIRD WARD, INC. (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** Tracts 21A, 21B & 21C, Abstract 936, WCRR Co. Addition, Section 1, City of Houston, County of Harris, Texas, known as 0 Griggs Road, Houston, Texas 77021 (HCAD Account No. 046-036-000-0225), or as described on attached exhibit, and consisting of approximately 58,830 square feet, together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).

3. **SALES PRICE:**

- A. Cash portion of Sales Price payable by Buyer at closing \$1.00 _____
- B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium) \$ -0- _____
- C. Sales Price (Sum of A and B) \$1.00 _____

D. ~~The Sales Price will be adjusted based on the latest survey obtained under Paragraph 6C. The Sales Price is calculated on the basis of \$0.00 per square foot of net area. "Net area" means the total area within the perimeter boundaries of the Property, less any area of the Property within (i) public roadways; and (ii) rights of way and easements other than those that directly provide utility services to the Property. If the Sales Price is adjusted by more than 5% of the stated Sales Price, either party may terminate this contract by providing written notice to the other party within 10 days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the Sales Price automatically will be made to the cash portion of the Sales Price payable by Buyer without the necessity of an amendment to this contract.~~

4. **FINANCING:** The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)

A. **THIRD PARTY FINANCING:** One or more third party mortgage loans in the total amount of \$ n/a (excluding any loan funding fee or mortgage insurance premium).

(1) **Property Approval:** If the Property does not satisfy the lenders' underwriting requirements for the loan(s) (including, but not limited to appraisal, insurability and lender required repairs), Buyer may terminate this contract by giving notice to Seller prior to closing and the earnest money will be refunded to Buyer.

(2) **Credit Approval:** (Check one box only)

(a) This contract is subject to Buyer being approved for the financing described in the attached Third Party Financing Addendum for Credit Approval.

Initialed for identification by Buyer

LDP and Seller MT

TUESDAY, JANUARY 14, 2014



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QUALIFIED CENSUS TRACTS

The 2013 Qualified Census Tracts (QCTs) are effective beginning January 1, 2013. The 2013 designation uses data from the 2010 Decennial Census and the 2006 to 2010 American Community Survey (ACS) 5-year tabulations. The 2012 designations for American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands will remain in effect because data from the 2010 Decennial Census is not available for these areas. Maps of 2012 QCTs, which use 2000 census tract boundaries, are available at <http://qct.huduser.org/QCTGIS/US/Map.aspx>.

10600 martindale houston texas 77048 Go

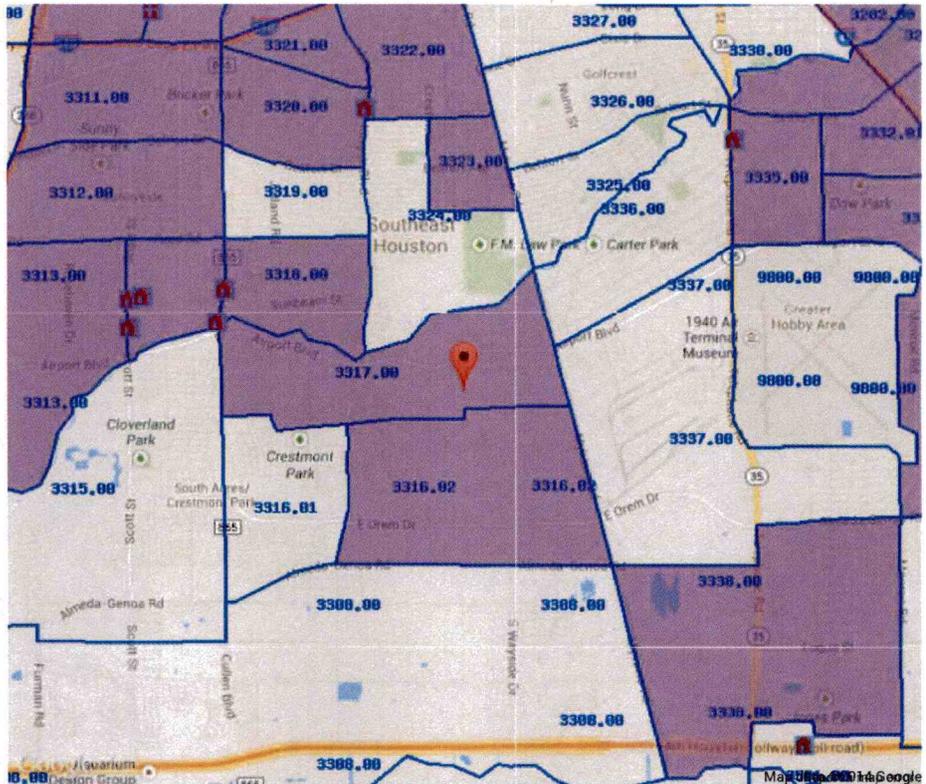
Select a State Select a County Go

Map Options : Clear | Reset

QCT Legend (%): Tract Outline Qualified Census Tracts (2013) LIHTC Project

- QCT Options**
- 13 Current Zoom Level
 - Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts (Zoom 7+)

This placement is Approximate. Please click here for the correct tract number.
The Address "10600 martindale houston texas 77048" falls under Tract "48201331700". This tract is Qualified for 2013



Project Summary

Selinsky Street – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- District D – Dwight Boykins
- 30 units for families
- 2 BR and 3 BR units
- Located near Airport Blvd. and MLK Blvd.
- Location is a CRA:Outreach Area
- Project will include PSH units
- Applicant has requested \$870,000 from HCDD

Ownership:

- Affiliate of ReWard 3rd Ward

TDHCA# 15001 Development Name Selinsky Street Supportive Housing

applicant full name David Punch 2nd full name Rick Sims
applicant Address 3202 Trulley Ave 2nd Phone Number (318) 349-1588
applicant City Houston 2nd Phone Extension
applicant State Tx 2nd E-mail pastorpunch@yahoo.com
applicant Zip Code 77004 consultant full name Rick Sims
applicant Phone Num (832) 347-0900 consultant Phone Nur (318) 349-1588
applicant Phone Exter consultant Phone Exte
applicant E-mail RRsims90@aol.com consultant E-mail RRsims90@aol.com

Name of Proposed Entity Ark Village Ltd.
Development Name Selinsky Street Supportive Housing dev Address 11300 Martindale
Development Type New Construction dev City Houston
Secondary Developme dev Zip Code 77048
Previous TDHCA # 14093 ETJ? No
Initial construction year dev County Harris
Units Demolished Region 6
Units Reconstructed Rural/Urban Urban
of Non-Contiguous Sites Census Tract 48201331700
of Census Tracts Census Tract 2
Target Population Supportive Housing Census Tract 3
Total LI Units 30 atrisk No
Total MR Units nonprofit Yes
Total PHA Units USDA No
Total Units 30 School Superintenden Terry B. Grier
C Request 494000 District Name HISD
US rep District 9 SUP Street Address 4400 West 18th Street
TX Sen District 13 SUP City Houston
TX Rep District 146 SUP Zip Code 77092
Presiding officer of Bo Juliet Stipeche
PRES Street Address 4400 West 18th Street
PRES City Houston
PRES Zip Code 77092

Name Annise Parker Name 13 Stephen Costello
Office Mayor Office 13 City Council Member
Name 2 Ed Emmitt Name 14 David Robinson
Office 2 County Judge Office 14 City Council Member
Name 3 Dwight Boykins Name 15 Michael Kubosh
Office 3 City Council Member Office 15 City Council Member
Name 4 Michael Laster Name 16 C.O Bradford
Office 4 City Council Member Office 16 City Council Member
Name 5 Brenda Stardig Name 17 Jack Christie
Office 5 City Council Member Office 17 City Council Member
Name 6 Jerry Davis Name 18 El Franco Lee
Office 6 City Council Member Office 18 County Commissioner

TDHCA# 15001 Development Name Selinsky Street Supportive Housing

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Ellen Cohen | Name 19 | Jack Morman |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Robert Gallegos | Name 20 | Steve Radack |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Dave Martin | Name 21 | R. Jack Cagle |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Richard Nguyen | Name 22 | |
| Office 10 | City Council Member | Office 22 | |
| Name 11 | Oliver Pennington | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Ed Gonzales | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization South Acres/Cresmont Park Supernei

NO1 Street Address 10751 Dulcimer Rd.

NO1 Street Address Line 2

NO1 City Houston NO1 Zip Code

Neighborhood Organization 2 77048

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Li

NO8 City NO8 Zip Code

| | |
|----------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 13 |
| Tenant Services | 11 |
| Opportunity Index | 0 |
| Educational Excellence | 0 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 42 |
| Declared Disaster Area | 10 |
| Community Support and Engage | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Squar | 12 |
| Pre-Application Partic | 6 |
| Leveraging of Private, State and | 0 |
| Extended Affordability or Histor | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resourc | 40 |
| Point Adjustment | |
| Total Application Self Score | 108 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



UNIMPROVED PROPERTY CONTRACT

NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are ARK OF RESTITUTION BAPTIST CHU (Seller) and ARK VILLAGE LTD (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot RES A, Block 1, Addition, City of HOUSTON, County of HARRIS, Texas, known as 6013 SELINSKY RD 77048 (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).

3. SALES PRICE: A. Cash portion of Sales Price payable by Buyer at closing. \$ 199,998.00 B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium). \$ C. Sales Price (Sum of A and B) \$ 199,998.00

4. FINANCING: The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)

- A. THIRD PARTY FINANCING: One or more third party mortgage loans in the total amount of \$ (excluding any loan funding fee or mortgage insurance premium). (1) Property Approval: If the Property does not satisfy the lenders' underwriting requirements for the loan(s) (including, but not limited to appraisal, insurability and lender required repairs), Buyer may terminate this contract by giving notice to Seller prior to closing and the earnest money will be refunded to Buyer. (2) Credit Approval: (Check one box only) [] (a) This contract is subject to Buyer being approved for the financing described in the attached Third Party Financing Addendum for Credit Approval. [] (b) This contract is not subject to Buyer being approved for financing and does not involve FHA or VA financing.

[] B. ASSUMPTION: The assumption of the unpaid principal balance of one or more promissory notes described in the attached TREC Loan Assumption Addendum.

[] C. SELLER FINANCING: A promissory note from Buyer to Seller of \$, secured by vendor's and deed of trust liens, and containing the terms and conditions described in the attached TREC Seller Financing Addendum. If an owner policy of title insurance is furnished, Buyer shall furnish Seller with a mortgagee policy of title insurance.

5. EARNEST MONEY: Upon execution of contract by all parties, Buyer shall deposit \$ 2.00 as earnest money with AMERICAN TITLE COMPANY, as escrow agent, at 1 RIVERWAY SUITE 1700 HOUSTON, TX 77056 (address). Buyer shall deposit additional earnest money of \$ 2.00 with escrow agent within 10 days after the effective date of this contract. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.

6. TITLE POLICY AND SURVEY:

- A. TITLE POLICY: Seller shall furnish to Buyer at [X] Seller's [] Buyer's expense an owner policy of title insurance (Title Policy) issued by AMERICAN TITLE COMPANY (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions: (1) Restrictive covenants common to the platted subdivision in which the Property is located. (2) The standard printed exception for standby fees, taxes and assessments. (3) Liens created as part of the financing described in Paragraph 4. (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located. (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing. (6) The standard printed exception as to marital rights. (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters. (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements. Buyer, at Buyer's expense, may have the exception amended to read, "shortages in area".

Initialed for identification by Buyer DP and Seller JB TREC NO. 9-10

TUESDAY, JANUARY 14, 2014



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QUALIFIED CENSUS TRACTS

The 2013 Qualified Census Tracts (QCTs) are effective beginning January 1, 2013. The 2013 designation uses data from the 2010 Decennial Census and the 2006 to 2010 American Community Survey (ACS) 5-year tabulations. The 2012 designations for American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands will remain in effect because data from the 2010 Decennial Census is not available for these areas. Maps of 2012 QCTs, which use 2000 census tract boundaries, are available at <http://qct.huduser.org/QCTGIS/US/Map.aspx>.

10600 martindale houston texas 77048 Go

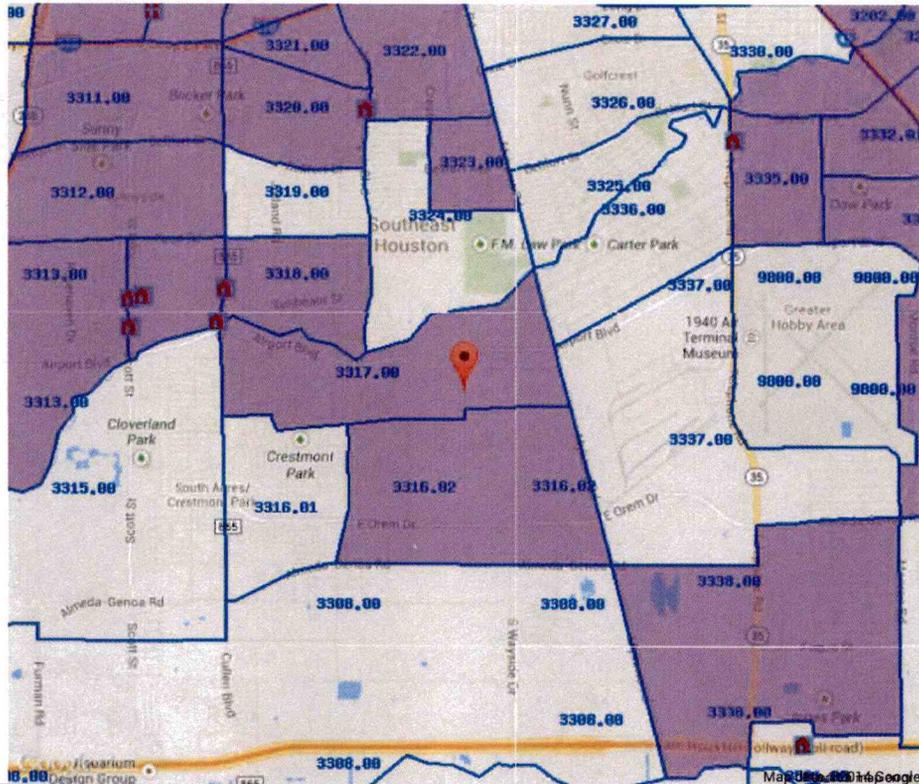
Select a State Select a County Go

LIHTC Project

QCT Options

- 13
-
-
-
-

This placement is Approximate. Please click here for the correct tract number. The Address "10600 martindale houston texas 77048" falls under Tract "48201331700". This tract is Qualified for 2013



Project Summary

Zion Bayou – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- District D – Dwight Boykins
- 84 units for families
- 2 BR and 3 BR units
- Located near Airport Blvd. and MLK Blvd.
- Location is a CRA:Outreach Area
- Project will include PSH units
- Applicant has requested \$2.3 MM from HCDD.

Ownership:

- Affiliate of ReWard 3rd Ward

TDHCA# 15003 Development Name Zion Bayou

applicant full name David Punch 2nd full name Rick Sims
applicant Address 3202 Trulley Ave 2nd Phone Number (318) 349-1588
applicant City Houston 2nd Phone Extension
applicant State Tx 2nd E-mail pastorpunch@yahoo.com
applicant Zip Code 77004 consultant full name Rick Sims
applicant Phone Num (832) 347-0900 consultant Phone Num (318) 349-1588
applicant Phone Exte consultant Phone Exte
applicant E-mail RRsim90@aol.com consultant E-mail RRsim90@aol.com

Name of Proposed Entity Zion Bayou Ltd.
Development Name Zion Bayou dev Address 5300 Airport Blvd
Development Type New Construction dev City Houston
Secondary Development dev Zip Code 77048
Previous TDHCA # 11024 ETJ? No
Initial construction year dev County Harris
Units Demolished Region 6
Units Reconstructed Rural/Urban Urban
of Non-Contiguous Sites Census Tract 48201331700
of Census Tracts Census Tract 2
Target Population Supportive Housing Census Tract 3
Total LI Units 84 atrisk No
Total MR Units nonprofit Yes
Total PHA Units USDA No
Total Units 84 School Superintenden Terry B. Grier
C Request 1036296 District Name HISD
US rep District 9 SUP Street Address 4400 West 18th Street
TX Sen District 13 SUP City Houston
TX Rep District 146 SUP Zip Code 77092
Presiding officer of Bo Juliet Stipche
PRES Street Address 4400 West 18th Street
PRES City Houston
PRES Zip Code 77092

Table with 4 columns: Name, Office, Name, Office. Lists names and titles for 18 individuals, including Annise Parker (Mayor), Stephen Pennington (City Council Member), Ed Emmitt (County Judge), and others.

TDHCA# 15003 Development Name Zion Bayou

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Jerry Davis | Name 19 | Jack Christie |
| Office 7 | City Council Member | Office 19 | City Council Member |
| Name 8 | Ellen Cohen | Name 20 | El Franco Lee |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Robert Gallegos | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Dave Martin | Name 22 | Jack Morman |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Richard Nguyen | Name 23 | R. Jack Cagle |
| Office 11 | City Council Member | Office 23 | County Commissioner |
| Name 12 | Oliver Pennington | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization South Acres/Cresmont Prk Superneig

NO1 Street Address 10751 Ducimer Rd

NO1 Street Address Line 2

NO1 City Houston NO1 Zip Code 77048

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Li

NO8 City NO8 Zip Code

| | |
|----------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 13 |
| Tenant Services | 11 |
| Opportunity Index | 0 |
| Educational Excellence | 0 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 42 |
| Declared Disaster Area | 10 |
| Community Support and Engage | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Partic | 6 |
| Leveraging of Private, State and | 0 |
| Extended Affordability or Histor | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resourc | 40 |
| Point Adjustment | |
| Total Application Self Score | 108 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions

1. **PARTIES:** The parties to this contract are REIT PARTNERS, LP. (Seller) and Zipp Buyer L.P. (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** Lot TRS 6C-2, Block 6H 7E & 7F, Addition, SOUTH ACRES, City of HOUSTON, TX, County of HARRIS, Texas, known as TRS 6C-2 6H 7E & 7F SOUTH ACRES 77048 (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).

3. **SALES PRICE:**
A. Cash portion of Sales Price payable by Buyer at closing. \$ 1,250,000.00
B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium). \$ _____
C. Sales Price (Sum of A and B) \$ 1,250,000.00

4. **FINANCING (Not for use with reverse mortgage financing):** The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)

A. **THIRD PARTY FINANCING:** One or more third party mortgage loans in the total amount of \$ _____ (excluding any loan funding fee or mortgage insurance premium).

(1) Property Approval: If the Property does not satisfy the lenders' underwriting requirements for the loan(s) (including, but not limited to appraisal, insurability and lender required repairs), Buyer may terminate this contract by giving notice to Seller prior to closing and the earnest money will be refunded to Buyer.

(2) Credit Approval: (Check one box only)

(a) This contract is subject to Buyer being approved for the financing described in the attached Third Party Financing Addendum for Credit Approval.

(b) This contract is not subject to Buyer being approved for financing and does not involve FHA or VA financing.

B. **ASSUMPTION:** The assumption of the unpaid principal balance of one or more promissory notes described in the attached TREC Loan Assumption Addendum.

C. **SELLER FINANCING:** A promissory note from Buyer to Seller of \$ _____, secured by vendor's and deed of trust liens, and containing the terms and conditions described in the attached TREC Seller Financing Addendum. If an owner policy of title insurance is furnished, Buyer shall furnish Seller with a mortgagee policy of title insurance.

5. **EARNEST MONEY:** Upon execution of contract by all parties, Buyer shall deposit \$ 1.00 as earnest money with GREAT AMERICAN TITLE COMPANY, as escrow agent, at 1455 WEST LOOP SUITE 100 HOUSTON, TX 77027 (address). Buyer shall deposit additional earnest money of \$ _____ with escrow agent within _____ days after the effective date of this contract. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.

6. **TITLE POLICY AND SURVEY:**

A. **TITLE POLICY:** Seller shall furnish to Buyer at Seller's Buyer's expense an owner's policy of title insurance (Title Policy) issued by AMERICAN TITLE COMPANY

(Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
- (2) The standard printed exception for standby fees, taxes and assessments.
- (3) Liens created as part of the financing described in Paragraph 4.
- (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
- (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
- (6) The standard printed exception as to marital rights.
- (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
- (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements: (i) will not be amended or deleted from the title policy; (ii) will be amended to read, "shortages in area" at the expense of Buyer Seller.

Initialed for identification by Buyer _____ and Seller _____

TREC NO. 9-11

Project Summary

Altura Heights – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Council District K – Larry Green
- 124 units of workforce housing
- 1 BR, 2 BR and 3 BR units
- Located near S. Post Oak Road and S. Main Street in the ETJ
- Location is a High Opportunity Area:
 - o 44% White (51% Hispanic, 41% non-Hispanic), 34% Black, 6% Asian
 - o 60% earn \$50,000 and over
 - o Median income \$60,625

Ownership:

- Houston Area Urban Community Development Corporation (CHDO arm of Houston Area Urban League)
- DMA Development

TDHCA# 15306 Development Name Altura Heights

applicant full name Audrey Martin
applicant Address 4101 Parkstone Heights Dr., Ste. 31
applicant City Austin
applicant State TX
applicant Zip Code 78746
applicant Phone Num (512) 328-3232
applicant Phone Exter 4502
applicant E-mail audreym@dmacompanies.com

2nd full name Valentin DeLeon
2nd Phone Number (512) 328-3232
2nd Phone Extension 4514
2nd E-mail valentind@dmacompanie
consultant full name N/A
consultant Phone Nur
consultant Phone Exte
consultant E-mail

Name of Proposed Entity Houston DMA Housing, LLC

Development Name Altura Heights
Development Type New Construction
Secondary Developme
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population General
Total LI Units 115
Total MR Units 15
Total PHA Units
Total Units 130
C Request 1500000
US rep District 9
TX Sen District 13
TX Rep District 131

dev Address Approximately 12912 S. Post Oak Rd.
dev City Houston
dev Zip Code 77085
ETJ? No
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201330301
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintenden Terry Grier
District Name Houston
SUP Street Address 4400 West 18th Street
SUP City Houston
SUP Zip Code 77092
Presiding officer of Bo Juliet Stipeche
PRES Street Address 4400 West 18th Street
PRES City Houston
PRES Zip Code 77092

Name Annise Parker
Office Mayor
Name 2 Brenda Stardig
Office 2 City Council Member
Name 3 Jerry Davis
Office 3 City Council Member
Name 4 Ellen Cohen
Office 4 City Council Member
Name 5 Dwight Boykins
Office 5 City Council Member
Name 6 Dave Martin
Office 6 City Council Member

Name 13 Stephen Costello
Office 13 City Council Member
Name 14 David Robinson
Office 14 City Council Member
Name 15 Michael Kubosh
Office 15 City Council Member
Name 16 C.O. "Brad" Bradford
Office 16 City Council Member
Name 17 Jack Christie
Office 17 City Council Member
Name 18 Ed Emmett
Office 18 County Judge

TDHCA# 15306 Development Name Altura Heights

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | R. Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Li

NO8 City NO8 Zip Code

| | |
|----------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 5 |
| Educational Excellence | 0 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 44 |
| Declared Disaster Area | 10 |
| Community Support and Engage | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Partic | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Histor | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resourc | 43 |
| Point Adjustment | |
| Total Application Self Score | 113 |
| Neighborhood Organization 9 | |
| NO9 Street Address | |
| NO9 Street Address Line 2 | |
| NO9 City | |
| NO9 Zip Code | |



**TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Players II, Ltd.

Address: 4808 Gibson, 3rd Fl., Houston, TX 77007
 Phone: (713) 457-1923 E-mail: ronny@urbanmeridian.com
 Fax: _____ Other: _____

Buyer: DMA Development Company, LLC

Address: 4101 Parkstone Heights Dr., Ste 310, Austin, TX 78746
 Phone: (512) 328-3232 E-mail: audreym@dmacompanies.com
 Fax: _____ Other: _____

2. PROPERTY:

A. "Property" means that real property situated in Harris County, Texas at

 (address) and that is legally described on the attached Exhibit A or as follows:

B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

*(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
 (If mineral rights are to be reserved an appropriate addendum should be attached.)*

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

| | | |
|---|----|---------------------|
| (1) Cash portion payable by Buyer at closing | \$ | <u>1,700,000.00</u> |
| (2) Sum of all financing described in Paragraph 4 | \$ | _____ |
| (3) Sales price (sum of 3A(1) and 3A(2)) | \$ | <u>1,700,000.00</u> |

(TAR-1802) 4-1-14

Initialed for Identification by Seller ea and Buyer [Signature]

Page 1 of 13

UMG Realty, Inc. 4808 Gibson Houston, TX 77007
 Phone: 713-869-4815 Fax: _____

UMG Realty Inc

Just
Fax

Players II Sal

WEDNESDAY, JANUARY 07, 2015



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- DATA SETS
- INITIATIVES
- QUICK LINKS
- EVENTS



QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datasets/QCT/DDA2015_Notice.pdf).

12912 S. Post Oak Rd., Houston, TX 77085

Select a State

Select a County

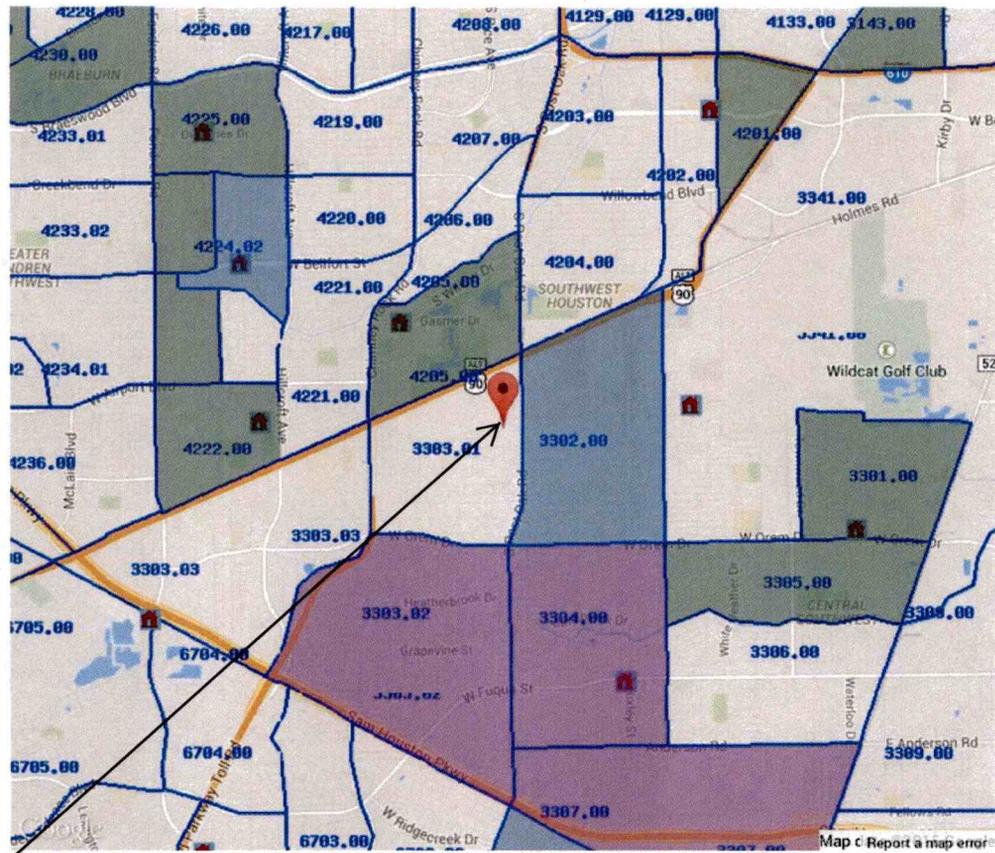
Map Options : Clear | Reset

- QCT Legend: Tract Outline
- Qualified Census Tracts (2014 Only)
- Qualified Census Tracts (2015 Only)
- Qualified Census Tracts (2014 & 2015)
- LIHTC Project

QCT Options

- 13 Current Zoom Level
- Show Tracts Outline (Zoom 11+)
- Show LIHTC Projects (Zoom 11+)
- Color Qualified Tracts (Zoom 7+)

The Address "12912 S. Post Oak Rd., Houston, TX 77085" falls under Tract "48201330301". This tract is for 2013 or 2014



Altura Heights

Project Summary

Belfort Park – Request for Resolution

Request:

- Resolution of support for 9% tax credits

General Information:

- District K – Larry Green
- 64 units for families - rehab
- 1 BR- 2BR units
- Located on Belfort Avenue near Stella Link
- Owner has requested \$4.5 MM from HCDD
- No PSH units
- Total project cost was \$10,157,000 (\$158,700 per unit) for rehab

Ownership:

- Odyssey Residential / Bill Fisher

TDHCA# 15165 Development Name Belfort Park Apartments

applicant full name Melissa Adami
applicant Address 5420 LBJ Freeway, Suite 1355
applicant City Dallas
applicant State TX
applicant Zip Code 75240
applicant Phone Num (972) 701-5558
applicant Phone Exte
applicant E-mail madami@orhlp.com

2nd full name Bill Fisher
2nd Phone Number (972) 663-9368
2nd Phone Extension
2nd E-mail bill.fisher@sonomaadviso
consultant full name Bill Fisher
consultant Phone Nur (214) 608-7201
consultant Phone Exte
consultant E-mail bill.fisher@sonomaadvi

Name of Proposed Entity TX Belfort Apartments, LP

Development Name Belfort Park Apartments
Development Type Reconstruction
Secondary Developme
Previous TDHCA #
Initial construction year
Units Demolished 20
Units Reconstructed 20
of Non-Contiguous Sites
of Census Tracts
Target Population General
Total LI Units 64
Total MR Units 0
Total PHA Units 0
Total Units 64
C Request 630000
US rep District 7
TX Sen District 17
TX Rep District 146

dev Address 4135 West Belfort Avenue
dev City Houston
dev Zip Code 77025
ETJ? No
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201420200
Census Tract 2
Census Tract 3
atrisk Yes
nonprofit No
USDA No
School Superintenden Terry B. Grier
District Name Houston Independent School Dist
SUP Street Address 4400 West 18th Street
SUP City Houston
SUP Zip Code 77092
Presiding officer of Bo Juliet K. Stipeche
PRES Street Address 4400 West 18th Street
PRES City Houston
PRES Zip Code 77092

Name Annise Parker
Office Mayor
Name 2 Ed Emmett
Office 2 County Judge
Name 3 Brenda Stardig
Office 3 City Council Member
Name 4 Jerry Davis
Office 4 City Council Member
Name 5 Ellen Cohen
Office 5 City Council Member
Name 6 Dwight Boykins
Office 6 City Council Member

Name 13 Larry Green
Office 13 City Council Member
Name 14 Stephen Costello
Office 14 City Council Member
Name 15 David Robinson
Office 15 City Council Member
Name 16 Michael Kubosh
Office 16 City Council Member
Name 17 Brad Bradford
Office 17 City Council Member
Name 18 Jack Christie
Office 18 City Council Member

TDHCA# 15165 Development Name Belfort Park Apartments

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Dave Martin | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Richard Nguyen | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Oliver Pennington | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Ed Gonzalez | Name 22 | Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Robert Gallegos | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Mike Laster | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization Westwood Civic Club

NO1 Street Address 9826 Oboe

NO1 Street Address Line 2

NO1 City Houston NO1 Zip Code 77002

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 0 |
| Educational Excellence | 0 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 39 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historical Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 108 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code

WD
ETC

20140392346
09/02/2014 ER \$32.00

Sendera Title GF#136554-MCCB

After Recording Return To:
TX Bellfort Apartments, LP
5430 LBJ Freeway, Suite 1200
Dallas, Texas 75240

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date:

8/29/14

Grantor: CURRACLOE, LLC, a Texas limited liability company

Grantor's Mailing Address:

Grantee: TX BELLFORT APARTMENTS, LP, a Texas limited partnership 1EE

Grantee's Mailing Address: 5430 LBJ Frwy, Suite 1200, Dallas, Texas, 75240

Consideration: Cash and a Note of even date executed by Grantee and payable to the order of International Bank of Commerce in the Principal Amount of Two Million Six Hundred Thousand and 00/100 Dollars (\$2,600,000.00). The Note is secured by a first and superior vendor's lien and superior title retained in this Deed and by a Deed of Trust of even date from Grantee to Fred W. Rusteberg, Trustee.

Property (including any improvements): As described in EXHIBIT A, attached hereto and incorporated by reference herein for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: As described in EXHIBIT B, attached hereto and incorporated by reference herein for all purposes.

EXCEPT AS OTHERWISE SPECIFICALLY STATED IN SECTION 8.1 OF THAT CERTAIN COMMERCIAL IMPROVED PROPERTY CONTRACT DATED OCTOBER 7, 2013, BY AND BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS THE ASSIGNEE OF THE ORIGINAL PURCHASER (THE "CONTRACT") AND THE LIMITED WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING: (I) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING THE PRESENCE OF ASBESTOS) OR COMPLIANCE WITH

060 - 65 - 0437



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QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datasets/QCT/DDA2015_Notice.pdf).

4135 west bellfort ave, houston, tx

Select a State Select a County

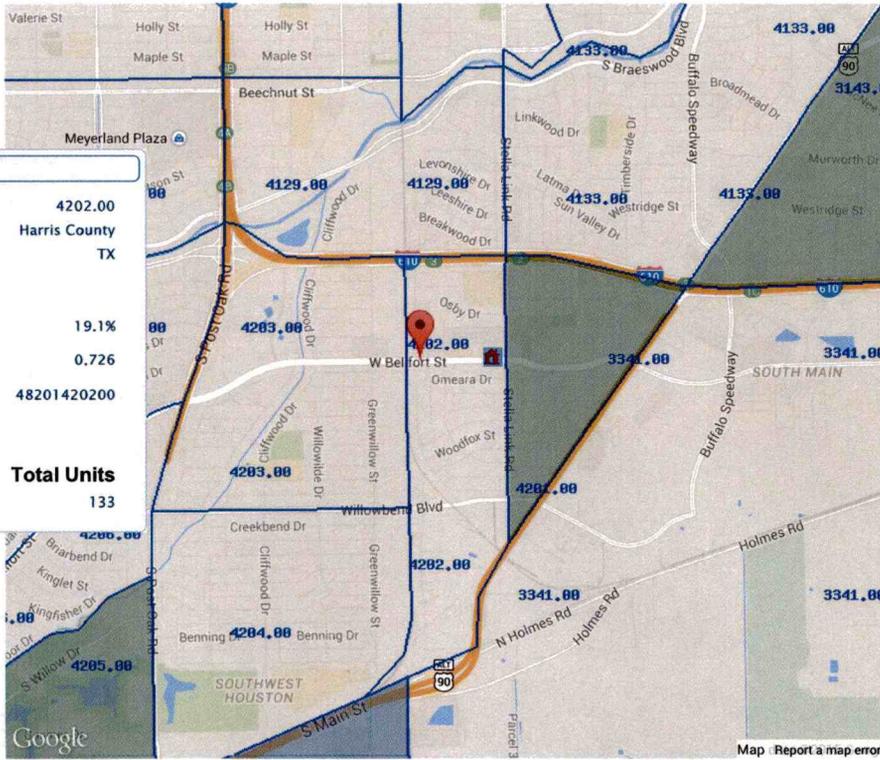
Map Options : Clear | Reset

QCT Legend: Tract Outline Qualified Census Tracts (2014 Only) Qualified Census Tracts (2015 Only) Qualified Census Tracts (2014 & 2015) LIHTC Project

- QCT Options**
- 14 Current Zoom Level
 - Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts (Zoom 7+)

Qualified Census Tract Information

| | |
|--|--------------------|
| Tract | 4202.00 |
| County | Harris County |
| State | TX |
| Status (2014) | |
| Status (2015) | |
| Poverty Rate | 19.1% |
| Ratio of Tract Median Income to Tract Income Limit | 0.726 |
| Full Tract Number | 48201420200 |
| LIHTC Projects in this Tract | |
| Project | Total Units |
| LOUVRE APARTMENTS | 133 |



Westwood Civic Club
PO Box 20411
Houston, TX 77225 0411

February 23, 2014

Texas Department of Housing and Community Affairs
Attention: Director of Housing Tax Credits, Neighborhood Input
P.O. Box 13941 (MC 332-10)
Austin, Texas 78711-3941

Re: Quantifiable Community Participation: Bellfort Park Apartments
Development: Bellfort Park Apartments
Proposed by Odyssey Residential Construction, Dallas TX
Development Location: 4135 W. Bellfort, Houston, TX 77025

To The Director of Housing Tax Credits:

I am writing as the duly elected President of the Westwood Civic Club to express our support for an allocation of Housing Tax credits for the planned modernization of the Bellfort Park Apartments, Houston, TX. We are a qualified Neighborhood Organization as further described below.

I am also providing the following information for one additional contact, Mr. R. Lane Addison, Esq, for our organization:

R. Lane Addison, Attorney at Law
3300 Oak Lawn Ave Suite 700
Dallas, Texas 75219

addisonlawfirm@sbcglobal.net

Enclosed is a map with the geographic boundaries for the organization. I have marked the development site location on that map. Bellfort Park Apartments development is clearly located within those boundaries. The Civic Club of Westwood Subdivision is defined as follows: North boundary is loop 610 access road, South boundary is Willowbend Blvd, East boundary is Stell aLink Road, and West is Railroad tracks. The boundaries have not been changed since our formation in 1950. This organization is an organization of property owners near one another within the organization's defined boundaries and has a primary purpose of working to maintain or improve the general welfare of the neighborhood. Attached are our bylaws and organizational documents that, at a minimum, identify the boundaries of the organization, identify the officers

of the organization and clearly indicate the purpose of the organization. The organization has nine board members as noted in the attached list. The organization reached its decision to support the proposed development by holding a meeting that culminated with a formal meeting of the board on Thursday, February 20, wherein those present voted in support of the development. The eligible members present at the meeting signed-in, as evidenced by the sign-in sheet attached.

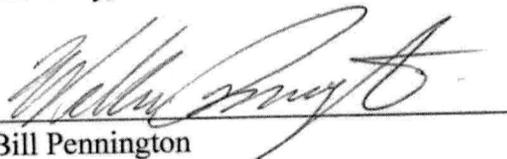
I hereby certify the following: This organization was not formed by any Applicant, Developer or any employee or agent of any Applicant in the 2012 Housing Tax Credit Application Round. The organization, and any members, did not accept money or a gift to cause the neighborhood organization to take its position of support or opposition. The Applicant has not provided any assistance, other than education and information sharing, to the neighborhood organization for any application in the Application round. The Applicant has not provided any "production" assistance for any application in the Application Round. The organization is on record with the State of Texas. I am authorized to sign this document on behalf of the Organization.

Our organization supports the development for many reasons, including:

1. Crime in the area will hopefully be reduced with more working neighbors and responsible management.
2. The development will add several million dollars to the property tax base, benefitting our neighborhood and the community as a whole.
3. The safety of the apartments will help bring more hardworking families to our neighborhood.

I appreciate you taking time to review our support letter. We, as a community, are excited about the possible development and cannot stress enough how much it will benefit our neighborhood and children.

Sincerely,


Bill Pennington



TEXAS HOUSE OF REPRESENTATIVES

Borris L. Miles

STATE REPRESENTATIVE, DISTRICT 146

"Your voice in Austin"

January 23, 2013

TX Belfort Park Apartments, LP
5420 LBJ Freeway, Suite 1355
Dallas, Texas 75240

Dear TX Belfort Park Apartments, LP:

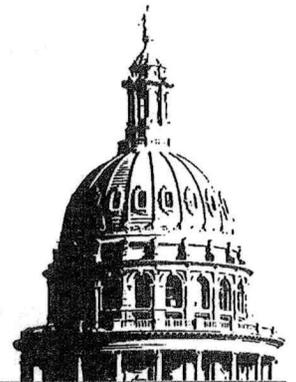
I am writing to express my support for the proposed modernization of the Belfort Park Apartments located at 4135 West Belfort Avenue in Houston, Texas and the 146th District, which I represent.

As you know, this apartment complex is more than 50 years old and is in need of improved amenities for its residents. I support your company's plan to rehab and modernize the property which would improve the lives of the residents of Bellmont Park. Please do not hesitate to contact me if I can be of any assistance.

Keep the Faith, Keep the Fight,

A handwritten signature in black ink, appearing to read "Borris L. Miles", with a long horizontal flourish extending to the right.

Rep. Borris L. Miles



Project Summary

Greenhouse Place – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Project is located in an LPA assigned to District A
- 152 units for families
- 1 BR – 3 BR units
- Located on near Greenhouse Road and W. Little York
- Location is a High Opportunity Area:
 - o 64% White (51% Hispanic, 49% non-Hispanic), 22% Black, 4% Asian
 - o \$61,900 median income
 - o 58% earning over \$50,000

Ownership:

- Affiliate of the ITEX Group

TDHCA# Development Name

| | | | |
|-----------------------|---|-----------------------|--|
| applicant full name | <input type="text" value="Melissa Giacona"/> | 2nd full name | <input type="text" value="Tamea Dula"/> |
| applicant Address | <input type="text" value="3735 Honeywood Court"/> | 2nd Phone Number | <input type="text" value="(713) 653-7322"/> |
| applicant City | <input type="text" value="Port Arthur"/> | 2nd Phone Extension | <input type="text"/> |
| applicant State | <input type="text" value="TX"/> | 2nd E-mail | <input type="text" value="tdula@coatsrose.com"/> |
| applicant Zip Code | <input type="text" value="77642"/> | consultant full name | <input type="text" value="Miranda Ashline"/> |
| applicant Phone Num | <input type="text" value="(832) 941-5341"/> | consultant Phone Nur | <input type="text" value="(409) 853-3681"/> |
| applicant Phone Exter | <input type="text"/> | consultant Phone Exte | <input type="text"/> |
| applicant E-mail | <input type="text" value="Apps@itexgrp.com"/> | consultant E-mail | <input type="text" value="Apps@itexgrp.com"/> |

| | | | |
|---------------------------|---|-------------------------|---|
| Name of Proposed Entity | <input type="text" value="Houston Greenhouse Place, LP"/> | dev Address | <input type="text" value="Southwest Quadrant of W. Little York and G"/> |
| Development Name | <input type="text" value="Greenhouse Place"/> | dev City | <input type="text" value="Houston"/> |
| Development Type | <input type="text" value="New Construction"/> | dev Zip Code | <input type="text" value="77449"/> |
| Secondary Developme | <input type="text"/> | ETJ? | <input type="text" value="Yes"/> |
| Previous TDHCA # | <input type="text"/> | dev County | <input type="text" value="Harris"/> |
| Initial construction year | <input type="text"/> | Region | <input type="text" value="6"/> |
| Units Demolished | <input type="text"/> | Rural/Urban | <input type="text" value="Urban"/> |
| Units Reconstructed | <input type="text"/> | Census Tract | <input type="text" value="48201542101"/> |
| # of Non-Contiguous Sites | <input type="text"/> | Census Tract 2 | <input type="text"/> |
| # of Census Tracts | <input type="text"/> | Census Tract 3 | <input type="text"/> |
| Target Population | <input type="text" value="General"/> | atrisk | <input type="text" value="No"/> |
| Total LI Units | <input type="text" value="124"/> | nonprofit | <input type="text" value="No"/> |
| Total MR Units | <input type="text" value="28"/> | USDA | <input type="text" value="No"/> |
| Total PHA Units | <input type="text"/> | School Superintendent | <input type="text" value="Mark Henry"/> |
| Total Units | <input type="text" value="152"/> | District Name | <input type="text" value="Cypress-Fairbanks ISD"/> |
| TC Request | <input type="text" value="1500000"/> | SUP Street Address | <input type="text" value="PO Box 692003"/> |
| US rep District | <input type="text" value="7"/> | SUP City | <input type="text" value="Houston"/> |
| TX Sen District | <input type="text" value="7"/> | SUP Zip Code | <input type="text" value="77269"/> |
| TX Rep District | <input type="text" value="135"/> | Presiding officer of Bo | <input type="text" value="Tom Jackson"/> |
| | | PRES Street Address | <input type="text" value="PO Box 692003"/> |
| | | PRES City | <input type="text" value="Houston"/> |
| | | PRES Zip Code | <input type="text" value="77269"/> |

| | | | |
|----------|--|-----------|--|
| Name | <input type="text" value="Annise Parker"/> | Name 13 | <input type="text" value="Stephen Costello"/> |
| Office | <input type="text" value="Mayor"/> | Office 13 | <input type="text" value="City Council Member"/> |
| Name 2 | <input type="text" value="Brenda Stardig"/> | Name 14 | <input type="text" value="David Robinson"/> |
| Office 2 | <input type="text" value="City Council Member"/> | Office 14 | <input type="text" value="City Council Member"/> |
| Name 3 | <input type="text" value="Jerry Davis"/> | Name 15 | <input type="text" value="Michael Kubosh"/> |
| Office 3 | <input type="text" value="City Council Member"/> | Office 15 | <input type="text" value="City Council Member"/> |
| Name 4 | <input type="text" value="Ellen Cohen"/> | Name 16 | <input brad"="" bradford"="" type="text" value="C.O. "/> |
| Office 4 | <input type="text" value="City Council Member"/> | Office 16 | <input type="text" value="City Council Member"/> |
| Name 5 | <input type="text" value="Dwight Boykins"/> | Name 17 | <input type="text" value="Jack Christie"/> |
| Office 5 | <input type="text" value="City Council Member"/> | Office 17 | <input type="text" value="City Council Member"/> |
| Name 6 | <input type="text" value="Dave Martin"/> | Name 18 | <input type="text" value="Ed Emmett"/> |
| Office 6 | <input type="text" value="City Council Member"/> | Office 18 | <input type="text" value="County Judge"/> |

TDHCA# 15137 Development Name Greenhouse Place

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | R. Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|--------------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 5 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 47 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Historical | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 116 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



**TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2014

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: H.A.S. Properties, LTD

Address: 2335 Wadsworth, Houston, TX 77015
 Phone: (281) 452-1541 E-mail: _____
 Fax: (281) 452-8519 Other: _____

Buyer: ITEX Group

Address: 3700 Buffalo Speedway, Suite 1010, Houston, TX 77098
 Phone: (213) 255-9220 E-mail: bobken.simonians@itexgrp.com
 Fax: _____ Other: _____

2. PROPERTY:

A. "Property" means that real property situated in Houston, Harris County, Texas at Approximately 5.87 Acres of Land on W. Little York at Greenhouse (address) and that is legally described on the attached Exhibit 'A' or as follows: TRS 14F-3 ABST 616 J COGBURN, Houston, Harris County, Texas.

B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

*(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
 (If mineral rights are to be reserved an appropriate addendum should be attached.)*

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing\$ 2,045,577.00
 (2) Sum of all financing described in Paragraph 4\$ _____
 (3) Sales price (sum of 3A(1) and 3A(2))\$ 2,045,577.00

(TAR-1802) 4-1-14

Initialed for identification by Seller [Signature]

and Buyer [Signature]

Page 1 of 13

HAS West Littl

Census Tract Map for Houston Greenhouse, LP
Greenhouse Place
SW Quadrant of W Little York and Greenhouse Road, Houston, TX 77449
Census Tract: 48201542101

Map Options : Clear | Reset

QCT Legend: — Tract Outline
 ■ Qualified Census Tracts (2014 Only)
 ■ Qualified Census Tracts (2015 Only)
 ■ Qualified Census Tracts (2014 & 2015)
 LIHTC Project

QCT Options

16 Current Zoom Level

- Show Tracts Outline (Zoom 11+)
- Show LIHTC Projects (Zoom 11+)
- Color Qualified Tracts (Zoom 7+)

The Address "Greenhouse Road, Houston, Texas 77449" falls under Tract "48201542101". This tract is for 2013 or 2014



| Qualified Census Tract Information | |
|--|---------------|
| Tract | 5421.01 |
| County | Harris County |
| State | TX |
| Status (2014) | |
| Status (2015) | |
| Poverty Rate | 7.4% |
| Ratio of Tract Median Income to Tract Income Limit | 0.615 |
| Full Tract Number | 48201542101 |



FamilyTime Crisis and Counseling Center

"We're Reaching Out"

P. O. Box 893
Humble, Texas 77347

1203 S. Houston Avenue
Humble, Texas 77338

(281) 446-2615 – Phone
(281) 446-3691 – Fax
ftime@earthlink.net
www.familytimeccc.org

Judy Cox
Executive Director

Board of Directors

Officers
Susan Meinholz
President

Teri Paul
President

Michael K. Price
Treasurer

Directors
Kyle Campbell
David Escobar
Lisa Hoyle
Jim O'Brien
Linda Prator
Carolyn Wise

February 2, 2015

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Greenhouse Place
Located at the Southwest Corner of the Intersection of West Little York & Greenhouse Road
Northwest Harris County

To Whom It May Concern:

FamilyTime Crisis and Counseling Center is a non-profit organization that operates in the Greater Houston/Harris County areas. We provide a board range of services in the Houston area including:

- Emergency shelter for victims of abuse
- Free counseling and support groups for victims of abuse
- Legal advocacy and case management
- A 24-hour crisis helpline

The Developers of Greenhouse Place have presented information regarding their proposed 152 unit development serving low-income families. Having a program that provides additional housing as well as supportive services will be a great addition to the community and we support the project at the proposed location.

We hope the development will proceed and be constructed. Attached, please find materials about the services that FamilyTime provides in the Greater Houston and Harris County areas as well as a copy of our tax exempt IRS Determination Letter. If you need and additional information, please do not hesitate to call.

Thank you for the opportunity to provide my input and please contact me if you have any questions.

Sincerely,

Judy Cox
Executive Director

A United Way agency



United Way of Greater Houston

FamilyTime Crisis and Counseling Center is a 501(c)(3) non-profit organization.

Project Summary

Providence Stoneforest – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Project is located in an LPA assigned to District A
- 170 units for seniors
- 1 BR and 2 BR units
- Located near Spring Cypress Road and Kuykendahl Road
- Location is a High Opportunity Area:
 - o 80% White (16% Hispanic, 84% non-Hispanic), 6% Black, 10% Asian
 - o \$107,557 median income
 - o 92% earn \$50,000 or more

Ownership:

- Affiliate of Blazer Building

TDHCA# 15243 Development Name PROVIDENCE STONEFOREST

applicant full name MATT FUQUA 2nd full name JESSICA BAILEY
applicant Address 9219 KATY FREEWAY, SUITE 200 2nd Phone Number (713) 914-9200
applicant City HOUSTON 2nd Phone Extension
applicant State TX 2nd E-mail educationbasedhousingin
applicant Zip Code 77024 consultant full name
applicant Phone Num(713) 914-9200 consultant Phone Nun
applicant Phone Exter consultant Phone Exte
applicant E-mail mfuqua@blazerbuilding.com consultant E-mail

Name of Proposed Entity EBH-NH STONEFOREST LP
Development Name PROVIDENCE STONEFOREST dev Address 4914 SPRING CYPRESS
Development Type New Construction dev City SPRING
Secondary Developme dev Zip Code 77379
Previous TDHCA # ETJ? Yes
Initial construction year dev County HARRIS
Units Demolished Region 6
Units Reconstructed Rural/Urban Urban
of Non-Contiguous Sites Census Tract 48201554903
of Census Tracts Census Tract 2
Target Population Qualified Elderly Census Tract 3
Total LI Units 150 atrisk No
Total MR Units 20 nonprofit Yes
Total PHA Units 0 USDA No
Total Units 170 School SuperintendenDR JAMES W. CAIN
C Request 1500000 District Name KLEIN
US rep District 2 SUP Street Address 7200 SPRING CYPRESS
TX Sen District 7 SUP City KLEIN
TX Rep District 150 SUP Zip Code 77379
Presiding officer of BoSTEVEN E. SMITH
PRES Street Address 7200 SPRING CYPRESS
PRES City KLEIN
PRES Zip Code 77379

Name ANNISE PARKER
Office Mayor
Name 2 BRENDA STARDIG
Office 2 City Council Member
Name 3 JERRY DAVIS
Office 3 City Council Member
Name 4 ELLEN COHEN
Office 4 City Council Member
Name 5 DWIGHT BOYKINS
Office 5 City Council Member
Name 6 DAVE MARTIN
Office 6 City Council Member

Name 13 STEPHEN COSTELLO
Office 13 City Council Member
Name 14 DAVID ROBINSON
Office 14 City Council Member
Name 15 MICHAEL KUBOSH
Office 15 City Council Member
Name 16 C.O. "BRAD" BRADFORD
Office 16 City Council Member
Name 17 JACK CHRISTIE
Office 17 City Council Member
Name 18 ED EMMETT
Office 18 County Judge

TDHCA# 15243 Development Name PROVIDENCE STONEFOREST

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | RICHARD NGUYEN | Name 19 | EL FRANCO LEE |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | OLIVER PENNINGTON | Name 20 | JACK MORMAN |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | ED GONZALES | Name 21 | STEVE RADACK |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | ROBERT GALLEGOS | Name 22 | R. JACK CAGLE |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | MIKE LASTER | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | LARRY GREEN | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City

NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City

NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City

NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City

NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City

NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City

NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City

NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Li

NO8 City

NO8 Zip Code

| | |
|----------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engage | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Partic | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Histor | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resourc | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



TEXAS ASSOCIATION OF REALTORS
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS IS NOT AUTHORIZED.
© Texas Association of REALTORS, Inc. 2014

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: R T Klein 20 Ltd AND AB KLEIN TRUST

Address: 6602 Spring Cypress Road, Spring, Texas 77379
Phone: (281) 374-9392 E-mail: dklein@klein-equities.com
Fax: 281-374-9395 Other: _____

Buyer: Nantucket Housing, LLC
c/o Matt Fuqua

Address: 9219 Katy Fwy., Suite 200, Houston, Texas 77024
Phone: (713) 914-9200 E-mail: m.fuqua@blazerbuilding.com
Fax: (713) 914-9292 Other: _____

2. PROPERTY:

A. "Property" means that real property situated in Harris County, Texas at 4914 Spring Cypress Road, Spring, TX 77379 (address) and that is legally described on the attached Exhibit A or as follows:

B. Seller will sell and convey the Property together with:
(1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any ~~minerals~~ utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
(2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
(3) Seller's interest in all licenses and permits related to the Property.

OK
M

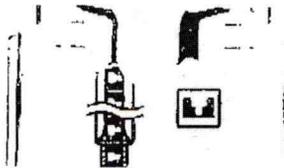
(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing. \$ 3,205,982
(2) Sum of all financing described in Paragraph 4 \$ 0
(3) Sales price (sum of 3A(1) and 3A(2)) \$ 3,205,982

(TAR-1802) 4-1-14 Initialed for Identification by Seller DK and Buyer M Page 1 of 13
mll



Providence Stoneforest – Aerial



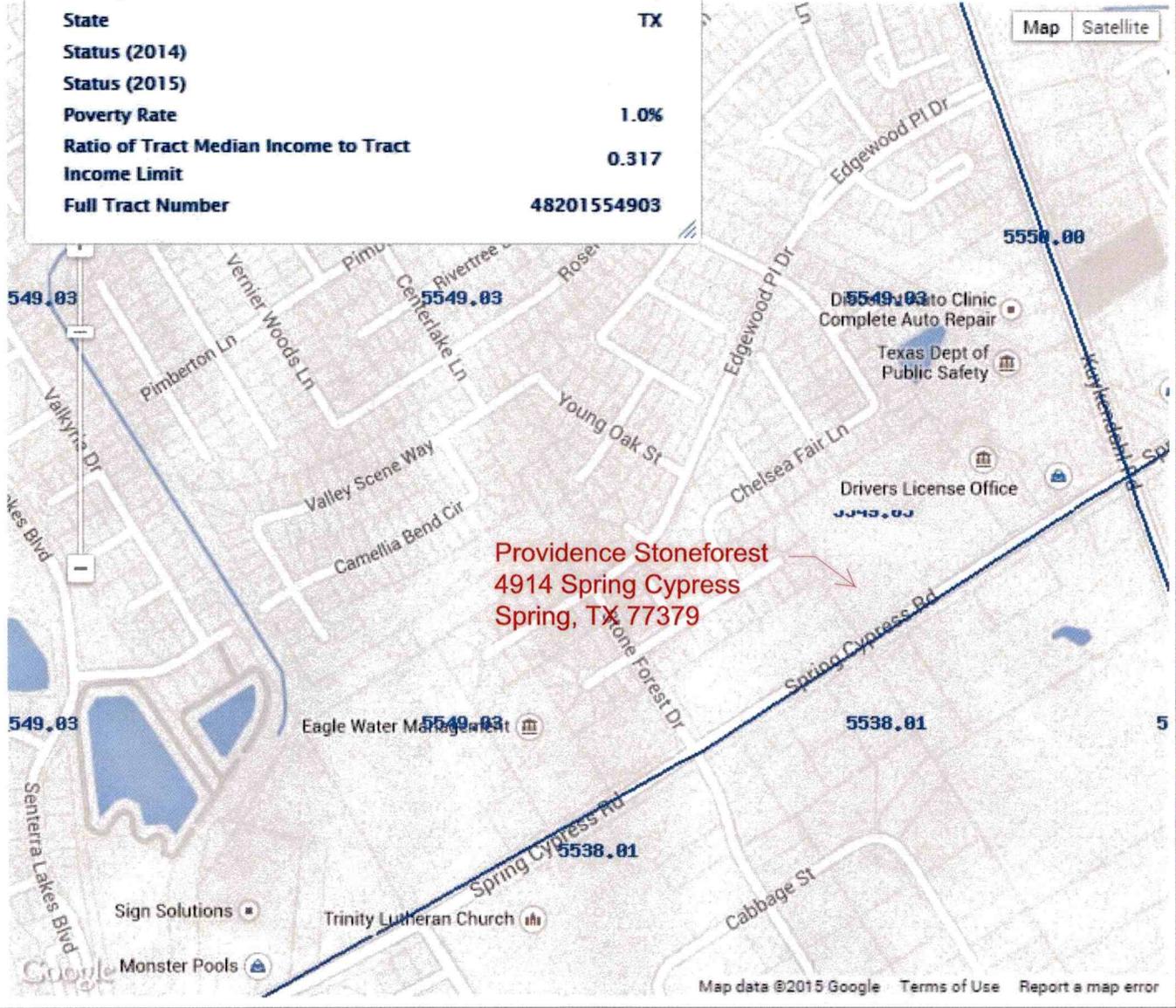
Qualified Census Tract Information

| | |
|--|---------------|
| Tract | 5549.03 |
| County | Harris County |
| State | TX |
| Status (2014) | |
| Status (2015) | |
| Poverty Rate | 1.0% |
| Ratio of Tract Median Income to Tract Income Limit | 0.317 |
| Full Tract Number | 48201554903 |

Qualified Census Tracts (2014 & 2015)

LIHTC Project

Map Satellite



Project Summary

Retreat at Westlock – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is in an LPA assigned to District A
- 140 units for seniors
- 1 BR and 2 BR units
- Located near FM 249 & Spring Cypress Road in Tomball (District A)
- Location is a High Opportunity Area:
 - o 78% White (31% Hispanic, 69% non-Hispanic), 5 Black, 8% Asian
 - o \$95,231 median income
 - o 77% earn \$50,000 or more

Ownership:

- Affiliate of ITEX and Harris County Housing Authority

TDHCA# 15258 Development Name Retreat at Westlock

| | | | |
|-----------------------|------------------------------|-----------------------|-----------------------|
| applicant full name | Horace Allison | 2nd full name | Barry Palmer |
| applicant Address | 8933 Interchange | 2nd Phone Number | (713) 653-7395 |
| applicant City | Houston | 2nd Phone Extension | |
| applicant State | TX | 2nd E-mail | bpalmer@coatsrose.com |
| applicant Zip Code | 77054 | consultant full name | Miranda Ashline |
| applicant Phone Num | (713) 578-2100 | consultant Phone Nur | (409) 853-3681 |
| applicant Phone Exter | | consultant Phone Exte | |
| applicant E-mail | horace.allison@hchatexas.org | consultant E-mail | apps@itexgrp.com |

| | | | |
|---------------------------|---------------------------|-------------------------|---|
| Name of Proposed Entity | Retreat at Westlock, Ltd. | dev Address | South Quadrant of TX 249 Access Road Sout |
| Development Name | Retreat at Westlock | dev City | Houston |
| Development Type | New Construction | dev Zip Code | 77377 |
| Secondary Developme | | ETJ? | Yes |
| Previous TDHCA # | 13062 | dev County | Harris |
| Initial construction year | | Region | 6 |
| Units Demolished | | Rural/Urban | Urban |
| Units Reconstructed | | Census Tract | 48201555502 |
| # of Non-Contiguous Sites | | Census Tract 2 | |
| # of Census Tracts | | Census Tract 3 | |
| Target Population | Qualified Elderly | atrisk | No |
| Total LI Units | 115 | nonprofit | No |
| Total MR Units | 25 | USDA | No |
| Total PHA Units | 0 | School Superintendent | Huey Kinchen |
| Total Units | 140 | District Name | Tomball ISD |
| TC Request | 1350000 | SUP Street Address | 310 S. Cherry Street |
| US rep District | 2 | SUP City | Tomball |
| TX Sen District | 7 | SUP Zip Code | 77375 |
| TX Rep District | 130 | Presiding officer of Bo | Lisa Nicholas |
| | | PRES Street Address | 310 S. Cherry Street |
| | | PRES City | Tomball |
| | | PRES Zip Code | 77375 |

| | | | |
|----------|---------------------|-----------|----------------------|
| Name | Annise Parker | Name 13 | Stephen Costello |
| Office | Mayor | Office 13 | City Council Member |
| Name 2 | Brenda Stardig | Name 14 | David Robinson |
| Office 2 | City Council Member | Office 14 | City Council Member |
| Name 3 | Jerry Davis | Name 15 | Michael Kubosh |
| Office 3 | City Council Member | Office 15 | City Council Member |
| Name 4 | Ellen Cohen | Name 16 | C.O. "Brad" Bradford |
| Office 4 | City Council Member | Office 16 | City Council Member |
| Name 5 | Dwight Boykins | Name 17 | Jack Christie |
| Office 5 | City Council Member | Office 17 | City Council Member |
| Name 6 | Dave Martin | Name 18 | Ed Emmett |
| Office 6 | City Council Member | Office 18 | County Judge |

TDHCA# 15258 Development Name Retreat at Westlock

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | R. Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|------------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Historic | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code

WD
R

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BAKER-JACKSON REAL ESTATE INVESTMENTS, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by HARRIS COUNTY HOUSING AUTHORITY PUBLIC FACILITY CORPORATION, a Texas public body corporate and politic organized under the laws of the State of Texas, whose address is 8933 Interchange Drive, Houston, Texas 77054 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the tract of land described on Exhibit A attached hereto and incorporated herein, together with (i) any and all appurtenant easements or rights of way affecting said tract of land and all of Grantor's rights to use the same; (ii) any and all rights of ingress and egress to and from said tract of land and all of Grantor's rights to use the same; and (iii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said tract of land, including any awards made or to be made relating thereto, including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to the same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said tract of land (whether owned or claimed by deed, limitations or otherwise), and (c) any and all reversionary interests in and to said tract of land (collectively called the "Property").

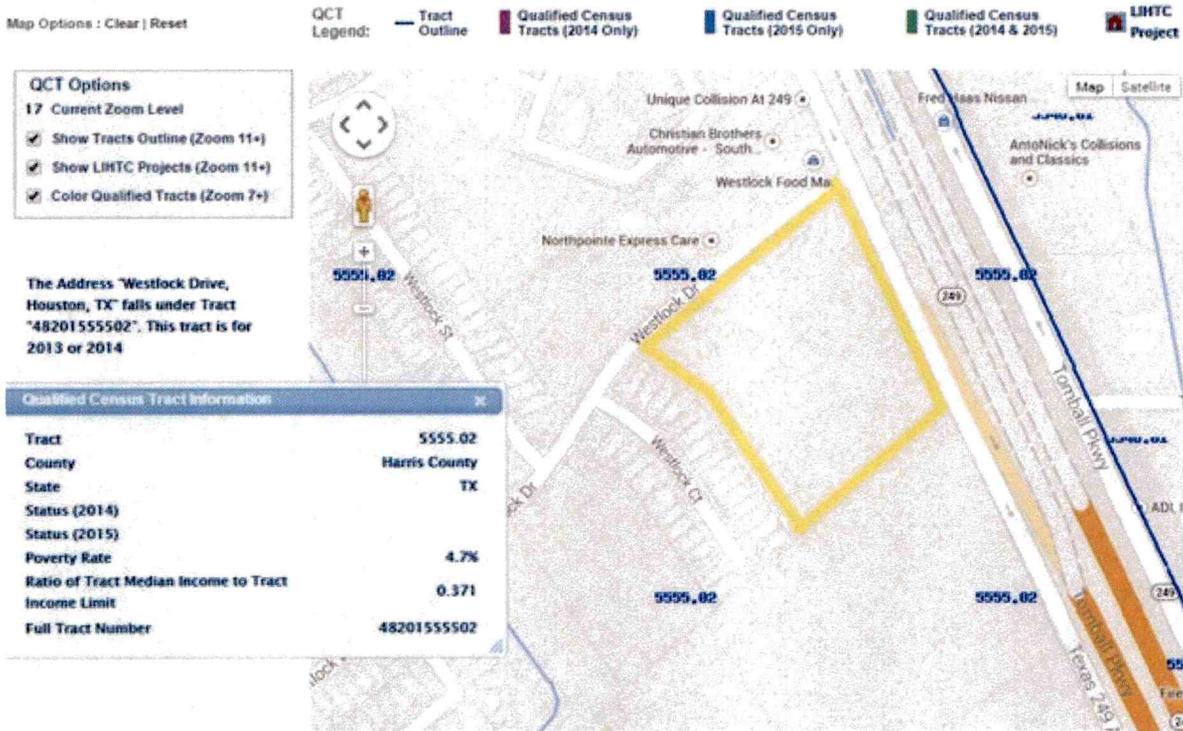
1EE

This Special Warranty Deed ("Deed") and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions").

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

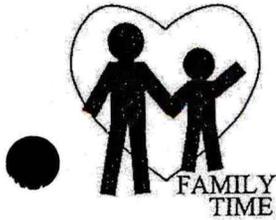
ER 060 - 60 - 0413

Census Tract Map for Retreat at Westlock, Ltd.
 Retreat at Westlock
 South Quadrant of TX 249 Access Road South & Westlock Drive,
 Houston, TX 77377
 Census Tract: 48201555502



FamilyTime Crisis and Counseling Center

"We're Reaching Out"



P. O. Box 893
Humble, Texas 77347

1203 S. Houston Avenue
Humble, Texas 77338

(281) 446-2615 – Phone
(281) 446-3691 – Fax
ftime@earthlink.net
www.familytimeccc.org

Judy Cox
Executive Director

Board of Directors

Officers

Susan Meinholz
President

Debra Paul
Vice President

Michael K. Price
Treasurer

Directors

Kyle Campbell
David Escobar
Lisa Hoyle
Jim O'Brien
Linda Prator
Carolyn Wise

February 2, 2015

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: The Retreat at Westlock
24055 Tomball Parkway, Tomball, Texas 77375

To Whom It May Concern:

FamilyTime Crisis and Counseling Center is a non-profit organization that operates in the Greater Houston/Harris County areas. We provide a board range of services in the Houston area including:

- Emergency shelter for victims of abuse
- Free counseling and support groups for victims of abuse
- Legal advocacy and case management
- A 24-hour crisis helpline

The Developers of the Retreat at Westlock have presented information regarding their proposed 140 unit development serving those who are aged 55 and older. Having a program that provides additional housing as well as supportive services will be a great addition to the community and we support the project at the proposed location.

We hope the development will proceed and be constructed. Attached, please find materials about the services that FamilyTime provides in the Greater Houston and Harris County areas as well as a copy of our tax exempt IRS Determination Letter. If you need and additional information, please do not hesitate to call.

Thank you for the opportunity to provide my input and please contact me if you have any questions.

Sincerely,

Judy Cox
Executive Director

FamilyTime Crisis and Counseling Center is a 501(c)(3) non-profit organization.

A United Way agency



United Way of Greater Houston

Project Summary

Riverbrook Village – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is located in an LPA assigned to District E
- 110 units for seniors
- 1 BR and 2 BR units
- Located near Atascocita Road and Timber Forest Road in Humble
- Location is a High Opportunity Area:
 - o 76% White (31% Hispanic, 69% non-Hispanic), 11 Black, 4% Asian
 - o \$85,317 median income
 - o 79% earn \$50,000 or more

Ownership:

- Entity controlled by Steve Ford

TDHCA# 15184 Development Name Riverbrook Village

applicant full name J. Steve Ford 2nd full name Jeremy Bartholo
applicant Address 1500 North Post Oak Road, Suite 1 2nd Phone Number (713) 334-5514
applicant City Houston 2nd Phone Extension
applicant State TX 2nd E-mail jeremy@enco.re
applicant Zip Code 77055 consultant full name Lily Kavthekar
applicant Phone Num (713) 334-5514 consultant Phone Nur (832) 439-3725
applicant Phone Exte consultant Phone Exte
applicant E-mail steve@resolutioninc.net consultant E-mail lily@lbk ltd.net

Name of Proposed Entity River brook Village, LP
Development Name Riverbrook Village dev Address appr. 5500 block of Atascocita Road
Development Type New Construction dev City Houston
Secondary Developme dev Zip Code 77346
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population Qualified Elderly
Total LI Units 97
Total MR Units 13
Total PHA Units
Total Units 110
C Request 1500000
US rep District 2
TX Sen District 15
TX Rep District 127
ETJ? Yes
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201250401
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintenden Dr. Guy M. Sconzo
District Name Humble ISD
SUP Street Address 20200 Eastaway Village Drive
SUP City Humble
SUP Zip Code 77338
Presiding officer of Bo Robert Sitton
PRES Street Address 20200 Eastway Village
PRES City Humble
PRES Zip Code 77338

Table with 4 columns: Name, Office, Name, Office. Lists names and titles of city council members and a county judge.

TDHCA# 15184 Development Name Riverbrook Village

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Moman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | R. Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



Monroe A Ashworth
Escrow Officer

Stewart Title Company
14100 Southwest Freeway, Suite 200
Sugar Land, TX 77478
(281) 275-4404 Phone
Fax
monroe.ashworth@stewart.com

ESCROW RECEIPT

File No.: 1420191205

Property Address: Houston, TX

Escrow Agent, Stewart Title Company, acknowledges receipt of \$10,000.00 earnest money from buyer in the form of (cash/check) representing earnest money being deposited pursuant to the attached contract. Escrow Agent (i) is not a party to the contract, (ii) may deposit funds it receives in any financial institution, (iii) has no liability on a check until the check has cleared, (iv) shall not be liable for any interest or other charge on the earnest money and shall be under no duty to invest or re-invest funds held by it unless separate specific written instructions to that effect are given to escrow agent by the parties to the contract, which instructions must include the name, address and taxpayer identification number for the beneficiary, (v) does not represent the allowable use or activity on the property, (vi) does not promise to deliver the commitment within the time stated in the contract, (vii) requires that buyer make written request of Escrow Agent for copies of covenants, documents and any applicable survey, (viii) is not obligated to give notices as provided in the contract and (ix) is not obligated to disburse the earnest money unless in its sole discretion it receives satisfactory documentation.

Buyer and Seller may request that escrow funds be invested in an interest-bearing account subject to a reasonable administrative fee charged by Escrow Agent and any account terms and conditions negotiated with the financial institution offering the interest-bearing account. Otherwise, Escrow Agent shall deposit the earnest money in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts offer immediately available funds for withdrawal after a check has cleared.

Escrow Agent may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand deposit accounts and other relationships with the financial institution, Escrow Agent is eligible to participate in a program whereby it may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

January 07, 2015

Stewart Title Company
Escrow Agent

Monroe A Ashworth



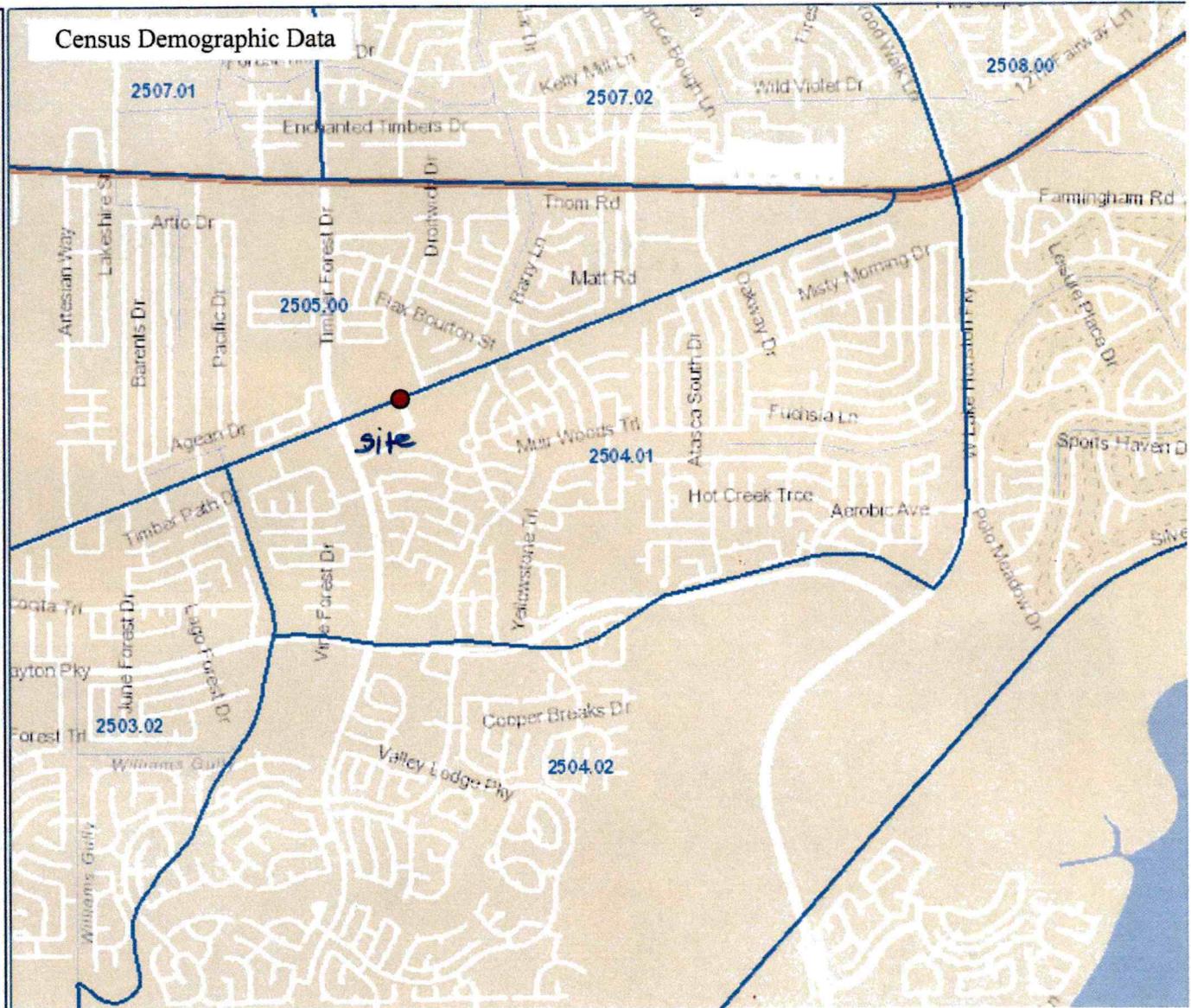
Year: 2014 Address: 5510 Atascocita Road, Humble, Tx 77346

Search

Reset

| Matched Address | |
|-----------------|---------------------------------------|
| Address | 5510 Atascocita Rd, HUMBLE, TX, 77346 |
| MSA/MD Code | 26420 |
| State Code | 48 |
| County Code | 201 |
| Tract Code | 2504.01 |
| MSA/MD Name | HOUSTON-THE WOODLANDS-SUGAR LAND, TX |
| State Name | TEXAS |
| County Name | HARRIS COUNTY |

Census Demographic Data



Census Demographic Data

User Select Tract



HARRIS COUNTY, TEXAS
COMMUNITY SERVICES DEPARTMENT

Office of Housing & Community Development

8410 Lantern Point Drive

Houston, Texas 77054

Tel (713) 578-2000

Fax (713) 578-2190

David B. Turkel

Director

Daphne Lemelle

Community Development Director

January 22, 2015

J. Steve Ford
Manager of Riverbrook Village, LLC
1500 North Post Oak Road, Suite 190
Houston, Texas 77055

Re: Letter of Consistency from Harris County for the Riverbrook Village

Dear Mr. Ford,

Please accept this letter as this Department's response to your request. Note, this Certificate of Consistency does not denote support by the county for the individual project or developer, but confirms that the general scope of the proposed *Riverbrook Village* development project located (5500 Block of Atascocita Rd., Humble, TX) meets the county's 2013-2017 Consolidated Plan goal of promoting safe and affordable housing and is consistent with the Harris County's Affordable Multi-Family and Senior Housing Concentration Policy (enclosure).

If you need additional information, please contact Walter M. Peacock at (713) 578-2000.

Sincerely,

David B. Turkel,

Director

DBT/DL/CL/jd/wmp

Enclosures



February 5, 2015

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Riverbrook Village, TDHCA #15184
5500 block of Atascocita Road
Houston ETJ, Harris, County, Texas 77346

To Whom It May Concern,

Portfolio Resident Services would like to express its support for Riverbrook Village for seniors development, TDHCA #15184 that is located at approximately the 5500 block of Atascocita Road, Houston ETJ, Harris, County, Texas 77346. Our organization is a 501(c)(3) charitable civic organization based in Houston, Texas and serving the surrounding community including Harris County, Texas.

Our mission is to provide vital services and coordinate with area resources that can help improve the lives of low to moderate income families and individuals as they strive to increase their self-sufficiency and enhance their quality of life.

Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents of the community. This development will make a very positive impact in our community.

Thank you for the opportunity to provide our support and please contact me if you have any questions.

Sincerely,

Cynthia Boutineau

Director of Resident Services

(713) 808-1988 ext.226



**EAGLE SPRINGS
COMMUNITY ASSOCIATION**
P.O. BOX 219320 HOUSTON, TEXAS 77218-9320
PHONE: 281-579-0761 FAX: 281-579-7062

February 17, 2015

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Riverbrook Village, (TDHCA #15184)
Approximately 5500 block of Atascocita Road
Houston ETJ, Texas 77346

The Eagle Springs Community Association, Inc. would like to express its support for Riverbrook Village (Riverbrook), the seniors community proposed at approximately 5500 block of Atascocita Road, Houston ETJ, Texas 77346.

Developments like this will help address the needs of this community by providing new, safe affordable housing for seniors. This development will have a positive presence in our community.

I have met with the development team and personally reviewed the preliminary site plan for the project. The Riverbrook team has undertaken efforts to seek and receive community support for this project. They have met and communicated with local elected city and county officials.

Accordingly, I have come to believe that if Riverbrook is approved by the TDHCA and constructed, then the project will be an asset to the neighborhood. The development team for Riverbrook has been proactive in reaching out to the community and community leaders.

Thank you for the opportunity to provide our support and please contact me at (713) 575-9017 if you have any questions.

Sincerely,

Eagle Springs Community Association, Inc.



Michelle Button
President

Project Summary

Provision at Four Corners – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Project is located in an LPA assigned to District F
- 132 units for large families
- 1 BR - 4 BR units
- Located near Old Richmond Road and Highway 6 (ETJ)
- Location is a High Opportunity Area:
 - o 36% White (24% Hispanic, 76% non-Hispanic), 29 Black, 34% Asian
 - o \$85,117 median income
 - o 72% earn \$50,000 or more

Ownership:

- Affiliate of Gardner Capital Development

TDHCA# 15076 Development Name Provision at Four Corners

applicant full name Jervon Harris
applicant Address 4801 Woodway Drive, Suite 300 Ea
applicant City Houston
applicant State TX
applicant Zip Code 77056
applicant Phone Num (713) 503-4477
applicant Phone Exter
applicant E-mail jharris@gardnercapital.com

2nd full name John Palmer
2nd Phone Number (248) 752-6622
2nd Phone Extension
2nd E-mail jpalmer@gardnercapital.c
consultant full name Alyssa Carpenter
consultant Phone Nur (512) 789-1295
consultant Phone Externa
consultant E-mail ajcarpen@gmail.com

Name of Proposed Entity Provision at Four Corners, LP
Development Name Provision at Four Corners
Development Type New Construction
Secondary Developme
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population General
Total LI Units 120
Total MR Units 24
Total PHA Units 0
Total Units 144
C Request 1500000
US rep District 9
TX Sen District 17
TX Rep District 26

dev Address N Side of Old Richmond Rd, W of Sugarbridg
dev City Four Corners
dev Zip Code 77498
ETJ? Yes
dev County Fort Bend
Region 6
Rural/Urban Urban
Census Tract 48157672701
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintenden Charles E. Dupre
District Name Fort Bend ISD
SUP Street Address 16431 Lexington Blvd.
SUP City Sugar Land
SUP Zip Code 77479
Presiding officer of Bo Grayle James
PRES Street Address 16431 Lexington Blvd.
PRES City Sugar Land
PRES Zip Code 77479

Name Annise D. Parker
Office Mayor
Name 2 Robert E. Hebert
Office 2 County Judge
Name 3 Brenda Stardig
Office 3 City Council Member
Name 4 Jerry Davis
Office 4 City Council Member
Name 5 Ellen Cohen
Office 5 City Council Member
Name 6 Dwight Boykins
Office 6 City Council Member

Name 13 Larry Green
Office 13 City Council Member
Name 14 Stephen Costello
Office 14 City Council Member
Name 15 David Robinson
Office 15 City Council Member
Name 16 Michael Kubosh
Office 16 City Council Member
Name 17 C.O. "Brad" Bradford
Office 17 City Council Member
Name 18 Jack Christie
Office 18 City Council Member

TDHCA# 15076 Development Name Provision at Four Corners

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Dave Martin | Name 19 | Richard Morrison |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Richard Nguyen | Name 20 | Grady Prestage |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Oliver Pennington | Name 21 | Andy Meyers |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Ed Gonzalez | Name 22 | James Patterson |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Robert Gallegos | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Mike Laster | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|------------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 7 |
| Educational Excellence | 1 |
| Underserved Area | 2 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 49 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and | 3 |
| Extended Affordability or Historic | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 118 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code

Earnest Money Contract and
Purchase and Sale Agreement for Real Estate (Unimproved)

Gardner Capital Development Texas, LLC, a Missouri limited liability company, or its assigns (collectively the "Purchaser"), offers to purchase from Best Trash, LLC (the "Seller") certain real estate being a tract or tracts of land consisting of 7.0 acres, more or less, in 0402 JNO Leverton, LOT 17, Brown Brothers Subdivision in Fort Bend County, Texas, described more specifically on Exhibit "A" (the "Legal Description") attached hereto, together with all improvements thereon and appurtenances and hereditaments thereunto belonging (all of which is hereinafter referred to as the "Real Estate"), for the total sum of NINE HUNDRED AND FIFTEEN THOUSAND DOLLARS AND 00/100 (\$915,000.00) or \$3,000 per square foot of net acreage as set forth in the Survey (and further defined in Paragraph 7.1) (the "Purchase Price") of the Real Estate, subject to the following and only the following, written terms and conditions of this Earnest Money Contract and Purchase and Sale Agreement for Real Estate (this "Contract").

1. Earnest Money Deposits. Purchaser shall deposit with the Escrow Agent of the Title Company (the "Escrow Agent") as earnest money for this transaction (the "Earnest Money") the initial sum of Fifteen Thousand and No/00 Dollars (\$15,000.00) (the "Initial Deposit"). Upon completion of the inspections and submission of the pre-application on or before January 30, 2015 (the "Pre-Application Period"), the Purchaser shall deliver to the Escrow Agent the sum of Ten Thousand and No/00 Dollars (\$10,000) as a second Earnest Money Deposit (the "Second Deposit"). At the Closing, both the Initial Deposit and Second Deposit (collectively, the "Initial Earnest Money") shall be credited to the Purchase Price.

If Purchaser, in its sole discretion determines prior the Pre-Application Period and the payment of the Second Deposit, not to proceed with a purchase of the Real Estate or to not submit a Pre-Application covering any portion of the Real Estate to the Texas Department of Housing and Community Affairs ("TDHCA") during 2015, then the Purchaser shall notify the Seller and Escrow Agent in writing that the Purchaser intends to terminate this Contract. The Purchaser may so terminate for any reason and shall receive a refund of the Initial Deposit, subject to the following:

(a) If this Contract is terminated prior to the end of the Pre-Application Period, the Initial Deposit shall be returned to Purchaser.

(b) All materials furnished by Seller during the Pre-Application Period shall be returned to Seller upon Purchaser's receipt of the Initial Deposit.

Handwritten signatures and initials, including a circled checkmark and a signature that appears to be 'JD'.

TUESDAY, JANUARY 06, 2015



Site Map | Print | Font | SHARE | Facebook | Twitter | Email

- HOME
- ABOUT PD&R
- RESEARCH & PUBLICATIONS
- DATA SETS
- INITIATIVES
- QUICK LINKS
- EVENTS



QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datasets/QCT/DDA2015_Notice.pdf).

48157672701 Go

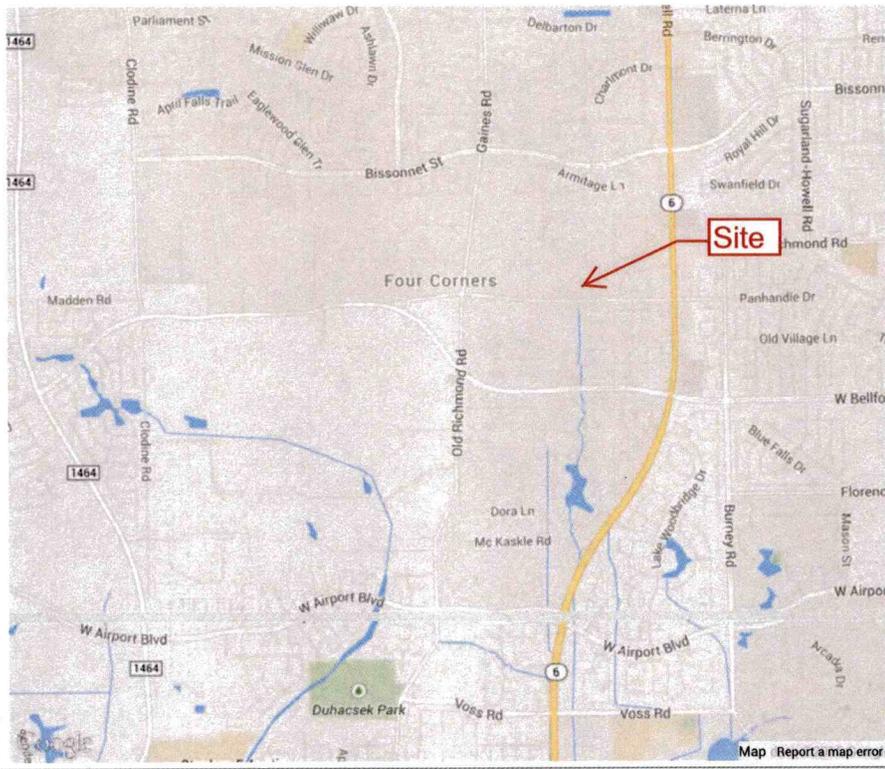
Select a State | Select a County Go

Map Options : Clear | Reset

- QCT Legend:
- Tract Outline
 - Qualified Census Tracts (2014 Only)
 - Qualified Census Tracts (2015 Only)
 - Qualified Census Tracts (2014 & 2015)
 - LIHTC Project

QCT Options

- 14 Current Zoom Level
- Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts (Zoom 7+)





State of Texas
House of Representatives

RICK MILLER

DISTRICT 26

February 24, 2015

TDHCA
Tim Irvine, Executive Director
221 East 11th Street
Austin, TX 78701

RE: TDHCA Application #15076 (Provision at Four Corners)

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 15076 (Provision at Four Corners) to be located in Four Corners, Fort Bend County, TX. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Miller".

Rick Miller
Texas State Representative
District 26



District 26
130 Industrial
Sugar Land, TX
(281)

OFFICE:
BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0710
RMILLER@HOUSE.STATE.TX.US



COMMISSIONER PRECINCT 3
Fort Bend County, Texas

W.A. "Andy" Meyers
Commissioner

February 23, 2015

City of Houston - HCDD
Neal Rackleff, Director
601 Sawyer Street, Suite 410
Houston, Texas 77007

RE: TDHCA Application #15076 (Provision at Four Corners)

Dear Mr. Rackleff:

I am writing this letter to express my support for TDHCA Tax Credit Application # 15076 (Provision at Four Corners) to be located in Four Corners, Fort Bend County, TX. There is a need for housing that is affordable to citizens of modest means and this development will help fulfill that need.

Sincerely,

W. A. "Andy" Meyers
Commissioner, Precinct 3
Fort Bend County

Project Summary

Campanile at St. Williams – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Located in the ETJ
- 96 units for seniors
- 1 BR and 2 BR units
- Located near Clay Road and Barker Cypress Road
- Location is a High Opportunity Area:
 - o 80% White (21% Hispanic, 79% non-Hispanic), 10% Black, 8% Asian
 - o 54% earn \$100,000 and over
 - o Median income \$110,000

Ownership:

- Affiliate of Hettig/Kahn Holdings, Inc.
- Les Kilday is acting as consultant

TDHCA# 15181 Development Name Campanile at St William

applicant full name Les Kilday 2nd full name Phyllis Sefeldt
applicant Address 1717 St. James Place, Suite 150 2nd Phone Number (713) 914-9400
applicant City Houston 2nd Phone Extension
applicant State TX 2nd E-mail psefeldt@kildayco.net
applicant Zip Code 77056 consultant full name
applicant Phone Num (713) 914-9400 consultant Phone Num
applicant Phone Exte consultant Phone Exte
applicant E-mail les@kildayco.net consultant E-mail

Name of Proposed Entity Campanile at St William LP
Development Name Campanile at St William dev Address NEC of Clay Rd and St William
Development Type New Construction dev City Houston
Secondary Development dev Zip Code 77084
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population Qualified Elderly
Total LI Units 120
Total MR Units 12
Total PHA Units
Total Units 132
TC Request 1500000
US rep District 7
TX Sen District 17
TX Rep District 138
ETJ? Yes
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201541601
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintendent Dr. Mark Henry
District Name Cypress Fairbanks ISD
SUP Street Address 10300 Jones Road
SUP City Houston
SUP Zip Code 77065
Presiding officer of Bo Don Ryan
PRES Street Address 10300 Jones Road
PRES City Houston
PRES Zip Code 77065

Name Ed Emmett Name 13 Oliver Pennington
Office County Judge Office 13 City Council Member
Name 2 El Franco Lee Name 14 Ed Gonzalez
Office 2 County Commissioner Office 14 City Council Member
Name 3 Jack Morman Name 15 Robert Gallegos
Office 3 County Commissioner Office 15 City Council Member
Name 4 Steve Radack Name 16 Mike Laster
Office 4 County Commissioner Office 16 City Council Member
Name 5 Jack Cagle Name 17 Larry Green
Office 5 County Commissioner Office 17 City Council Member
Name 6 Annise Parker Name 18 Stephen Costello
Office 6 Mayor Office 18 City Council Member

TDHCA# 15181 Development Name Campanile at St William

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Brenda Stardig | Name 19 | David Robinson |
| Office 7 | City Council Member | Office 19 | City Council Member |
| Name 8 | Jerry Davis | Name 20 | Michael Kubosh |
| Office 8 | City Council Member | Office 20 | City Council Member |
| Name 9 | Ellen Cohen | Name 21 | C.O. Bradford |
| Office 9 | City Council Member | Office 21 | City Council Member |
| Name 10 | Dwight Boykins | Name 22 | Jack Christie |
| Office 10 | City Council Member | Office 22 | City Council Member |
| Name 11 | Dave Martin | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Richard Nguyen | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |
| Neighborhood Organization 9 | |
| NO9 Street Address | |
| NO9 Street Address Line 2 | |
| NO9 City | |
| NO9 Zip Code | |



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS IS NOT AUTHORIZED.
©Texas Association of Realtors, Inc. 2010

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Gholam R. Sakhireh
Address: 11010 E. Country Square St. Houston, TX 77024
Phone: (713) 703-0919 Fax: _____
E-mail: gsakhire@aol.com

Buyer: Kilday Operating LLC, Trustee
Address: 1717 St James Place, Suite 150, Houston, TX 77056
Phone: 17131914-9400 Fax: 17131914-9439
E-mail: leg@kildayco.net

2. PROPERTY:

A. "Property" means that real property situated in Harris County, Texas at 5.33 acres on Clay Road at St. William Lane (address) and that is legally described on the attached Exhibit A or as follows:

tract 1E (12.6942 Acres) & 1-D (12.6755 Acres) in abstract 977, WCRR CO survey section 22 Block 2, an addition in Harris County, Texas

B. Seller will sell and convey the Property together with:
(1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
(2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
(3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing \$ 1,195,700.00
(2) Sum of all financing described in Paragraph 4 \$ _____
(3) Sales price (sum of 3A(1) and 3A(2)) \$ 1,195,700.00

(TAR-1802) 1-26-10

Initialed for Identification by Seller [Signature] and Buyer [Signature]

Page 1 of 13

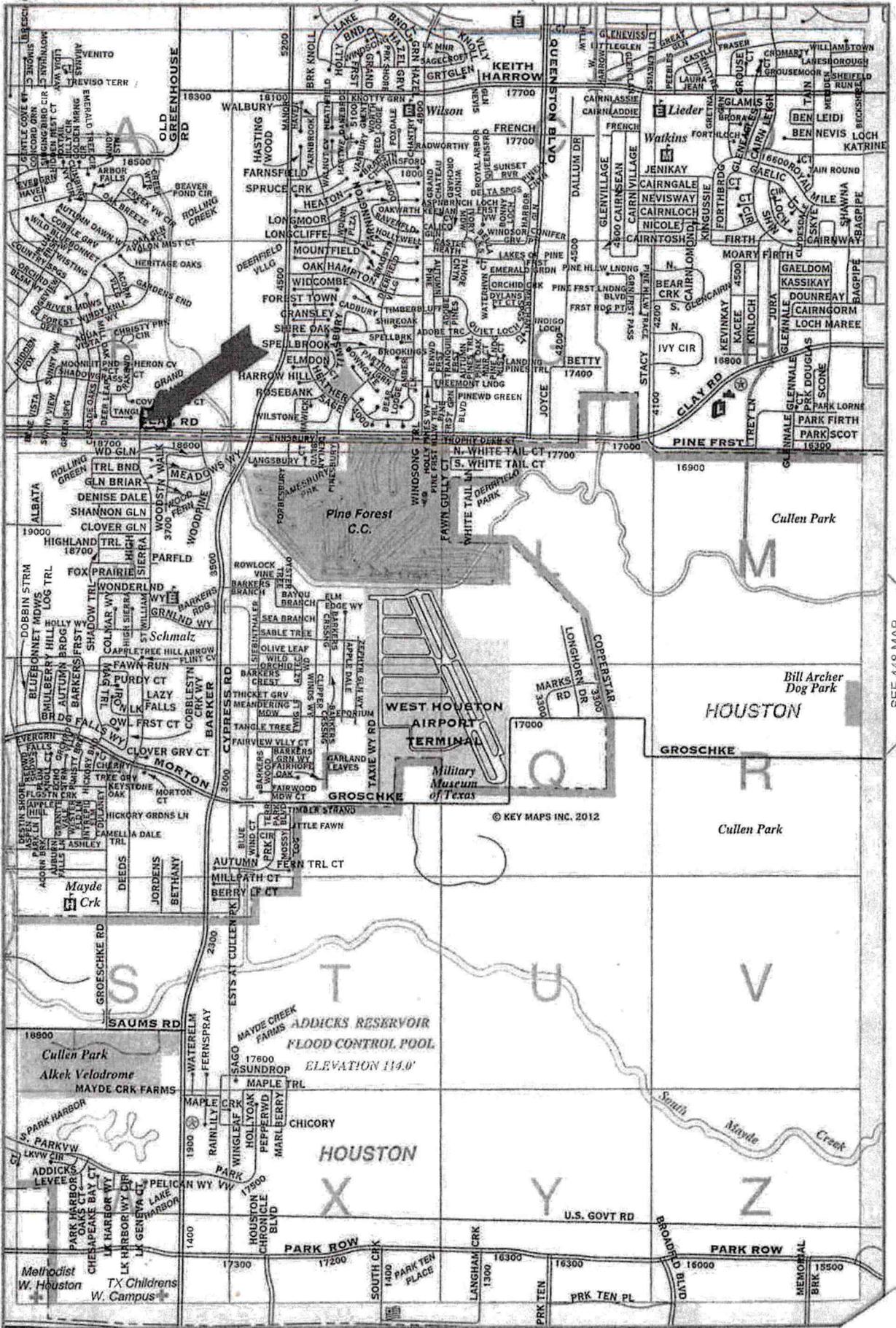
NewQuest Properties 2827 W. Sam Houston Pkwy, Houston, TX 77040
Phone: 281.477.4300

Fax: 281.477.4399 Frank Fitzgerald

Produced with ZipForm® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

5.33 Acres on

SEE 407 MAP

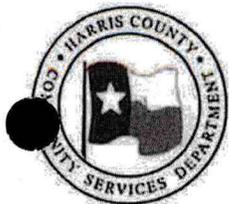


© KEY MAPS INC. 2012

SEE 487 MAP

© KEY MAPS INC. 2012

SEE 448 MAP



HARRIS COUNTY, TEXAS

COMMUNITY SERVICES DEPARTMENT

David B. Turkel
Executive Director

8410 Lantern Point Drive
Houston, Texas 77054
Tel (713) 578-2000
Fax (713) 578-2090

February 2, 2015

Mr. Ryan Hettig
Hettig/Kahn Holdings, Inc.
5325 Katy Freeway, Suite #1
Houston, Texas 77007

Attn: City of Houston

Subject: Campanile at St. William

I am pleased to confirm that Hettig/Kahn Holdings has contacted Harris County Commissioner Steve Radack with regard to a County Resolution of Support for the above referenced project. The Commissioner's office has directed Mr. Hettig to contact the Harris County Community Services Department with his request in accordance with County policy that all such resolution requests must originate with the Community Services Department.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. Turkel", is written over a horizontal line.

David B. Turkel
Executive Director

Project Summary

Lodge at Westlake – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is located in the ETJ
- 116 units for seniors
- 1 BR and 2 BR units
- Located near FM 1960 and Atascocita Shores Drive (ETJ)
- Location is a High Opportunity Area:
 - o 71% White (15% Hispanic, 85% non-Hispanic), 20% Black, 2% Asian
 - o \$93,471 median income
 - o 77% earning over \$50,000

Ownership:

- Affiliate of KG Residential

TDHCA# 15170 Development Name Lodge at Westlake

applicant full name Gary Brinkley
applicant Address 1500 N. Post Oak Rd., Ste 190
applicant City Houston
applicant State TX
applicant Zip Code 77055
applicant Phone Num (713) 334-5808
applicant Phone Exte
applicant E-mail gwbrinkley@gmail.com

2nd full name Donna Rickenba
2nd Phone Number (713) 560-0068
2nd Phone Extension
2nd E-mail donna@marqueconsulta
consultant full name Donna Rickenba
consultant Phone Nur (713) 560-0068
consultant Phone Exte
consultant E-mail donna@marqueconsult

Name of Proposed Entity Lodge at Westlake Apartments, LP

Development Name Lodge at Westlake
Development Type New Construction
Secondary Developme
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population Qualified Elderly
Total LI Units 90
Total MR Units 20
Total PHA Units
Total Units 110
C Request 1300000
US rep District 2
TX Sen District 4
TX Rep District 127

dev Address SWC of FM 1960 & Atascocita Shores Dr.
dev City Houston ETJ
dev Zip Code 77346
ETJ? Yes
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201250402
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintenden Dr. Guy Sconzo
District Name Humble ISD
SUP Street Address 20200 Eastway Village Drive
SUP City Humble
SUP Zip Code 77338
Presiding officer of Bo Robert Scarfo
PRES Street Address 20200 Eastway Village Drive
PRES City Humble
PRES Zip Code 77338

Name Annise Parker
Office Mayor
Name 2 Brenda Stardig
Office 2 City Council Member
Name 3 Jerry Davis
Office 3 City Council Member
Name 4 Ellen Cohen
Office 4 City Council Member
Name 5 Dwight Boykins
Office 5 City Council Member
Name 6 Dave Martin
Office 6 City Council Member

Name 13 Stephen Costello
Office 13 City Council Member
Name 14 David Robinson
Office 14 City Council Member
Name 15 Michael Kubosh
Office 15 City Council Member
Name 16 C.O. "Brad" Bradford
Office 16 City Council Member
Name 17 Jack Christie
Office 17 City Council Member
Name 18 Ed Emmett
Office 18 County Judge

TDHCA# 15170 Development Name Lodge at Westlake

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|----------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engage | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Partic | 6 |
| Leveraging of Private, State and | 3 |
| Extended Affordability or Histor | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resourc | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code

EARNEST MONEY CONTRACT - COMMERCIAL UNIMPROVED PROPERTY

1. PARTIES: HS Tejas Ltd w/ Jay Barron Strother as GP (Seller) agrees to sell and convey to Ken Brinkley (trustee), and or his permitted assigns (Buyer) and Buyer agrees to buy from Seller the following property for the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth.

2. PROPERTY: The following tract of land situated in ~~Houston~~, Harris County, Texas, together with all buildings, improvements, fixtures and all privileges and appurtenances pertaining thereto including any right, title and interest of Seller in and to adjacent streets, alleys, or rights-of-way Seller's interest in and to all leases or rents; all of the above hereinafter collectively called "Property"; set out on Exhibit "A" attached hereto and incorporated herein:

Approximately 6.8 acres located on the South side of FM 1960 between Pine Echo Dr. and Atascocita Shores Dr. in Houston, Harris County, Texas.

THE METES AND BOUNDS DESCRIPTION DETERMINED BY THE SURVEY OF THE PROPERTY HERINAFTER PROVIDED FOR WILL REPLACE EXHIBIT "A" ATTACHED HERETO IN THE EVENT IT SHOULD DIFFER FROM THE ATTACHED EXHIBIT. IT IS UNDERSTOOD THAT THE ACREAGE AS SET OUT ABOVE IS APPROXIMATE AND THAT THE PURCHASE PRICE STATED HEREIN IS PAID FOR THE LAND AS A WHOLE AND NOT UPON ANY SPECIFIC ACREAGE UNLESS SPECIFIED DIFFERENTLY IN 3.D. BELOW. ANY PROPERTY TO BE EXCLUDED FROM THIS SALE SHOULD BE SET FORTH UNDER SPECIAL PROVISIONS BELOW.

3. CONTRACT SALES PRICE: includes all EASEMENTS includes gross Acreage @ 4.50 per sq ft
 1,332,936 sq ft
 \$ 1,110,780.00
 A. Cash payable at closing 4.50/sq. ft \$ 1,110,780.00
 B. Promissory Note \$ 0.00
 C. Sales Price (Sum of A and B) \$ 1,110,780.00

4. EARNEST MONEY: As a condition precedent to the validity of the Contract, \$ 10,000.00 is herewith tendered and is to be deposited as Earnest Money with TITLE HOUSTON HOLDINGS (the "Title Company") Attn: Donna Jackson as Escrow Agent, and placed in an interest bearing account, upon execution of the Contract by both parties. Assuming the Buyer goes hard on the contract, ~~additional earnest money in the amount of \$5,000.00 to be tendered and deposited with the "title company" at the end of the 90 day feasibility period.~~ Upon the end of the 90 day feasibility period and assuming the Buyer goes hard on the contract then all of the earnest money shall be released and paid to the Seller by the "title company".

Handwritten notes:
 1/7/15 KB
 1/7/15 KB

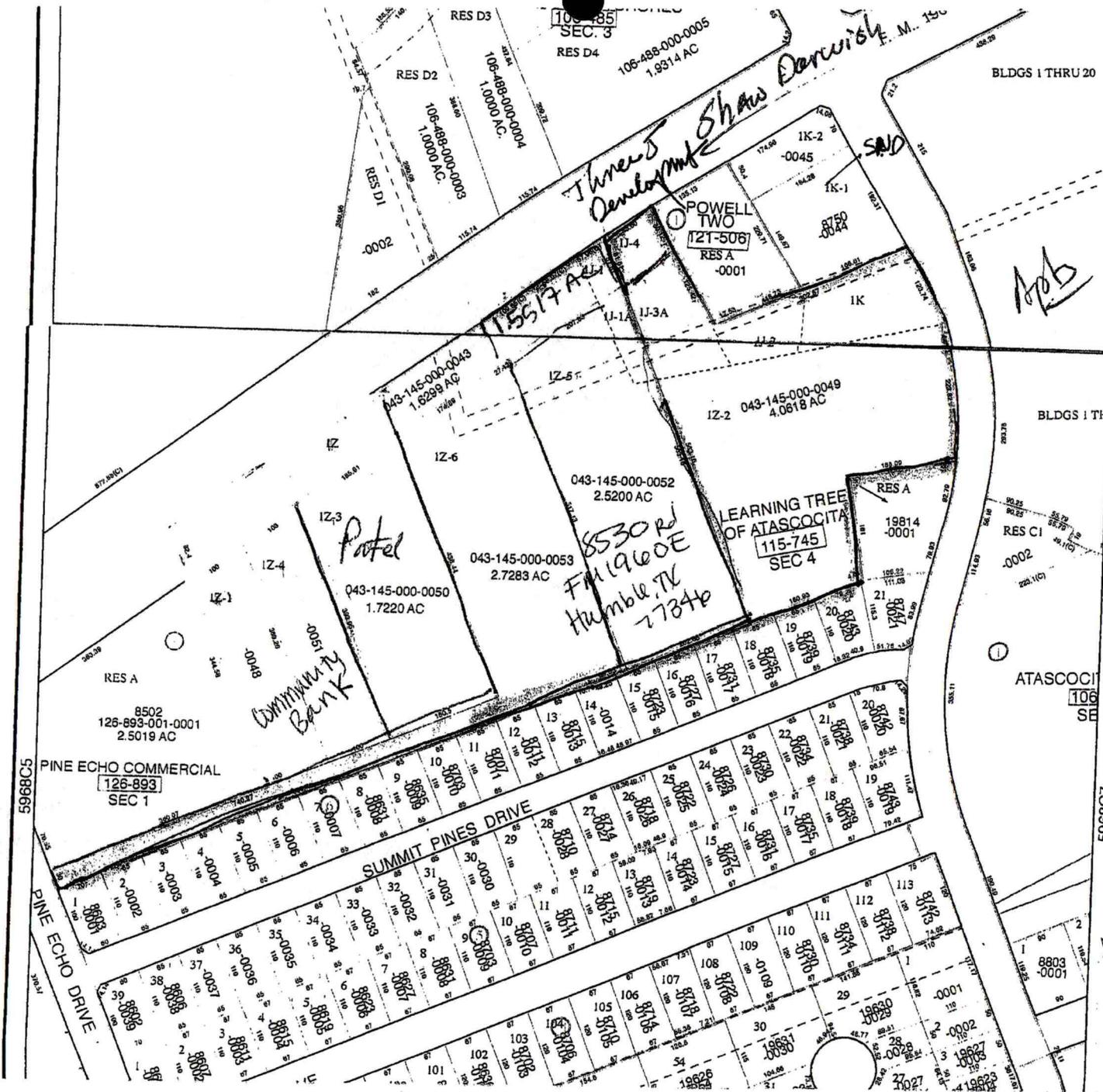
Handwritten notes:
 \$10,000 KB
 paid directly to Seller KB

5. CLOSING: The closing of the sale (the "Closing") shall take place at the Title Company on or before July 31, 2015, unless such date is changed in writing by Seller and Buyer, or otherwise extended as herein provided. Buyer may elect to extend the closing for up to six months by tendering direct to the Seller the sum of \$ 5,000.00 for each month of requested extensions. The \$ 5,000.00 paid, if any, for said extensions is non-refundable and is applicable toward the overall purchase price. Buyer must notify Seller of the requested extension and tender consideration at least five (5) days prior to the scheduled closing date.

A. At the Closing, Seller shall deliver to Buyer, at Seller's sole cost and expense, the following:

Handwritten note:
 each month until July 31, 2015.
 This amount shall not be applied to purchase price.
 KB

Handwritten notes:
 1/7/15 KB



FACET 5968C

| | | | |
|---|----|----|----|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 |

Harris County Appraisal District



0 100 200
PUBLICATION DATE: 8/15/2011

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



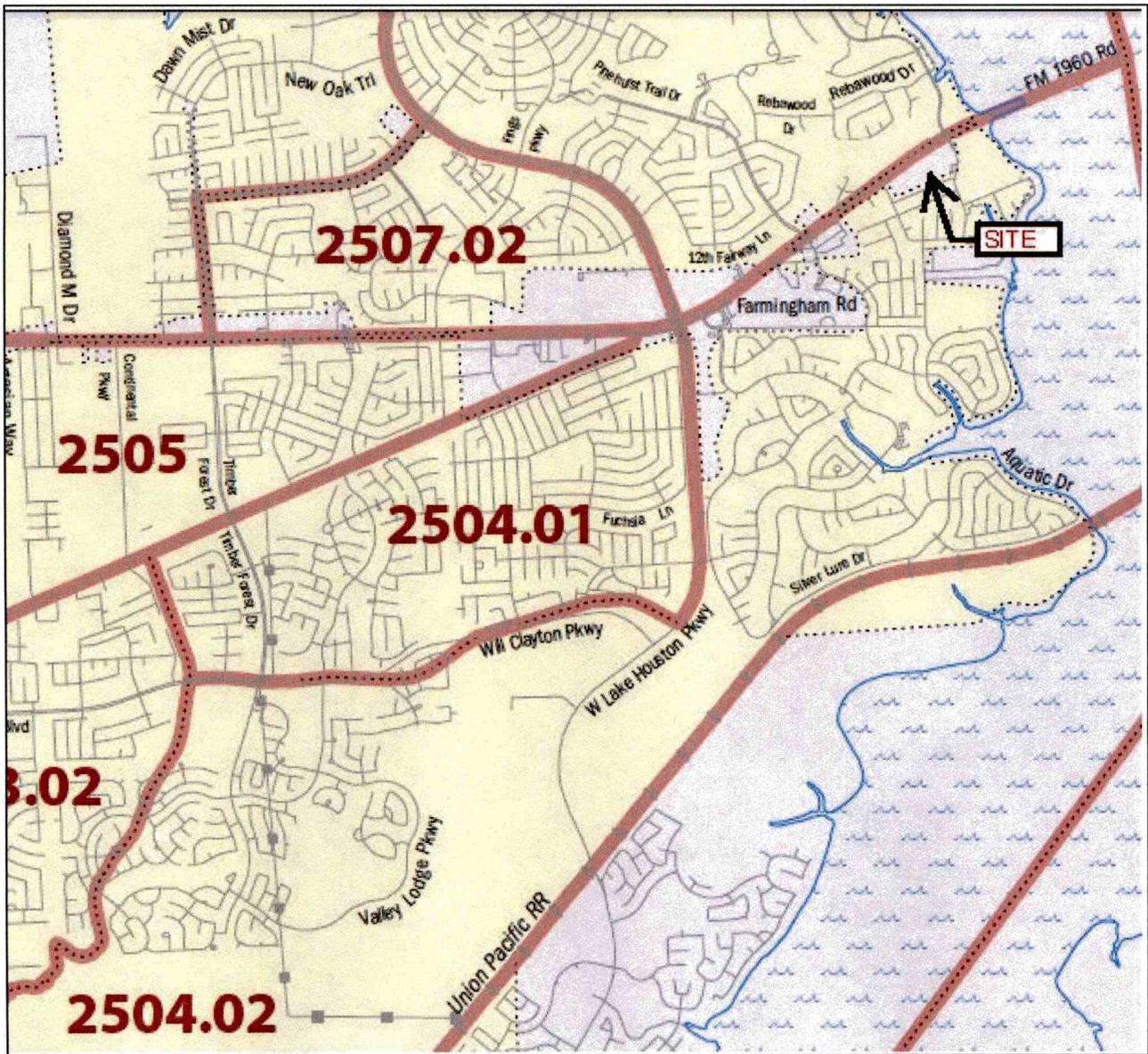
FACET

THE LODGE AT WESTLAKE

Houston, TX

CENSUS TRACT MAP

Tract ID#: 482-012-504.02





HARRIS COUNTY, TEXAS

COMMUNITY SERVICES DEPARTMENT

Office of Housing & Community Development

8410 Lantern Point Drive

Houston, Texas 77054

Tel (713) 578-2000

Fax (713) 578-2190

David B. Turkel
Executive Director
Daphne Lemelle
Community Development Director

January 30, 2015

Gary Brinkley
Lodge at Westlake Apartments, LP
1500 N Post Oak Rd, #190
Houston, TX 77055

SUBJECT: Lodge at Westlake Apartments Proposed Development – Precinct Two
Low Income Housing Tax Credit (LIHTC) Program

Dear Mr. Brinkley,

For the purposes of applying for tax credits, the Harris County Community Services Department (CSD) confirms receipt of your request for a waiver to be used in conjunction with your organization's application for Low Income Housing Tax Credits (LIHTC) with the Texas Department of Housing and Community Affairs (TDHCA). Please accept this waiver as the Department's response to your request. Note, this waiver and Certificate of Consistency does not denote support by the county for the individual project or developer, but confirms that the general scope of the project meets the county's Housing Concentration Policy and housing goals of promoting safe and affordable housing.

The proposed Lodge at Westlake Apartments development has requested and been granted a waiver to the Harris County Affordable Multi-unit Family and Senior Housing Concentration Policy by demonstrating that there is an immediate need for affordable housing in the subject area.

Increasing the supply of affordable rental housing was identified as a critical need, and is a high priority for Harris County in its Consolidated Plan. Your proposed project, with its set aside of 100 units is consistent with the needs and strategies in the Consolidated Plan and in the Housing Concentration Policy. Harris County encourages your organization to consider, as potential tenants, those households on the Harris County Housing Authority's waiting list for assisted or affordable housing.

Your project, Lodge at Westlake Apartments (SWC of FM 1960 & Atascocita Shores Dr., Houston ETJ, Harris County Texas 77346) is located in the CSD service area. If awarded tax credits, the apartments proposed by your organization will contribute to the number of affordable housing units in Harris County.

If you need additional information, please contact Walter M. Peacock at (713) 578-2000.

Sincerely,

David B. Turkel,
Director

DBT/DL/CL/jd/wmp

Project Summary

Northwest Village – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is located in the ETJ
- 103 units for seniors
- 1 BR and 2 BR units
- Located near FM 529 and Queenston Blvd.
- Location is a High Opportunity Area:
 - o 76% White (21% Hispanic, 80% non-Hispanic), 6% Black, 11% Asian
 - o \$113,262 median income
 - o 81% earning over \$50,000

Ownership:

- Affiliate of Robinson Capital

TDHCA# 15042 Development Name Northwest Village Senior Residences

applicant full name Michael Robinson 2nd full name Blake Searcy
applicant Address 4295 San Felipe, Ste 209 2nd Phone Number (832) 209-7037
applicant City Houston 2nd Phone Extension
applicant State TX 2nd E-mail bsearcy@robcap.com
applicant Zip Code 77027 consultant full name Alyssa Carpenter
applicant Phone Num (832) 209-7039 consultant Phone Num (512) 789-1295
applicant Phone Ext consultant Phone Ext
applicant E-mail mike.robinson@robcap.com consultant E-mail ajcarpen@gmail.com

Name of Proposed Entity HNVSR, LP
Development Name Northwest Village Senior Residence dev Address NWQ FM 529 and Queenston Blvd
Development Type New Construction dev City Houston
Secondary Development dev Zip Code 77095
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population Qualified Elderly
Total LI Units 106
Total MR Units 0
Total PHA Units 0
Total Units 106
C Request 1200000
US rep District 7
TX Sen District 7
TX Rep District 135
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201541201
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintenden Mark Henry
District Name Cypress Fairbanks ISD
SUP Street Address 10300 Jones Road
SUP City Houston
SUP Zip Code 77065
Presiding officer of Bo Don Ryan
PRES Street Address 10300 Jones Road
PRES City Houston
PRES Zip Code 77065

Name Annise D. Parker Name 13 Mike Laster
Office Mayor Office 13 City Council Member
Name 2 Ed Emmett Name 14 Larry Green
Office 2 County Judge Office 14 City Council Member
Name 3 Brenda Stardig Name 15 Stephen Costello
Office 3 City Council Member Office 15 City Council Member
Name 4 Jerry Davis Name 16 David Robinson
Office 4 City Council Member Office 16 City Council Member
Name 5 Jerry Davis Name 17 Michael Kubosh
Office 5 City Council Member Office 17 City Council Member
Name 6 Ellen Cohen Name 18 C.O. "Brad" Bradford
Office 6 City Council Member Office 18 City Council Member

TDHCA# 15042 Development Name Northwest Village Senior Residences

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Dwight Boykins | Name 19 | Jack Christie |
| Office 7 | City Council Member | Office 19 | City Council Member |
| Name 8 | Dave Martin | Name 20 | El Franco Lee |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Richard Nguyen | Name 21 | Jack Morman |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Oliver Pennington | Name 22 | Steve Radack |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Ed Gonzalez | Name 23 | Jack Cagle |
| Office 11 | City Council Member | Office 23 | County Commissioner |
| Name 12 | Robert Gallegos | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |
| Neighborhood Organization 9 | |
| NO9 Street Address | |
| NO9 Street Address Line 2 | |
| NO9 City | |
| NO9 Zip Code | |

0914747488



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

4-28-2014

UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are Copperfield Grove, Ltd. (Seller) and Queenston 620 Senior Housing, L.P. (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot _____, Block _____, Addition, City of _____, County of _____, Texas, known as 4.4 acres on the west side of Queenston Boulevard approximately 800 feet north of FM 620 (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).

3. SALES PRICE:
A. Cash portion of Sales Price payable by Buyer at closing \$ 825,000.00 825,000.00
B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium)..... \$ _____
C. Sales Price (Sum of A and B) \$ 825,000.00 825,000.00

4. FINANCING (Not for use with reverse mortgage financing): The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)

- A. THIRD PARTY FINANCING: One or more third party mortgage loans in the total amount of \$ _____ (excluding any loan funding fee or mortgage insurance premium).
 - (1) Property Approval: If the Property does not satisfy the lenders' underwriting requirements for the loan(s) (including, but not limited to appraisal, insurability and lender required repairs), Buyer may terminate this contract by giving notice to Seller prior to closing and the earnest money will be refunded to Buyer.
 - (2) Credit Approval: (Check one box only)
 - (a) This contract is subject to Buyer being approved for the financing described in the attached Third Party Financing Addendum for Credit Approval.
 - (b) This contract is not subject to Buyer being approved for financing and does not involve FHA or VA financing.
- B. ASSUMPTION: The assumption of the unpaid principal balance of one or more promissory notes described in the attached TREC Loan Assumption Addendum.
- C. SELLER FINANCING: A promissory note from Buyer to Seller of \$ _____, secured by vendor's and deed of trust liens, and containing the terms and conditions described in the attached TREC Seller Financing Addendum. If an owner policy of title insurance is furnished, Buyer shall furnish Seller with a mortgagee policy of title insurance.

5. EARNEST MONEY: Upon execution of contract by all parties, Buyer shall deposit \$ 10,000.00 as earnest money with Margo Chatham as escrow agent, at StarTex Title Company, LLC 10350 Richmond Avenue, Suite 200 Houston, Texas 77042 713-343-0710 (address). Buyer shall deposit additional earnest money of \$ _____ with escrow agent within _____ days after the effective date of this contract. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.

6. TITLE POLICY AND SURVEY:
A. TITLE POLICY: Seller shall furnish to Buyer at Seller's Buyer's expense an owner's policy of title insurance (Title Policy) issued by _____ (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
(1) Restrictive covenants common to the platted subdivision in which the Property is located.
(2) The standard printed exception for standby fees, taxes and assessments.
(3) Liens created as part of the financing described in Paragraph 4.
(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
(6) The standard printed exception as to marital rights.
(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements: (i) will not be amended or deleted from the title policy; (ii) will be amended to read, "shortages in area" at the expense of Buyer Seller.

TUESDAY, JANUARY 06, 2015



Site Map | Print | Font

SHARE

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- RESEARCH & PUBLICATIONS
- DATA SETS
- INITIATIVES
- QUICK LINKS
- EVENTS



QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datsets/QCT/DDA2015_Notice.pdf).

48201541201 Go

Select a State Select a County Go

Map Options : Clear | Reset

- QCT Legend:
- Tract Outline
 - Qualified Census Tracts (2014 Only)
 - Qualified Census Tracts (2015 Only)
 - Qualified Census Tracts (2014 & 2015)
 - LIHTC Project

- QCT Options**
- 14 Current Zoom Level
- Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts (Zoom 7+)





HARRIS COUNTY, TEXAS
COMMUNITY SERVICES DEPARTMENT

David B. Turkel
Executive Director

8410 Lantern Point Drive
Houston, Texas 77054
Tel (713) 578-2000
Fax (713) 578-2090

February 2, 2010

Mike Robinson
Robinson Capital Investment, Inc.
4295 San Felipe #206
Houston, Texas 77027

Attn: City of Houston

Subject: Northwest Village Senior Residences

I am pleased to confirm that Robinson Capital Investment, Inc. has contacted Harris County Commissioner Steve Radack with regard to a County Resolution of Support for the above referenced project. The Commissioner's office has directed Mr. Robinson to contact the Harris County Community Services Department with his request in accordance with County policy that all such resolution requests originate with the Community Services Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "David B. Turkel".

David B. Turkel
Executive Director

Mike Robinson

From: "Nell Baham" <granellb@aol.com>
Date: Thursday, January 29, 2015 8:02 AM
To: "Mike Robinson" <mike.robinson@robcap.com>
Subject: Fw: Mike Robinson

Sent from Windows Mail

From: Nell Baham
Sent: Wednesday, January 28, 2015 9:18 PM
To: districta@houstontx.gov
Cc: Brenda.Stardig@houstontx.gov

*Reference
FOR
Mike
Robinson*

Dear Brenda,

You were so helpful to me in 2011, when my neighborhood had some problems with the city about the dead end street at the end of my driveway being opened up to allow traffic to flow through to West 34th street in northwest Houston. I don't expect you to remember me or the details that followed, but you were supportive and helped us to know the proper steps to follow with the builder, Mike Robinson, who was going to restore the Silvercreek apartments adjacent to my house and with the city. He worked diligently with us to help with that problem. We were in constant contact with your office and you even met us and Mr. Robinson when we attended the Building and Land Committee Meeting where several of us spoke to the committee with many of the Shepherd Forest Civic Club members in attendance. As a result of that support and guidance, following the correct guidelines, that dead end street remains closed and our neighborhood is forever grateful.

Now with that refresher I would like to speak on behalf of Mike Robinson so you will know the background and the continued support he has given to the residents of Shepherd Forest, Section III in northwest Houston as he begins another big project which is in or near your district. This information could possibly be useful once the units for seniors begins in that area.

Since December 7, 2011, he has been in contact with our subdivision and continues to keep me informed of the success of the development. He checks in to see if he is continuing to live up to the expectations he promised. He has and we are thankful that the new and improved "The Ranch at Silvercreek" has a new and certainly improved look, housing a respectful group of people, thus far.

It is always encouraging to the people of this great city to know they have the support of local government and those who continue to improve and provide for them, especially seniors. I am a great supporter of you both. Please respond to this e-mail or call me at 713-686-2854, so I will know you have received it.

By the way, your office was very helpful when I inquired about the best way to contact you. A special thanks is due to R. W., as well. If I can ever be of service to you, don't hesitate to contact me.

Sincerely,

Nell Baham
 (Shepherd Forest Resident since 1959)

Project Summary

Providence Pinehurst – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is located in the ETJ
- 182 units for seniors
- 1 BR and 2 BR units
- Located near FM 1960 and Lake Houston Parkway
- Location is a High Opportunity Area:
 - o 87% White (16% Hispanic, 84% non-Hispanic), 4% Black, 2% Asian
 - o \$108,000 median income
 - o 75% earn \$50,000 or more

Ownership:

- Affiliate of Blazer Building

TDHCA# 15291 Development Name PROVIDENCE PINEHURST

applicant full name MATT FUQUA 2nd full name JESSICA BAILEY
applicant Address 9219 KATY FREEWAY, SUITE 200 2nd Phone Number (713) 914-9200
applicant City HOUSTON 2nd Phone Extension
applicant State TX 2nd E-mail educationbasedhousingin
applicant Zip Code 77024 consultant full name
applicant Phone Num (713) 914-9200 consultant Phone Num()
applicant Phone Exter consultant Phone Exte
applicant E-mail mfuqua@blazerbuilding.com consultant E-mail

Name of Proposed Entity EBH-NH PINEHURST LP
Development Name PROVIDENCE PINEHURST dev Address 9 ACS AT FM 1960 ROAD E, WEST OF PINEH
Development Type New Construction dev City HUMBLE
Secondary Developme dev Zip Code 77346
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population Qualified Elderly
Total LI Units 150
Total MR Units 20
Total PHA Units 0
Total Units 170
C Request 1500000
US rep District 2
TX Sen District 4
TX Rep District 127
ETJ? Yes
dev County HARRIS
Region 6
Rural/Urban Urban
Census Tract 48201250800
Census Tract 2
Census Tract 3
atrisk No
nonprofit Yes
USDA No
School Superintenden DR. GUY M. SCONZO
District Name HUMBLE
SUP Street Address 20200 EASTWAY VILLAGE DRIVE
SUP City HUMBLE
SUP Zip Code 77338
Presiding officer of Bo ROBERT SCARFO
PRES Street Address 20200 EASTWAY VILLAGE DRIVE
PRES City HUMBLE
PRES Zip Code 77338

Name ANNISE PARKER Name 13 STEPHEN COSTELLO
Office Mayor Office 13 City Council Member
Name 2 BRENDA STARDIG Name 14 DAVID ROBINSON
Office 2 City Council Member Office 14 City Council Member
Name 3 JERRY DAVIS Name 15 MICHAEL KUBOSH
Office 3 City Council Member Office 15 City Council Member
Name 4 ELLEN COHEN Name 16 C.O. "BRAD" BRADFORD
Office 4 City Council Member Office 16 City Council Member
Name 5 DWIGHT BOYKINS Name 17 JACK CHRISTIE
Office 5 City Council Member Office 17 City Council Member
Name 6 DAVE MARTIN Name 18 ED EMMETT
Office 6 City Council Member Office 18 County Judge

TDHCA# 15291 Development Name PROVIDENCE PINEHURST

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | RICHARD NGUYEN | Name 19 | EL FRANCO LEE |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | OLIVER PENNINGTON | Name 20 | JACK MORMAN |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | ED GONZALES | Name 21 | STEVE RADACK |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | ROBERT GALLEGOS | Name 22 | R. JACK CAGLE |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | MIKE LASTER | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | LARRY GREEN | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? Yes

Neighborhood Organization ATASCOCITA COMMUNITY IMPROVE

NO1 Street Address 20114 PINE HURST DRVIVE

NO1 Street Address Line 2

NO1 City ATASCOCITA NO1 Zip Code 77346

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Li

NO8 City NO8 Zip Code

| | |
|--------------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 3 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 45 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Historical | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 114 |
| Neighborhood Organization 9 | |
| NO9 Street Address | |
| NO9 Street Address Line 2 | |
| NO9 City | |
| NO9 Zip Code | |



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2010

1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: 1960 Trails, LLC

Address: 12335 Kingsride Lane #353, Houston, Texas 77024

Phone: _____ Fax: _____ E-mail: marcpa17@yahoo.com

Buyer: Nantucket Housing, LLC

Address: 9219 Katy Freeway, Suite 200, Houston, Texas 77024

Phone: 713-265-4386 Fax: 713-914-9292 E-mail: nkelley@blazerbuilding.com

2. **PROPERTY:**

A. "Property" means that real property situated in Harris County, Texas at 8411 FM 1960 Road E, Humble, Texas 77346 (address) and that is legally described on the attached Exhibit _____ or as follows:

± 1.1326 Acres: Reserve A Block 1 Pinehurst of Atascosita Sec 3

B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. **SALES PRICE:**

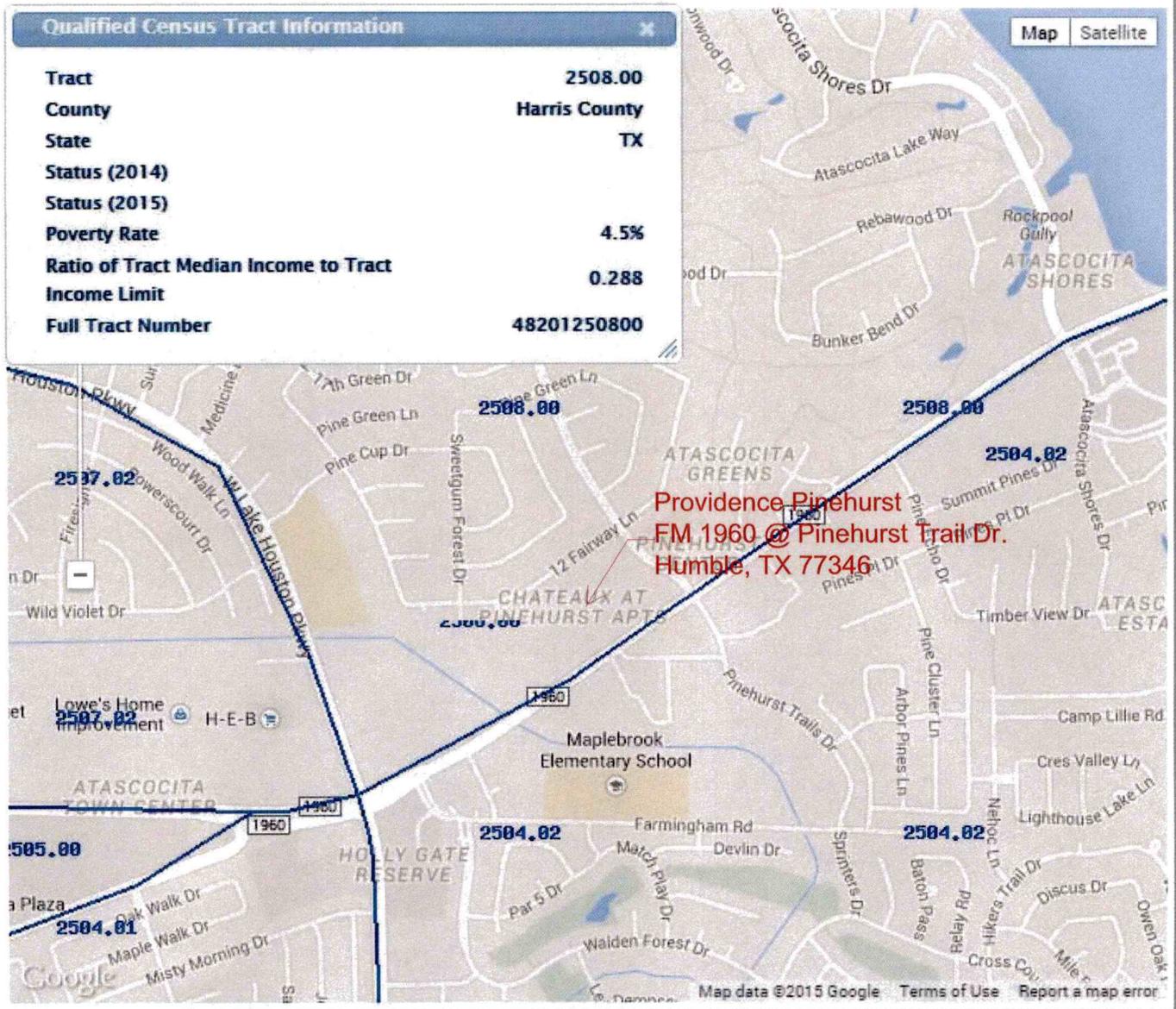
A. At or before closing, Buyer will pay the following sales price for the Property:

- (1) Cash portion payable by Buyer at closing. \$ 579,698
- (2) Sum of all financing described in Paragraph 4 \$ _____
- (3) Sales price (sum of 3A(1) and 3A(2)) \$ 579,698

Qualified Census Tract Information

| | |
|---|---------------|
| Tract | 2508.00 |
| County | Harris County |
| State | TX |
| Status (2014) | |
| Status (2015) | |
| Poverty Rate | 4.5% |
| Ratio of Tract Median Income to Tract Income Limit | 0.288 |
| Full Tract Number | 48201250800 |

Map Satellite



Project Summary

Terraces at Arboretum – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is located in the ETJ
- 100 units for large families
- 1 BR - 4BR units
- Located near Old Richmond Road and Highway 6 (ETJ)
- Location is a High Opportunity Area:
 - o 27% White (33% Hispanic, 67% non-Hispanic), 22 Black, 34% Asian
 - o \$67,982 median income
 - o 62% earn \$50,000 or more

Ownership:

- Atlantic Pacific Communities

TDHCA# 15310 Development Name Terraces at Arboretum

applicant full name Dan Wilson
applicant Address 2950 SW 27th Avenue, Suite 200
applicant City Miami
applicant State FL
applicant Zip Code 33133
applicant Phone Num (305) 357-4733
applicant Phone Exter
applicant E-mail dwilson@apcommunities.com

2nd full name Henry Flores
2nd Phone Number (512) 914-0953
2nd Phone Extension
2nd E-mail hflores@madhouselevel
consultant full name
consultant Phone Nur
consultant Phone Exte
consultant E-mail

Name of Proposed Entity Terraces at Arboretum, Ltd.

Development Name Terraces at Arboretum
Development Type New Construction
Secondary Developme
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population General
Total LI Units 120
Total MR Units 0
Total PHA Units 0
Total Units 120
C Request 1500000
US rep District 22
TX Sen District 18
TX Rep District 28

dev Address +/- 10.1545 Acres at 15928 Old Richmond R
dev City Houston
dev Zip Code 77498
ETJ? Yes
dev County Fort Bend
Region 6
Rural/Urban Urban
Census Tract 48157672701
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintenden Charles E. Dupre
District Name Fort Bend ISD
SUP Street Address 16431 Lexington Blvd.
SUP City Sugar Land
SUP Zip Code 77479
Presiding officer of Bo Grayle James
PRES Street Address 16431 Lexington Blvd.
PRES City Sugar Land
PRES Zip Code 77479

Name Annise D. Parker
Office Mayor
Name 2 Brenda Stardig
Office 2 City Council Member
Name 3 Jerry Davis
Office 3 City Council Member
Name 4 Ellen Cohen
Office 4 City Council Member
Name 5 Dwight Boykins
Office 5 City Council Member
Name 6 Dave Martin
Office 6 City Council Member

Name 13 Stephen C. Costello
Office 13 City Council Member
Name 14 David W. Robinson
Office 14 City Council Member
Name 15 Michael Kubosh
Office 15 City Council Member
Name 16 C.O. "Brad" Bradford
Office 16 City Council Member
Name 17 Jack Christie
Office 17 City Council Member
Name 18 Robert Hebert
Office 18 County Judge

TDHCA# 15310 Development Name Terraces at Arboretum

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Richard Nguyen | Name 19 | Richard Morrison |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Oliver Pennington | Name 20 | Grady Prestage |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Ed Gonzalez | Name 21 | Andy Meyers |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Robert Gallegos | Name 22 | James Patterson |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Mike Laster | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Larry Green | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 7 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 49 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 118 |
| Neighborhood Organization 9 | |
| NO9 Street Address | |
| NO9 Street Address Line 2 | |
| NO9 City | |
| NO9 Zip Code | |

ASSIGNMENT OF PURCHASE AND SALE AGREEMENT

THIS ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (this "**Assignment**") is executed to be effective as of January 6, 2015, by **APC LAND HOLDINGS, LLC**, a Florida limited liability company ("**Assignor**"), and **HDC-TX MM, LLC**, a Texas limited liability company ("**Assignee**", and together with Assignor, the "**Parties**").

A. Assignor and Waste Corporation of Texas, L.P., a Delaware limited partnership, executed that Purchase and Sale Agreement dated to be effective as of August 19, 2014 (as amended from time to time, the "**Agreement**"), in connection with the purchase of certain property described in the Agreement.

B. Assignor now desires to assign all of Assignor's right, title, and interest in and to the Agreement, including without limitation, Assignor's right, title, and interest in and to the earnest money deposit being held in connection with the Agreement (collectively, the "**Contract Rights**"), to Assignee, and Assignee desires to accept the Contract Rights and assume all obligations of Assignor under the Agreement.

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

1. **Assignment and Assumption.** Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title, and interest in and to the Agreement and the Contract Rights. Assignee hereby accepts Assignor's assignment of the Agreement and the Contract Rights and hereby agrees to be bound by the terms of the Agreement and to assume all obligations of Assignor, as "Buyer", thereunder.

2. **Binding Effect.** This Assignment ratifies the Agreement and is binding upon and shall inure to the benefit of the Parties and their respective heirs, executors, administrators, personal representatives, successors, and assigns.

3. **Headings.** The subject headings contained in this Assignment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

4. **Counterparts.** This Assignment may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same agreement. Electronically transmitted counterparts shall be deemed originals.

5. **Applicable Law.** This Assignment is governed and construed in accordance with the laws of the State of Texas.

[Executed on the following page]

Terraces at Arboretum (Sugar Land)



HUD.GOV

U.S. Department of Housing and Urban Development
Secretary Julián Castro



Site Map | Print | Font A A A | SHARE

- HOME
- ABOUT PD&R
- RESEARCH & PUBLICATIONS
- DATA SETS
- INITIATIVES
- QUICK LINKS
- EVENTS



QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datasets/QCT/DDA2015_Notice.pdf).

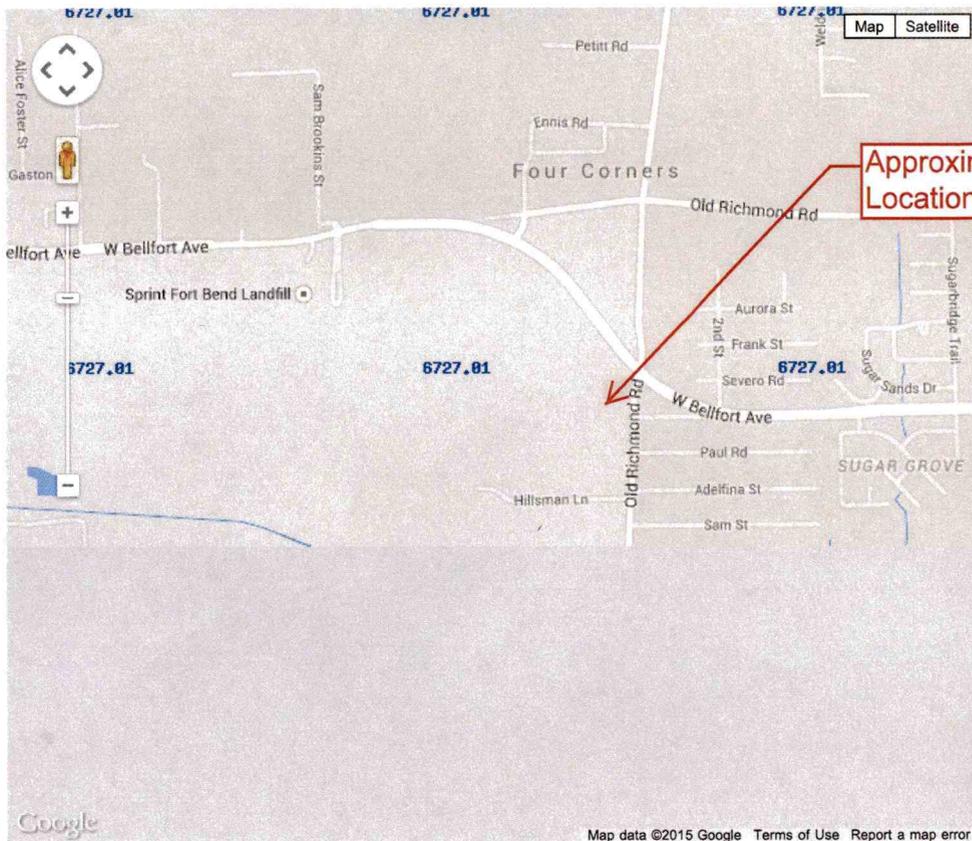
Select a State: Select a County:

Map Options : Clear | Reset

- QCT Legend:
- Tract Outline
 - Qualified Census Tracts (2014 Only)
 - Qualified Census Tracts (2015 Only)
 - Qualified Census Tracts (2014 & 2015)
 - LIHTC Project

- QCT Options**
- 15 Current Zoom Level
 - Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts (Zoom 7+)

The Address "15928 Old Richmond Road, Sugarland, Texas" falls under Tract "48157672701". This tract is for 2013 or 2014



Dan Wilson

From: Patterson, James <James.Patterson@fortbendcountytx.gov>
Sent: Friday, February 06, 2015 3:49 PM
To: Dan Wilson
Cc: Jim Short
Subject: Multifamily housing

Mr. Wilson,

Based on your description of this multifamily housing project and the accompanying recreation facility that you have described, I will place on Commissioners Court, with our County Attorney's concurrence, a resolution of support for not more than 100 housing units . Mr. Wilson, the driveway into the recreation area must be gated within 50 to 75 ft of Old Richmond Rd and the nonprofit controls the gate.

JOHN ZERWAS, M.D.

P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512)463-0657
(512) 236-0713 FAX



COMMITTEES:
CHAIR, GENERAL INVESTIGATING AND ETHICS
APPROPRIATIONS
CHAIR, S/C HEALTH AND HUMAN SERVICES
HUMAN SERVICES

District 28 TEXAS HOUSE OF REPRESENTATIVES

February 4, 2015

Texas Department of Housing and Community Affairs
Attention: Director of Multifamily Finance Production
221 East 11th Street
Austin, Texas 78701

Re: Proposed Terraces at Arboretum (TDHCA #15310) located on approximately 10.1545 Acres at 15928 Old Richmond Road within the Houston ETJ in Fort Bend County, Texas 77498

Dear Tax Credit Department and Director of Multifamily Finance Production:

I would like to express my support for the application for housing tax credits concerning the proposed Terraces at Arboretum. This proposed development is in my district and is located on approximately 10.1545 Acres at 15928 Old Richmond Road within the Houston ETJ in Fort Bend County, Texas.

Terraces at Arboretum will serve the needs of our growing community by providing up to 100 units of high quality affordable housing.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "John Zerwas".

John Zerwas
Texas State Representative
District 28

Cc: Dan Wilson, Terraces at Arboretum Ltd., via fax (305) 476-1557



BE AN ANGEL

HELP A CHILD

Helping Children With Multiple Disabilities or Profound Deafness Since 1986

February 4, 2015

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Kathryn Saar – Multifamily Division

RE: Terraces at Arboretum (TDHCA #15310)
+/- 10.1545 Acres at 15928 Old Richmond Road within the Houston ETJ in
Fort Bend County, TX 77498

Dear Ms. Saar,

Be An Angel Fund, Inc. would like to express our support for Housing Tax Credits for Terraces at Arboretum (TDHCA #15310), a multifamily housing community for families proposed in Fort Bend County, Texas. Our organization is a tax-exempt non-profit organization that provides services to families with disabled children to the entire Fort Bend County area which would include this development site.

There is a tremendous need for affordable housing for families in the City of Houston and Fort Bend County. The population in Fort Bend County and the surrounding area is growing rapidly. Terraces at Arboretum would provide quality, affordable housing to those in need.

Again, we are very pleased to lend our support to the Terraces at Arboretum housing tax credit application. If you need additional information, please feel free to call me at (281) 219-3313.

Sincerely,



Marti Boone
Executive Director

Be An Angel Fund, Inc.

2003 Aldine Bender • Houston, TX 77032 • Tel: 281-219-3313 • Fax: 281-219-7746

www.BeAnAngel.org





League of United Latin American Citizens

All for One and One for All

TEXAS DISTRICT VIII

DISTRICT VIII
DIRECTOR

February 1, 2015

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Attention: Kathryn Saar – Multifamily Division

RE: Terraces at Arboretum (TDHCA #15310)
+/- 10.1545 Acres at 15928 Old Richmond Road within the Houston ETJ in Fort
Bend County, TX 77498

Dear Ms. Saar,

I am writing to support the application for housing tax credits for Housing Tax Credits for Terraces at Arboretum (TDHCA #15310). It is a 100 unit multifamily community for families proposed in Ft. Bend County. The population in Ft. Bend County and the surrounding area is growing rapidly. As a result there is a great need for good quality housing that is affordable to families. These needs will be met by the development of Terraces at Arboretum. Our organization is a tax-exempt non-profit organization that serves the entire Ft. Bend County area which includes this development site location. We are happy to provide services to the families of Terraces at Arboretum.

Thank you for your consideration of the application and I urge you to award housing tax credits to the Terraces at Arboretum development.

If you have any questions, please contact me at (713) 301-3651

Sincerely,

Enrique "Rick" Dorales
District VIII Director

Project Summary

The Brittmooore – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Property is located in the ETJ
- 150 units for families
- 1 BR - 3BR units
- Located near Brittmooore and West Little York
- Location is a High Opportunity Area:
 - o 62% White (25% Hispanic, 75% non-Hispanic), 6% Black, 22% Asian
 - o \$137,700 median income
 - o 83% earn \$50,000 or more

Ownership:

- An affiliate of Blazer Building

TDHCA# 15244 Development Name THE BRITTMOORE

applicant full name MATT FUQUA 2nd full name JESSICA BAILEY
applicant Address 9219 KATY FREEWAY, SUITE 200 2nd Phone Number (713) 914-9200
applicant City HOUSTON 2nd Phone Extension
applicant State TX 2nd E-mail educationbasedhousingin
applicant Zip Code 77024 consultant full name
applicant Phone Num (713) 914-9200 consultant Phone Nur
applicant Phone Exter consultant Phone Exte
applicant E-mail mfuqua@blazerbuilding.com consultant E-mail

Name of Proposed Entity EBH-NH BRITTMOORE LP
Development Name THE BRITTMOORE dev Address 6723 BRITTMOORE ROAD
Development Type New Construction dev City HOUSTON
Secondary Developme dev Zip Code 77041
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population General
Total LI Units 180
Total MR Units 20
Total PHA Units 0
Total Units 200
C Request 1500000
US rep District 2
TX Sen District 7
TX Rep District 138

ETJ? Yes
dev County HARRIS
Region 6
Rural/Urban Urban
Census Tract 48201540100
Census Tract 2
Census Tract 3
atrisk No
nonprofit Yes
USDA No
School Superintenden DR. MARK HENRY
District Name CYPRESS-FAIRBANKS
SUP Street Address 10300 JONES ROAD
SUP City HOUSTON
SUP Zip Code 77065
Presiding officer of Bo DON RYAN
PRES Street Address 10300 JONES ROAD
PRES City HOUSTON
PRES Zip Code 77065

Table with 2 columns: Name/Office and Name/Office. Rows include ANNISE PARKER (Mayor), BRENDA STARDIG (City Council Member), JERRY DAVIS (City Council Member), ELLEN COHEN (City Council Member), DWIGHT BOYKINS (City Council Member), DAVE MARTIN (City Council Member), STEPHEN COSTELLO (City Council Member), DAVID ROBINSON (City Council Member), MICHAEL KUBOSH (City Council Member), C.O. "BRAD" BRADFORD (City Council Member), JACK CHRISTIE (City Council Member), ED EMMETT (County Judge).

TDHCA# 15244 Development Name THE BRITTMOORE

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | RICHARD NGUYEN | Name 19 | EL FRANCO LEE |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | OLIVER PENNINGTON | Name 20 | JACK MORMAN |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | ED GONZALES | Name 21 | STEVE RADACK |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | ROBERT GALLEGOS | Name 22 | R. JACK CAGLE |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | MIKE LASTER | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | LARRY GREEN | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|--------------------------------------|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 7 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special | 2 |
| Serve and Support Texans Most | 49 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and | 31 |
| Extended Affordability or Historical | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 118 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



**TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2014

1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Fred West Properties, LLC

Address: 14643 Claycroft Court, Cypress, TX 77429
 Phone: (713) 444-7654 E-mail: szureich@att.net
 Fax: _____ Other: _____

Buyer: Nantucket Housing, LLC

Address: 9212 Katy Freeway, Suite 200, Houston, TX 77024
 Phone: (713) 914-9200 E-mail: mfyqua@blazerbuilding.com
 Fax: _____ Other: _____

2. **PROPERTY:**

A. "Property" means that ^{land} real property situated in Harris County, Texas at 6723 Brittmoores Road & 11002 W Little York, Houston, TX 77041

(address) and that is legally described on the attached Exhibit A or as follows:
 "Property does not include any trailers, mobile homes, or manufactured housing located on the land, all of which are owned by tenants renting trailer spaces on the land."

- B. Seller will sell and convey the Property together with:
- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
 - (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
 - (3) Seller's interest in all licenses and permits related to the Property.

*(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
 (If mineral rights are to be reserved an appropriate addendum should be attached.)*

3. **SALES PRICE:**

A. At or before closing, Buyer will pay the following sales price for the Property:

| | | |
|---|----|---------------------|
| (1) Cash portion payable by Buyer at closing | \$ | <u>2,375,000.00</u> |
| (2) Sum of all financing described in Paragraph 4 | \$ | <u>\$00.00</u> |
| (3) Sales price (sum of 3A(1) and 3A(2)) | \$ | <u>2,375,000.00</u> |

(TAR-1802) 4-1-14

Initialed for identification by Seller SNZ and Buyer ME

Page 1 of 13

Reliant Commercial 1800 St. James Pl, Suite 450 Houston, TX 77056
 Phone: 713.974.7575 Fax: Steven Janigan

BLAZER W Ltd

| Qualified Census Tract Information | |
|--|---------------|
| Tract | 5401.00 |
| County | Harris County |
| State | TX |
| Status (2014) | |
| Status (2015) | |
| Poverty Rate | 6.1% |
| Ratio of Tract Median Income to Tract Income Limit | 0.306 |
| Full Tract Number | 48201540100 |



THE BRITTMOORE – AERIAL





Cypress-Fairbanks Independent School District

Kristi Giron

Director of General Administration

February 3, 2015

Texas Department of Housing and Community Affairs
ATTN: Director of Multifamily Finance
221 East 11th Street
Austin, TX 78701-2401

RE: The Brittmoore
Brittmoor Rd. and W. Little York, Houston, Harris County

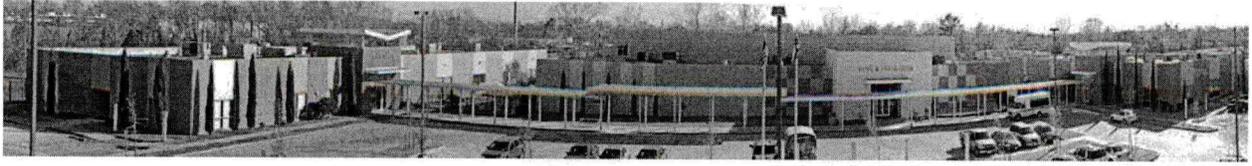
Dear Sir:

Cypress Fairbanks Independent School District has received notice of the application for Competitive Housing Tax Credits for the referenced property. This application is for 200 units of housing with 180 units for low to moderate income tenants. Cypress Fairbanks ISD has communicated with this group and they have responded with the attached letter stating they do not intend to apply for a reduction or exemption of ad valorem taxes. As a result of their intent not to apply for a reduction or exemption of ad valorem taxes, Cypress Fairbanks ISD has no objection to the issuance of these Housing Tax Credits. However, in the event the group does in the future decide to apply for a reduction or exemption of ad valorem taxes, Cypress Fairbanks ISD would be in opposition to the awarding of Housing Tax Credits.

Please contact me if you have any questions.

Sincerely,

Kristi Giron
Director, General Administration
11330 Falcon Road
Houston, TX 77064
281-517-6366
kristi.giron@cfisd.net



Spring Branch Family Development Center

8575 Pitner Rd., Houston, TX 77080

February 6, 2015

Mr. Cameron Dorsey
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

RE: The Brittmoore Application # 15244

Dear Mr. Dorsey:

I am writing to you to express our support to the Texas Department of Housing and Community Affairs for The Brittmoore Application # 15244, proposed to be located at 6723 Brittmoore, Houston, TX 77041 for their application for 2015 Housing Tax Credits.

There is a need for quality affordable housing in Houston & Harris County and we believe these apartments will provide the quality of housing to help fill that need.

Our organization serves the local community and citizens of Houston & Harris County by providing services to restore hope and revitalize neighborhoods by empowering families.

If I can be of further assistance to this important cause, please do not hesitate to contact me at 713-996-8781.

Sincerely,

Ricardo Barnes, M.A., L.P.C.
Executive Director

Project Summary

Woodridge Place – Request for Resolution

Request:

- Resolution of Support for 9% tax credits

General Information:

- Located in the ETJ
- 118 units for families
- 1 BR- 3BR units
- Located on Telge Road between Highway 290 and Highway 249
- Location is a High Opportunity Area:
 - o 80% White (3% Hispanic, 97% non-Hispanic), 1% Black, 18% Asian
 - o \$76,677 median income
 - o 67% have incomes over \$50,000

Ownership:

- An affiliate of LDG Development

TDHCA# 15150 Development Name Woodridge Place

applicant full name Justin Hartz 2nd full name Rochelle Gilbert
applicant Address 1305 E. 6th Street #13 2nd Phone Number (317) 698-6310
applicant City Austin 2nd Phone Extension
applicant State TX 2nd E-mail rgilbert@ldgdevelopment
applicant Zip Code 78702 consultant full name Alyssa Carpenter
applicant Phone Num (512) 351-9352 consultant Phone Num (512) 789-1295
applicant Phone Exter consultant Phone Exte
applicant E-mail jhartz@ldgdevelopment.com consultant E-mail ajcarpen@gmail.com

Name of Proposed Entity CD Telge, LP
Development Name Woodridge Place dev Address 15912 Telge Road
Development Type New Construction dev City Houston
Secondary Development dev Zip Code 77429
Previous TDHCA #
Initial construction year
Units Demolished
Units Reconstructed
of Non-Contiguous Sites
of Census Tracts
Target Population General
Total LI Units 120
Total MR Units 0
Total PHA Units 0
Total Units 120
C Request 1184246
US rep District 10
TX Sen District 7
TX Rep District 130
ETJ? Yes
dev County Harris
Region 6
Rural/Urban Urban
Census Tract 48201554501
Census Tract 2
Census Tract 3
atrisk No
nonprofit No
USDA No
School Superintendent Mark Henry
District Name Cypress Fairbanks ISD
SUP Street Address PO Box 692003
SUP City Houston
SUP Zip Code 77269
Presiding officer of Bo Don Ryan
PRES Street Address PO Box 692003
PRES City Houston
PRES Zip Code 77269

Table with 2 columns: Name and Office. Lists 18 names and their corresponding offices, including Brenda Stardig, Jerry Davis, Ellen Cohen, Dwight Boykins, Dave Martin, Richard Nguyen, David Robinson, Michael Kubosh, C.O. Brad Bradford, Jack Christie, Annise D. Parker, Ed Emmett, and County Judge.

TDHCA# 15150 Development Name Woodridge Place

| | | | |
|-----------|---------------------|-----------|---------------------|
| Name 7 | Oliver Pennington | Name 19 | El Franco Lee |
| Office 7 | City Council Member | Office 19 | County Commissioner |
| Name 8 | Ed Gonzalez | Name 20 | Jack Morman |
| Office 8 | City Council Member | Office 20 | County Commissioner |
| Name 9 | Robert Gallegos | Name 21 | Steve Radack |
| Office 9 | City Council Member | Office 21 | County Commissioner |
| Name 10 | Mike Laster | Name 22 | R. Jack Cagle |
| Office 10 | City Council Member | Office 22 | County Commissioner |
| Name 11 | Larry Green | Name 23 | |
| Office 11 | City Council Member | Office 23 | |
| Name 12 | Stephen Costello | Name 24 | |
| Office 12 | City Council Member | Office 24 | |
| | | Name 25 | |
| | | Office 25 | |

More than 25 Local Officials?

Are there Neighborhood Organizations whose boundaries contain the property? No

Neighborhood Organization

NO1 Street Address

NO1 Street Address Line 2

NO1 City NO1 Zip Code

Neighborhood Organization 2

NO2 Street Address

NO2 Street Address Line 2

NO2 City NO2 Zip Code

Neighborhood Organization 3

NO3 Street Address

NO3 Street Address Line 2

NO3 City NO3 Zip Code

Neighborhood Organization 4

NO4 Street Address

NO4 Street Address Line 2

NO4 City NO4 Zip Code

Neighborhood Organization 5

NO5 Street Address

NO5 Street Address Line 2

NO5 City NO5 Zip Code

Neighborhood Organization 6

NO6 Street Address

NO6 Street Address Line 2

NO6 City NO6 Zip Code

Neighborhood Organization 7

NO7 Street Address

NO7 Street Address Line 2

NO7 City NO7 Zip Code

Neighborhood Organization 8

NO8 Street Address

NO8 Street Address Line 2

NO8 City NO8 Zip Code

| | |
|---|-----|
| Unit Sizes | 8 |
| Unit Features | 7 |
| Sponsor Characteristics | 1 |
| High Quality Housing Total | 16 |
| Income Levels of Tenants | 16 |
| Rent Levels of Tenants | 11 |
| Tenant Services | 10 |
| Opportunity Index | 7 |
| Educational Excellence | 3 |
| Underserved Area | 0 |
| Tenant Populations with Special Needs | 2 |
| Serve and Support Texans Most in Need | 49 |
| Declared Disaster Area | 10 |
| Community Support and Engagement | 10 |
| Financial Feasibility | 18 |
| Cost of Development per Square Foot | 12 |
| Pre-Application Participation | 6 |
| Leveraging of Private, State and Federal Funds | 31 |
| Extended Affordability or Historic Preservation | 2 |
| Right of First Refusal | 1 |
| Funding Request Amount | 1 |
| Efficient Use of Limited Resources | 43 |
| Point Adjustment | |
| Total Application Self Score | 118 |

Neighborhood Organization 9

NO9 Street Address

NO9 Street Address Line 2

NO9 City

NO9 Zip Code



GF 15000333463

TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Roads Properties Ltd
Address: 8845 Long Point Rd, Suite B, Houston, TX 77055
Phone: _____ E-mail: jackieramos@lmm.net
Fax: 832.494.1408 Other: _____
Buyer: CD Telge, LP and/or Its Assignors
Address: 1469 South 4th St., Louisville, KY 40208
Phone: (502) 638-0534 E-mail: ihartz@ldgdevelopment.com
Fax: (502) 638-9197 Other: _____

2. PROPERTY:

A. "Property" means that real property situated in Harris County, Texas at 15912 Telge Rd, Houston, TX 77049 (address) and that is legally described on the attached Exhibit A or as follows: Tracts 4A & 4B, Abstract 1512 HTSBRR CO Section 4

- B. Seller will sell and convey the Property together with:
- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
 - (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
 - (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing \$ 950,000.00
(2) Sum of all financing described in Paragraph 4 \$ _____
(3) Sales price (sum of 3A(1) and 3A(2)) \$ 950,000.00

(TAR-1802) 4-1-14

Initialed for Identification by Seller [Signature] and Buyer CO

Page 1 of 13

Five Woods, Llc, 4634 Oakdale St, Bellaire, TX 77401
Phone: 281.943.9154 Fax: 800.594.0954

Laolu Yomitun

15912 Telge Rd.



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QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006-2010; 2007-2011; and 2007-2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.org/portal/Datasets/QCT/DDA2015_Notice.pdf).

48201554501 Select a State Select a County

Map Options : Clear | Reset

- QCT Legend:
- Tract Outline
 - Qualified Census Tracts (2014 Only)
 - Qualified Census Tracts (2015 Only)
 - Qualified Census Tracts (2014 & 2015)
 - LIHTC Project

- QCT Options**
- 13 Current Zoom Level
- Show Tracts Outline (Zoom 11+)
 - Show LIHTC Projects (Zoom 11+)
 - Color Qualified Tracts (Zoom 7+)

