

MULTIFAMILY DOCUMENT & PAYMENT RECEIPT

TDHCA | Deliver to: 221 E. 11th St., Austin, TX 78701 | Mail to: PO Box 13941, Austin, TX 78711-3941

(This receipt does not attest to the sufficiency of documentation to fulfill Program requirements.)

Development: Rio Lofts Owner: Rio Lofts Ltd.

Contact: Debra Guerrero Email: dguerro@nrpgroup.com Tel: (210) 487-7878

TDHCA Application Number <h1 style="margin: 0;">18500</h1>	TDHCA Date/Time Stamp <h1 style="margin: 0;">JAN 02 2018</h1>
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Select Program of Documents/Payments Submitted (note: HTC = Housing Tax Credits)

9% HTC (Competitive)
 4% HTC - Tax Exempt Bond Issuer
 Direct Loan

Indicate All Documents Submitted

Pre-Application
 Market Study
 Phase I ESA
 Site Design & Dev. Feasibility Report
 Application
 Appraisal
 PCA/CNA
 Primary Market Area Map
 Waiver Request
 Community Revitalization Plan
 Community Input
 UNCR Packet

Describe Payment

Check Amount: \$ 1,000.00
 HTC Application Fee: NA X _____ = \$ -
 (full app only) # of Units Per unit fee App. Fee

Check Amount: _____
 Non-Profit or CHDO

 Check Number: _____
 NP Discounted Fee

Describe any special circumstances:

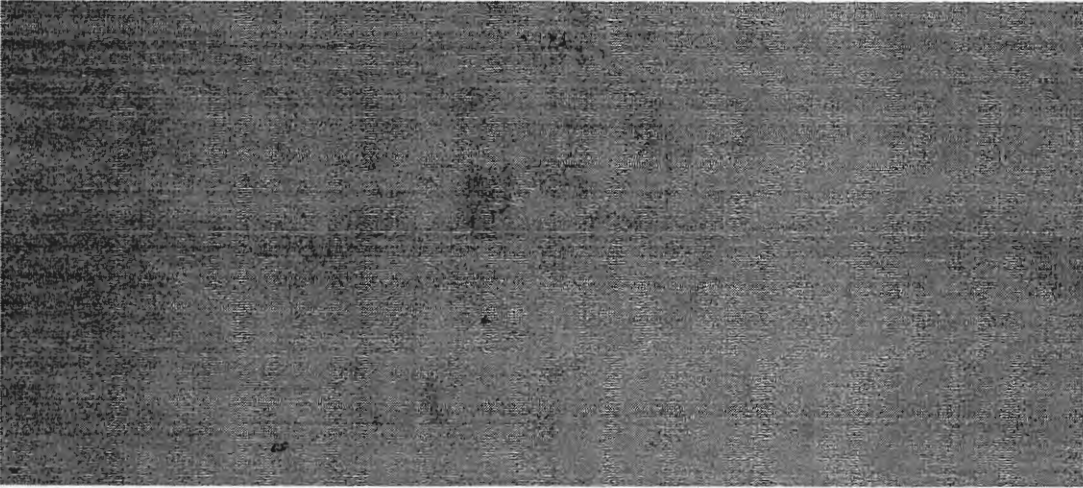
NOTE: Housing Tax Credit Program Applicants that are CHDOs or Qualified Nonprofit Organizations and requesting a fee reduction, must attach a copy of their CHDO certificate or evidence of 501(c)(3) or (4) status to this receipt.

1-2-18

 Date Applicant Signature Staff Initials

Check this box to request a copy of the staff-initialed receipt.

Attach Check Here



NRP Holdings LLC

TEXAS DEPT. OF HOUSING &

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
12-28-17	122817TRIO	TCAP APP FEE	1000.00	.00	1000.00		
CHECK DATE	12-28-17	CHECK NUMBER	17872	TOTAL >	1000.00	.00	1000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

NRP Holdings LLC 5309 Transportation Blvd Cleveland OH 44125 216-475-8900	First National Bank 4140 East State Street Hermitage, PA 16148	17872
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DATE 12/28/2017

Pay: *****One thousand dollars and no cents \$ ****1,000.00

Two Signatures Required Over \$10,000

TO THE ORDER OF **TEXAS DEPT. OF HOUSING & COMMUNITY AFFAIRS**
221 E. 11th Street
Austin, TX 78701

Erla Aslanian
Void After 180 Days

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000017872⑈ ⑆043318092⑆95066606⑈

1a

Applicant Certification



2018 Multifamily Uniform Application Certification
 Mailing Address: P.O. Box 13941, Austin, TX 78711-3941
 Physical Address: 221 East 11th Street, Austin, TX 78701

Development Name: Rio Lofts

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand the Uniform Multifamily Rules (Title 10, Texas Administrative Code, Chapter 10) and Qualified Allocation Plan (Title 10, Texas Administrative Code, Chapter 11). Specifically, the undersigned understands the requirements under 10 TAC §10.101 of the Uniform Multifamily Rules, Site and Development Requirements and Restrictions, as well as Internal Revenue Code Section 42. By signing this document, Applicant is affirming that all statements and representations made in this certification and application, including all supporting materials, are true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. Applicant is also affirming understanding of §10.2(e) of the Uniform Multifamily Rules, relating to Public Information Requests, specifically that the filing of an Application with Department is deemed as consent to release any and all information contained therein.

The undersigned further certifies that he/she has the authority to execute this certification.

Rio Lofts Ltd.

Applicant Entity Name

By:

Jerry Du Terroil

Signature of Authorized Representative

Jerry Du Terroil

Printed Name

Authorized Signer

Title

3 JAN 18

Date

Sworn to and subscribed before me on the

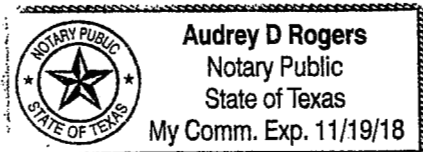
3 day of January, 2018

by Jerry Du Terroil

(Personalized Seal)

Audrey D. Rogers

Notary Public Signature



Notary Public, State of

TEXAS

County of

BEXAR

My Commission Expires:

11/19/2018

1b

Meeting Selection (4% Only)

NOT APPLICABLE

2

Certification, Acknowledgement, and Consent of Development Owner

Certification, Acknowledgement, and Consent of Development Owner- §10.204(1)

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

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

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

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

§10.101(a)(2) - Undesirable Site Features

§10.101(a)(3) - Undesirable Neighborhood Characteristics

§10.202(1)(M) - Termination of Relationship in an Affordable Housing Transaction

§10.901(17) - Unused Credit or Penalty Fee

Note: If any disclosures are indicated regarding §10.101(a)(3), submit the *Undesirable Neighborhood Characteristics Report Packet (UNCR)* located on the Department's website

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

Development Owner Certification, Acknowledgement and Consent

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov't Code, §42 of the Internal Revenue Code, and §10.3 of the Uniform Multifamily Rules.

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

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

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

This Application and all materials submitted to the Department constitute records of the Department subject to Tex. Gov't Code, Chapter 552. This includes all Third Party reports, which will be posted in their entirety on the Department's website, as they constitute a part of the Application. The Application is in compliance with all requirements related to the eligibility of an Applicant, Application and Development as further defined in 10 TAC §§10.101 and 10.202 of the Uniform Multifamily Rules. Any issues of non-compliance have been disclosed.

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

enforceable by the Department and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement.

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

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

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

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

The Development Owner will establish a reserve account consistent with Tex. Gov't Code §2306.186, and as further described in §10.404 of the Uniform Multifamily Rules, relating to Replacement Reserve Account requirements.

The Development will operate in accordance with the applicable compliance monitoring requirements found in Chapter 10, Subchapter F.

The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.

The Applicant will attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in Tex. Gov't Code §2306.6734.

The Development Owner will specifically market to veterans through direct marketing or contracts with veteran's organizations. The Development Owner will be required to identify how they will specifically market to veterans and report to the Department in the annual housing report on the results of the marketing efforts to veterans. Exceptions to this requirement must be approved by the Department.

Accessibility Requirements

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

The Development Owner understands that regardless of building type, all Units accessed by the ground floor or by elevator ("affected units") must meet the requirements at 10 TAC §10.101(b)(8)(B)..

The Development Owner certifies that all accessible Units under 10 TAC Chapter 1, Subchapter B, will be dispersed throughout the Development.

The Development Owner certifies that representations made in the Architect Certification are true and correct, and understands that the Department evaluation of architectural drawings may not include an assessment of accessibility. The Development Owner is responsible for any modifications necessary to meet accessibility requirements identified at the final construction inspection.

Unused Credit or Penalty Fee (*select one box as applicable*)

The Applicant returned a full credit allocation after the Carryover Allocation deadline required for that allocation and is subject to the Unused Credit or Penalty Fee pursuant to §10.901(17) of the Uniform Multifamily Rules.

The Applicant certifies that no disclosure regarding §10.901(17) of the Uniform Multifamily Rules is necessary.

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

The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that has terminated, voluntarily or involuntarily, within the past 10 years or plans to or is negotiating to terminate their relationship with any other affordable housing development. The disclosure identified the person or persons and development involved, the identity of each other development and contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the termination or proposed termination, and any appropriate supporting documents. The Applicant has read and understands §10.202(1)(M) of the Uniform Multifamily Rules related to such disclosure.

The Applicant certifies that no disclosure regarding §10.202(1)(M) of the Uniform Multifamily Rules is necessary.

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

local government has undertaken and can substantiate sufficient mitigation efforts and such documentation is submitted in the Application.

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

The Development **is not** located in an area with undesirable site features as further described in §10.101(a)(2) of the Uniform Multifamily Rules.

The proposed Development is Rehabilitation (excluding Reconstruction) with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs ("VA") and an exemption was requested prior to the filing of an Application or is being requested with the Application in accordance with §10.101(a)(2) of the Uniform Multifamily Rules.

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

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

The proposed Development **is** located in an area with an undesirable site feature and mitigation to be considered by staff and the Board is included in the Application.

Undesirable Neighborhood Characteristics *(select one of the main boxes as applicable)*

The Development Owner certifies that the Development **is not** located in an area with any of the undesirable neighborhood characteristics described in §10.101(a)(3) of the Uniform Multifamily Rules and that no disclosure is necessary;

The Development Owner certifies that the Development **is** located in an area with the following undesirable neighborhood characteristic(s) and the Undesirable Neighborhood Characteristics Report is submitted with the Application (select all that apply):

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

in a census tract or within 1,000 feet of any census tract in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com;

2018 Development Owner Certification, Acknowledgement and Consent

 X is located within 1,000 feet of a blighted or abandoned area as further described in §10.101(a)(3)(B)(iii) of the Uniform Multifamily Rules;

 X is located in the attendance zones of an elementary, middle, or high school that does not have a 2017 Met Standard rating by the Texas Education Agency, unless the Development Site is subject to an Elderly Limitation.

The Development will include all of the mandatory Development amenities required in §10.101(b)(4) of the Uniform Multifamily Rules at no charge to all tenants (market rate and low-income) and written notice of such amenities will be provided to the tenants.

The Development will satisfy the minimum point threshold for common amenities as further described in §10.101(b)(5) of the Uniform Multifamily Rules. These amenities must be for the benefit of all tenants (market rate and low-income), meet accessibility standards, be sized appropriately to serve the proposed Target Population, be made available throughout normal business hours, and be maintained throughout the Affordability Period. The tenant must be provided written notice of the amenity elections made by the Development Owner.

The Development will meet the minimum size of Units as further described §10.101(b)(6)(A) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough unit and development construction features to meet the minimum number of points as further described in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

The Development (excluding competitive Housing Tax Credit Applications) will include enough tenant services, at no charge to the tenants, be accessible to all (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §10.101(b)(7) of the Uniform Multifamily Rules, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.

If the Applicant is applying for Multifamily Direct Loan funds and the Development consists of New Construction, the Applicant further certifies that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e).

If the Development has an existing LURA with the Department, the Development Owner will comply with the existing restrictions.

The Development Owner will comply with any and all notices required by the Department.

None of the criteria in subparagraphs (A) – (M) of §10.202(1) of the Uniform Multifamily Rules, related to ineligible Applicants, applies to those identified on the organizational chart for the Applicant, Developer and Guarantor.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the multifamily funding programs are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, acknowledges and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

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



Undesirable Neighborhood Characteristics Report (“UNCR”) Packet

The purpose of the packet is to formalize the process in which Undesirable Neighborhood Characteristics are disclosed and the UNCR is submitted pursuant to 10 TAC §10.101(a)(3) of the Uniform Multifamily Rules. The packet may be submitted at pre-application (if applicable per 10 TAC §11.8(b) relating to Pre-Application Requirements) or at Application. Applicants who wish to submit a request for pre-determination prior to pre-application or Application are advised to review 10 TAC §10.101(a)(3) for additional guidance. Termination due to an Applicant’s own non-disclosure is not appealable as such appeal is in direct conflict with certifications made in the Application and within the control of the Applicant.

My Development Site includes the following Undesirable Neighborhood Characteristic(s) (Check all that apply):

Development Site is located in a census tract has poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13).

Development Site is located in a census tract or within 1,000 ft. of any census tract in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons annually as reported on <https://www.neighborhoodscout.com/>.

Development Site is located within 1,000 ft. (measured from nearest boundary of the Site to the nearest boundary of blighted structure) of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.

Development Site is located within the attendance zones of an elementary school, a middle school, or a high school that does not have a Met Standard rating by the Texas Education Agency, based on the 2017 Accountability Ratings.

Provide any comments or additional information in the box below, if applicable.

Please see the attached letter.

Undesirable Neighborhood Characteristics Report:

I have submitted information for the items listed below, as such information might be considered to pertain to the Undesirable Neighborhood Characteristic disclosed, pursuant to §10.101(a)(3)(C) of the Uniform Multifamily Rules. Such information is included behind this page.

- Determination regarding neighborhood boundaries;
- Assessment of general land use in the neighborhood;
- Assessment concerning any of the features of the Undesirable Site Features present in the neighborhood, regardless of whether they are within the specified distances referenced in §10.101(a)(2);
- Assessment of the number of existing affordable rental units in the Primary Market Area (PMA), including comment on concentration based on the size of the PMA;
- Assessment of the percentage of households residing in the census tract that have household incomes equal to or greater than the median household income for the MSA or county where the Development site is located;
- Assessment of the number of market rate multifamily units in the neighborhood and their current rents and levels of occupancy;
- Assessment of school performance for each of the schools in the attendance zone containing the Development that did not achieve the Met Standard rating, for the previous two academic years, that includes the TEA Accountability Rating Report, a discussion of performance indicators and what progress has been made over the prior year, and progress relating to the goals and objectives identified in the campus improvement plan in effect; and
- Additional information, if requested by the Department.

Provide any comments or additional information in the box below, if applicable.

The attached letter, map, and additional documents provide documentation and an explanation for the Undesirable Neighborhood Characteristics Report.

Mitigation of the Undesirable Neighborhood Characteristic(s):

I have provided information regarding mitigation of the above-mentioned Undesirable Neighborhood Characteristics, as applicable, pursuant to §10.101(a)(3)(D) of the Uniform Multifamily Rules and such information is included behind this page.

Waiver of the Undesirable Neighborhood Characteristic(s):

I am requesting a waiver of the presence of the above-mentioned Undesirable Neighborhood Characteristics, as applicable, pursuant to §10.101(a)(3)(E) of the Uniform Multifamily Rules, on the basis that the Development is necessary to enable the state, a participating jurisdiction, or an entitlement community to comply with its obligation to affirmatively further fair housing, a HUD approved Conciliation Agreement, or a final and non-appealable court order. Documentation to that effect is included herein with the disclosure and waiver request.

Department Contacts:

9% HTC Applications: Sharon.Gamble@TDHCA.state.tx.us (9% Program Administrator)

4% HTC and Tax-Exempt Bond Applications: Teresa.Morales@TDHCA.state.tx.us (Multifamily Manager)

Direct Loan Only Applications: Andrew.Sinnott@TDHCA.state.tx.us (Multifamily Loan Programs Manager)

How to Submit the UNCR Packet:

- Email the UNCR Packet to the appropriate contact person (file size may not be greater than 4MB). Ensure that the packet was received;

Or

- Upload if a Serv-U Account has been set-up for the pre-application or Application and notify the appropriate contact person of the upload (refer to the [Multifamily Programs Procedures Manual](#) for an explanation of the process to set-up a Serv-U Account if needed);

Or

- Include the UNCR Packet behind tab 2 of the Uniform Multifamily Application.

Mr. Tim Irvine
Texas Department of Housing and Community Affairs
221 East 11TH Street
Austin, Texas 78701

RE: Rio Lofts, TDHCA MFDL Application #18500

Dear Mr. Irvine,

I am writing on behalf of Rio Lofts Ltd. to disclose a minor instance of blight and recent change in academic performance in accordance with §10.101(3)(B)(iii) Undesirable Neighborhood Characteristics. I have referred to these instances as “minor” because it involves **one** school that I believe is in the process of mitigation through both the Texas Education Agency and the San Antonio Independent School District's efforts and will thus be inconsequential to the success of the proposed Rio Lofts development.

Last year, an Undesirable Neighborhood Characteristics disclosure for minor blight was submitted and accepted by TDHCA staff and the Board at the May 25, 2017 Board Meeting. The appropriate documentation was submitted and it evidenced that the area surrounding the site is undergoing active and rapid change due to multi-million dollar investments in nearby public projects from the City of San Antonio and various stakeholders. The TDHCA Board of Directors voted to approve staff's recommendation that private and public investment in the Rio Lofts area is strong and that the community surrounding the development will more than adequately accommodate a TDHCA Housing Tax Credit Development with jobs and amenities.

In addition to the City's vast public improvement efforts, Rio Lofts' zoned elementary school, the historic Hillcrest Elementary, received an "Improvement Required" rating from the Texas Education Agency in 2017. Hillcrest Elementary School, which was originally opened in 1907, has in the past decade received a "Met Standard" rating 8 out of 10 times and has even received a recognized rating twice in the same period.

As a part of San Antonio Independent School District's (SAISD) efforts to support improvement at Hillcrest Elementary, the District is budgeting \$3,273,270 from its 2017-2018 General Fund, which is a 4.01% increase from the previous year. The 2017-2018 SAID Special Revenue Fund will also budget \$432,322 to the elementary school. Hillcrest, along with its feeder schools can also tap into the remaining unspent funds from the SAISD 2010 Bond. For Hillcrest, this means a remaining \$146,133 and an additional \$650,000 of added scope as of June 30, 2017. These \$515 million in 2010 Bond funds will support facility improvements such as classroom additions, career education program enhancements, renovations, and technology and safety upgrades.

Along with the district's financial support of mitigation, the Texas Education Agency has identified Hillcrest Elementary as one of 35 "Focus" schools. Focus schools take part in the State's Texas Accountability Intervention System (TAIS) improvement process in order to meet certain critical success factors. As a "Focus (Progress)" campus, Hillcrest is well on the path to meeting the State's critical success factors through the support of SAISD, which includes developing, implementing, and monitoring a plan for improvement. Please see the attached exhibit for the Hillcrest Elementary School Campus Improvement Plan.

Hillcrest is served by SAISD's Family & Student Support Services and Campus Social Workers Staff. Hillcrest and its feeder schools are served by a licensed social worker by the name of Liza Guerra, LMSW (lguerra2@saisd.net). Family & Student Support Services provides Hillcrest students and their families with specialized services that include family support services, crisis intervention, home visits, information, referrals, collaboration with school staff and community agencies, and advocacy for students and parents.

Between SAISD's financial measures, the State's targeted mitigation efforts, and the school's specialized social services for students and their families, Hillcrest Elementary is well on track to return to its previous record of achieving a "Met Standard" rating.

Please contact me should you have any questions or concerns regarding blight or TEA standards. I would be happy to provide you with plans for Confluence Park, City of San Antonio cost estimates for this new facility, or any other information you desire.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Andre', with a long horizontal stroke extending to the right.

Sarah Andre
Structure Development
702 San Antonio Street
Austin, TX 78701
512/698-3369

instance, when the Eastside Choice Neighborhood Transformation Plan was drafted in 2011, the dropout rate at Sam Houston High School was 46%, and in 2016 the school had an 81.3% graduation rate. Similarly, performance on comprehensive testing has improved. Improvements in school performance based on enhanced early childhood education will take many years to appear consistently in school ratings. Based on the variety and depth of efforts, along with grant funding and coordination between the partners in the EPN, it is reasonable to conclude that the schools will continue to improve such that the Undesirable Characteristic will be mitigated.

TDHCA ID#	17013	Development Name:		Rio Lofts	
City:	San Antonio	Region:	9	Review Status:	Complete
Staff recommendation:	Site is eligible under §10.101(a)(3)				

Review of location of the Development Site indicates an area dominated by single-family residential uses with some light industrial uses. The area is bounded by I-10 on the near north, I-35 on the near west, and the San Antonio River on the near east and south. Median household income for the census tract is \$56,543 which places the census tract in the second quartile, and the poverty rate for the census tracts is 14.8.

Summary of Disclosure: The Applicant disclosed that the Development Site is located within 1,000 feet of a single vacant single family home.

Analysis: Pursuant to §10.101(a)(3), if the Development Site has any of the characteristics described in subparagraph (B) of this paragraph, the Applicant must disclose the presence of such characteristics in the Application submitted to the Department. The item in subparagraph (B) for which the Applicant provided disclosure states:

The Development Site is located within 1,000 feet (measured from nearest boundary of the Site to the nearest boundary of blighted structure) of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.

Staff Recommendation: Staff visited the area of the Development Site and determined that the structure that is the subject of the disclosure is the only vacant structure within 1,000 feet of the Development Site. As such, staff has determined that the presence of a single vacant structure does not meet the requirement for a characteristic requiring disclosure. Staff is recommending that the Board find the Development Site eligible.

TDHCA ID#	17028	Development Name:		The Vineyard on Lancaster	
City:	Fort Worth	Region:	3	Review Status:	Complete
Staff recommendation:	Site is eligible under §10.101(a)(3)				

Review of the Development Site indicates an area that is surrounded by I-35W on the near west, I-30 on the north, Highway 287 on the near east, and railroad tracks on the near south. The City of Fort Worth has designated 16 “urban villages.” The area containing the Development Site is called the Near East Side Urban Village, and the area is under the auspices of the Near East Side Urban Village Master Plan.



Road Improvements and Sidewalks on King Rogers St

New business development at Probandt and West Mitchell St.



220 West Mitchell St



San Antonio Riverwalk Trail



New bicycle share station



Construction of new Confluence Park

Mission Concepcion

- Rio Lofts
- Neighborhood Sites
- 1000 Feet

Rio Lofts Neighborhood



COMPARISON OF EXPENDITURES AND BUDGETS BY CAMPUS

GENERAL FUND

Campus		2014-15	2015-16	2016-17	2016-17	2017-18	% Change
No.	Campus Name	Actual Expn	Actual Expn	Actual Expn	Budget	Budget	From 16-17 Budget
<i>Elementary Schools</i>							
101	Arnold ES	\$ 3,330,366	\$ 3,624,189	\$ 3,609,562	\$ 3,411,809	\$ 3,617,186	6.02%
103	Ball ES	2,542,166	2,875,165	3,738,968	3,446,115	4,125,415	19.71%
105	Baskin Academy	2,468,025	2,704,888	2,507,528	2,432,728	2,860,713	17.59%
106	Beacon Hill ES	2,694,652	2,808,342	2,881,327	2,776,408	2,880,511	3.75%
107	Bonham ES	2,894,448	3,179,380	3,141,622	3,045,406	3,293,054	8.13%
110	Brackenridge, JT ES	3,402,132	3,541,113	3,613,624	3,625,408	3,654,267	0.80%
112	Briscoe Academy	2,988,498	3,121,635	2,917,331	2,733,553	3,013,227	10.23%
114	Cameron Academy	2,731,748	3,091,261	3,092,566	3,118,510	3,157,235	1.24%
116	Collins Garden ES	3,067,782	3,046,690	2,975,912	2,822,168	2,833,407	0.40%
117	Cotton ES	1,705,865	2,534,279	2,806,725	2,625,129	3,005,214	14.48%
118	Crockett ES	4,678,051	3,922,369	3,859,549	3,653,821	4,142,423	13.37%
119	Douglass Academy	2,086,955	2,106,436	2,109,421	2,148,274	2,591,052	20.61%
121	DeZavala ES	2,918,012	3,213,065	3,550,147	3,444,955	3,533,600	2.57%
123	Fenwick ES	1,853,097	2,730,852	2,826,147	2,712,143	3,082,653	13.66%
124	Forbes ES	1,973,578	2,096,972	2,212,467	2,218,571	2,218,620	0.00%
125	Foster ES	2,508,089	2,982,483	3,323,770	3,141,978	3,616,068	15.09%
126	Franklin ES	2,559,322	2,803,983	2,779,978	2,589,056	2,823,517	9.06%
127	Gates Academy	1,788,009	1,898,460	1,903,776	1,753,972	1,891,155	7.82%
129	Graebner ES	3,942,262	4,081,040	4,097,503	4,013,727	4,343,151	8.21%
131	Green ES	1,699,687	1,795,685	1,894,028	1,833,769	1,893,027	3.23%
132	Herff ES	2,583,071	2,794,706	2,666,769	2,608,051	2,800,605	7.38%
134	Highland Hills ES	3,108,341	3,224,354	3,351,210	3,121,463	3,259,120	4.41%
135	Highland Park ES	3,416,240	3,462,967	3,404,695	3,150,682	3,198,843	1.53%
136	Hillcrest ES	3,059,008	3,379,848	3,293,280	3,147,127	3,273,270	4.01%
137	Hirsch ES	2,630,855	3,323,462	4,348,971	3,985,278	4,519,273	13.40%
139	Huppertz ES	1,982,075	2,229,539	2,302,874	2,211,029	2,464,198	11.45%
140	Rodriguez ES	2,283,062	2,357,562	2,432,090	2,330,111	2,263,196	-2.87%
141	Japhet ES	2,726,648	3,923,911	4,477,749	4,435,130	4,762,602	7.38%
142	King Academy	2,754,814	3,111,146	2,947,880	2,874,103	2,895,058	0.73%
143	Kelly ES	1,628,694	1,725,083	1,855,114	1,755,363	1,769,299	0.79%
144	King ES	2,511,138	3,924,363	4,296,687	4,381,842	4,321,057	-1.39%
146	Lamar ES	1,541,338	1,909,736	2,183,138	1,981,645	2,368,155	19.50%
147	Bowden ES	2,671,128	2,827,887	2,860,971	2,818,284	3,256,838	15.56%
148	Madison ES	3,055,742	3,348,276	3,222,850	3,073,683	3,295,281	7.21%
149	Margil ES	2,963,568	3,373,353	3,204,721	3,073,804	3,609,793	17.44%
150	Maverick ES	3,253,328	3,426,982	3,602,700	3,261,795	3,262,003	0.01%
153	Miller Academy	2,085,994	2,236,894	2,300,037	2,130,832	2,272,116	6.63%
155	Neal ES	3,226,404	3,150,962	3,163,015	3,112,224	3,053,195	-1.90%
157	Ogden ES	1,741,872	3,487,683	3,748,927	3,359,344	4,420,191	31.58%

* Head Start Campus

**SPECIAL REVENUE FUND BUDGETS BY MAJOR OBJECT CODE & CAMPUS
BUDGET 2017-2018**

Org. No.	Campus Name	Payroll Costs	Purchased & Contracted Svc	Supplies & Materials	Other Operating Costs	Capital Outlay	Total Budget
<i>Elementary Schools</i>							
101	Arnold	43,416	16,554	14,527	1,975	-	76,472
103	Ball	509,471	43,324	86,089	4,044	-	642,928
105	Baskin	112,599	1,000	5,231	1,259	-	120,089
106	Beacon Hill	302,003	4,873	36,890	6,270	-	350,036
107	Bonham	106,324	204,724	11,910	10,359	-	333,317
110	J.T. Brackenridge	599,799	13,680	16,214	17,435	-	647,128
112	Briscoe	3,988	-	17,532	3,642	-	25,162
114	Cameron	116,144	2,000	12,047	5,203	-	135,394
116	Collins Garden	64,975	-	34,328	3,329	-	102,632
117	Cotton	518,915	400	7,420	1,402	-	528,137
118	Crockett	1,049,637	633,740	311,745	102,164	-	2,097,286
119	Douglass	359,586	629,861	272,433	82,731	-	1,344,611
121	DeZavala	500,210	5,054	117,102	7,801	-	630,167
123	Fenwick	340,275	-	38,464	2,460	-	381,199
124	Forbes	213,659	249	43,513	3,669	-	261,090
125	Foster	564,735	9,780	45,477	10,626	-	630,618
126	Franklin	160,970	-	3,861	1,533	-	166,364
127	Gates	203,197	4,800	41,305	3,405	37,245	289,952
129	Graebner	277,652	4,352	8,499	2,073	-	292,576
131	Green	47,521	540	5,384	6,557	-	60,002
132	Herff	276,381	17,000	49,653	2,871	-	345,905
134	Highland Hills	244,029	24,339	19,363	7,045	-	294,776
135	Highland Park	342,920	400	30,748	3,214	-	377,282
136	Hillcrest	363,261	5,989	56,855	6,217	-	432,322
137	Hirsch	433,464	2,000	39,082	31,162	-	505,708
139	Huppertz	322,926	-	7,338	1,588	-	331,852
140	Rodriguez	1,387,757	443,093	589,341	10,003	7,615	2,437,809
141	Japhet	311,702	5,962	29,294	11,174	-	358,132
142	King	62,338	118,273	13,454	1,937	-	196,002
143	Kelly	3,065	-	9,553	2,229	-	14,847
144	King	317,913	2,001	46,150	2,190	-	368,254
146	Lamar	32,724	260,782	597,062	45,358	151,872	1,087,798
147	Bowden	267,772	16,565	181,848	7,979	-	474,164
148	Madison	373,128	495	31,291	2,557	-	407,471
149	Margil	248,436	14,200	74,021	31,009	50,000	417,666
150	Maverick	227,906	9,460	20,330	9,548	-	267,244
153	Miller	1,268,512	142,787	564,703	8,716	7,615	1,992,333
155	Neal	418,800	-	18,638	1,696	-	439,134
157	Ogden	1,375,765	42,667	705,198	42,190	-	2,165,820
158	Pershing	484,227	166,206	212,281	7,454	-	870,168
160	Riverside Park	44,140	-	29,152	1,752	-	75,044
161	Rogers	237,384	4,873	16,826	10,244	-	269,327

* Head Start Campus

**Construction Needs from the 2010 Bond Referendum
Status Report As of June 30, 2017**

<u>Needs Assessment Report</u>	<u>Appropriations</u>	<u>Expenditures</u>	<u>Percent Expended</u>
Land Acquisitions	17,635,232	17,160,779	97%
Cost of Issuance	2,025,451	2,025,451	100%
Construction Costs	417,027,383	406,265,520	97%
Design/Architectural Services	29,631,149	28,680,410	97%
Construction Management	14,170,785	14,111,782	100%
Soil Surveys	4,497,801	4,224,297	94%
Asbestos Abatement	627,558	626,457	100%
Miscellaneous	4,796,853	4,680,152	98%
Contingency & Escalation	443,994	413,792	93%
Portable Building Moves	1,456,042	1,456,042	100%
Technology Purchases	932,227	921,181	99%
Technology Furniture & Equipment	581,336	581,336	100%
Overhead -Construction Mgmt	4,321,721	3,091,509	72%
Furniture & Equipment	7,241,978	6,165,426	85%
Technology Related Services	9,625,125	9,148,575	95%
<i>Subtotal</i>	<i>\$ 515,014,634</i>	<i>\$ 499,552,709</i>	<i>97%</i>

<u>Additional Needs</u>	<u>Appropriations</u>	<u>Expenditures</u>	<u>Percent Expended</u>
Overhead	784,501	784,501	100%
Infusion and Interest	3,074,901	2,896,358	94%
Cost of Issuance Holding Account	813,999	3,798,673	467%
<i>Subtotal</i>	<i>\$ 4,673,401</i>	<i>\$ 7,479,532</i>	<i>-</i>

<i>TOTAL COSTS</i>	<i>\$ 519,688,034</i>	<i>\$ 507,032,241</i>	<i>98%</i>
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**Financial Status Report for 2010 Bond Construction
As of June 30, 2017**

District 4

<u>Campus</u>	<u>Appropriations</u>	<u>Expenditures</u>	<u>Percent Expended</u>
Burbank High School	\$35,795,791	\$35,390,832	99%
Poe Middle School	\$641,387	\$638,107	99%
Collins Garden Elementary	\$374,663	\$374,663	100%
Graebner Elementary	\$523,557	\$523,557	100%
Highland Park Elementary	\$411,280	\$411,280	100%
Hillcrest Elementary	\$1,514,591	\$1,368,458	90%
Japhet Elementary	\$21,188,952	\$21,016,372	99%
Kelly Elementary	\$493,113	\$406,928	83%
Lowell Middle School	\$773,885	\$724,255	94%
Riverside Park Academy	\$11,035,287	\$11,011,009	100%
<i>TOTAL COSTS</i>	<i>\$72,752,505</i>	<i>\$71,865,460</i>	<i>99%</i>

Executive Summary

This SAISD Board of Trustees called for a \$515 million bond and voters approved on November 2, 2010. The funds would pay for renovations to schools across the district-where some buildings are more than 100 years old, and almost half are more than 50 years old. The bond project will consist of five (5) district-wide projects, two (2) support facilities, fourteen (14) primary schools and nine (9) secondary schools.

Bond Proposal Summary:

Safety and Security Upgrades	\$43.9 million
Technology Upgrades	\$6.2 million
Renovations and Additions	\$347.4 million
Elementary Schools	\$183.1 million
Secondary Schools	\$164.3 million
Vocation & Career Instruction Enhancements	\$73.8 million
Playgrounds and Athletics Tracks	\$6.1 million
Alamo Stadium and Convocation Center Renovation	\$35 million
Transportation Efficiencies	\$2.5 million
Total	\$515 million

Bond Sales

SAISD Bond 2010 Total	\$515,000,000
Bond Sale #1 issued (Fund 641 December 2010)	\$151,450,000
Bond Sale #2 issued (Fund 642 QSCB August 2011)	\$61,115,000
Bond Sale #3 issued (Fund 643 July 2013)	\$100,108,009
Bond Sale #4 issued (Fund 644 October 2013)	\$100,000,000
Bond Sale #5 issued (Fund 645 June 2014)	\$102,326,991
Unissued Balance	\$0

SWMBE

The District's SWMBE participation goal is 20%. Currently, there is a 56% participation of SWMBE.

SCHEDULE

The lag in the schedule is due to the A/E contract negotiations. The contract issues have now been resolved and the bond projects are close to completion.

Executive Summary

BOND BUDGET EXPLANATION:

Additional funds have been infused to the following projects:

Added Scope	
<i>Brackenridge HS (HVAC)</i>	\$500,000.00
<i>Jefferson HS (Foundation Repairs)</i>	\$3,612,091.00
<i>Jefferson HS (City of SA Drainage)</i>	\$750,000.00
<i>Jefferson HS (Bexar County Flood Control)</i>	\$750,000.00
Hillcrest ES	\$650,000.00
<i>Cameron ES</i>	\$2,400,000.00
<i>Japhet ES</i>	\$1,051,011.00
<i>Sarah King ES</i>	\$1,300,000.00
	\$11,013,102.00
TOTAL	\$11,013,102.00



On November 2, 2010, voters approved a \$515 million bond that enabled SAISD to make much-needed upgrades across the District. A total of 68 schools benefited from Bond 2010, with 22 of those schools receiving major renovations.

The bond funded seven categories of improvements:

Safety & Security upgrades, \$43.9M – improved lighting, new fire alarms, key-card access controls, security cameras and fencing at 68 schools.

Technology Upgrades, \$6.2M – new classroom computers and related hardware to replace aging equipment and provide increased student access to technology for 68 schools.

Renovations & Additions, \$347.4M – extensive renovations to 22 schools -- 14 updated to modern facilities. Included infrastructure repairs, and 8 classroom additions and renovations.

Career Education Enhancements, \$73.8M – new or upgraded facilities for 8 high school career programs; and the addition of career technology labs at 11 middle schools.

Playgrounds and Track Resurfacing, \$6.1M – new or improved playground equipment for 45 elementary/PK-8 schools; and all-weather track resurfacing and lighting at seven high schools for use by students and surrounding community.

Alamo Stadium and Convocation Center, \$35M – Renovations for infrastructure involving electrical, plumbing (water and sewer systems), storm drainage system; sidewalks, parking, stone walls restoration, lighting, landscaping and irrigation; ADA access; stadium and convocation center play areas, seating, restrooms, locker rooms, concessions, press boxes, storage, sports lighting, and sound and security systems.

Transportation Efficiency, \$2.5M – provides for necessary space for bus transportation center, resulting in shorter bus travel distances; and supports consolidation of all transportation, maintenance and facilities operations for additional cost savings and operational efficiency





Hillcrest Elementary School

Contractor: D. Wilson
Construction

Status: Completed

Bond Budget: \$1,419,056.00

Expended: \$1,368,458.00

- Major Kitchen Renovations





Safety & Security

Status: In Progress

Bond Budget:
\$43,900,000.00

Expended: \$34,735,518.00

- Perimeter Fencing and Security Systems at 68 schools
- Access Control
- Surveillance System
- Visitor Identification
- Site Improvements
- PA Systems
- Improve exterior lighting at track & field





Playgrounds & All-weather Athletic Tracks

Status: Completed

Bond Budget: \$6,100,000.00

Expended: \$5,900,984.00

- Provide all-weather surfacing for 7 high school tracks
- Replace existing playground equipment at 45 elementary/PK-8 schools





Targeted Improvement Plan

District Name: San Antonio Independent School District	County District Number: 15907	Superintendent Name: Pedro Martinez
Campus Name: Hillcrest Elementary	Campus Number: 136	District Coordinator of School Improvement: Roberto Munoz
PSP: Lura Davidson	Educational Service Center: Region 20	School Principal: Jennifer Sanchez

Vision: At Hillcrest we provide a quality education where students become passionately engaged learners, productive members of society and well-rounded, problem solving individuals.

Problem Statement #1: STAAR Reading all students passing rate dropped from 64% to 54%.

Annual Goal #1: Increase student performance in Reading from 54% to 65%.

Root Cause #1: Lack of quality interventions due to inappropriate student groups.

Strategy #1: Collaborative PLC with a focus on Balanced Literacy implementation in K-5th.

Goal #1:	Activity <i>(Actions/Processes)</i>	Activities Timeline	Resources	Person(s) Responsible	Expected Outcomes <i>(Goal/Target)</i>	Results <i>(Outcomes/Data)</i>	Status	Next Steps
Short-Term: <i>(training, acquisition of new skills)</i>	All teachers pre-kinder - 5th will be trained on tiered interventions using MTSS.	September	MTSS handbook with strategies	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	100% of teachers are training on how to use MTSS and document during PLC collaboration	PLC agendas, MTSS minutes, lesson plans for specific intervention grouping	Select	
	All teachers Kinder - 5th will be trained on Balance Literacy guided reading groups.	September/early October	Jan Richardsons "Next Steps to Guided Reading"	Vanessa DeLeon, Implementation Specialist	100% of teachers will consistently pull guided reading groups daily	walk through evidence weekly lesson plans submitted	Select	
	All teachers Kinder - 5th will be trained on data analysis for creating student groups.	October	MAP data, Fountas and Pinnell data, Bambrick-Santoyo	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	100% of teachers will group by student needs	walk through evidence intervention lesson plans-Teachers will communicate their student needs	Select	
Intermediate: <i>(Implementation)</i>	All teachers Kinder - 5th will implement reading response journals for every student.	Mid October/November	checklist for implementation	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist ACT Teachers	100% of students will authentically respond to text in reading journal.	walk through evidence student journal shared during PLC	Select	
	All teachers Kinder - 5th will implement Balance Literacy Stations - Word Work, Writing, Independent/Buddy Reading, and Listening/Technology during the reading block.	Mid October	checklist for implementation, time for feedback conferences	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	100% of students will be engaged in rigorous literacy stations activities during the reading block.	walk through evidence student work samples shared during PLC	Select	
							Select	
Long-Term: <i>(Results)</i>	All students Kinder - 5th will be assessed using Fountas and Pinnell throughout the school year.	BOY, MOY, EOY	Fountas and Pinnell testing kits	Kinder- 5th Teachers Vanessa DeLeon, Implementation Specialist	Student will show at least one years growth by the end of the school year.	Fountas and Pinnell EOY data	Select	
	All students Kinder - 5th will track their progress on all reading assessments using their student data folder/binder.	BOY, MOY, EOY	MAP Growth data Fountas and Pinnell data 3/6/9 week assessments	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist Kinder -5th Classroom Teachers	Students will be able to communicate and discuss their growth from BOY to EOY.	MAP Growth Results Fountas and Pinnell EOY data 3/6/9 week assessments results	Select	
Vision Status				Vision Metrics				

Problem Statement #2: STAAR Math all student passing rate dropped from 69% to 56%.

Annual Goal #2: Increase student performance in Mathematics from 56% to 67%.

Root Cause #2: Lack of professional development on resources available such as TEKS resource

Strategy #2: Provide training to all teachers addressing Math TEKS, problem solving strategies, and data analysis.

Goal #2:	Activity <i>(Actions/Processes)</i>	Activities Timeline	Resources	Person(s) Responsible	Expected Outcomes <i>(Goal/Target)</i>	Results <i>(Outcomes/Data)</i>	Status	Next Steps
Short-Term: <i>(training, acquisition of new skills)</i>	All Kinder-5th grade teachers will be trained over UPSC and problem solving strategies.	September 22	Math content specialists	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	The campus will utilize UPSC as the universal math strategy for problem solving.	Student Journals Walk Through Data PLC sharing/feedback	Select	
	All Kinder- 5th grade teachers will receive additional training using the TEKS Resource System and Lead4ward.	September /October	Lead4ward/TEKS Resource System	Lead4ward Team Jennifer Sanchez, Principal Vanessa DeLeon, Implementation Specialist	100% of teachers will be able to utilize TEKS/Lead4ward site for math lessons.	Lesson plans Walk Through Data	Select	
	All Kinder-5th grade teachers will be trained on data analysis for providing targeted instruction.	September/October	MAP Growth Data Bambrick-Santoyo	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist Kinder -5th Classroom Teachers	100% of teachers will utilize their student mathematics data to target student needs through whole group/small group/individual instruction.	Increase student performance on MAP and STAAR Data Walk Through Data w/evidence of Differentiated Instruction 3/6/9 assessments targeting TEKS	Select	
							Select	

Vision: At Hillcrest we provide a quality education where students become passionately engaged learners, productive members of society and well-rounded, problem solving individuals.								
Intermediate: (Implementation)	The campus will implement problem of the day across all grade levels.	End of September/October	UPSC chart Bank of problems of the day	Grade Level ACTs Jennifer Sanchez, Principal Homer Rivera, Assistant Principal	Campus will use UPSC strategy to solve math problems.	Evident in student math journals Walk Through Data	Select	
	Intergration of TEKS resource and Lead4ward in lesson planning by all Kinder-5th grade teachers.	October	TEKS resource /Lead4ward	Grade Level ACTs Jennifer Sanchez, Principal Homer Rivera, Assistant Principal	100% of teachers will integrate TEKS/Lead4ward resources in weekly lesson plans.	Lesson plans Walk Through Data	Select	
							Select	
							Select	
Long-Term: (Results)	All students Kinder - 5th will track their progress on all mathematic assessments using their student data folder/binder.	BOY, MOY, EOY	MAP Growth data 3/6/9 week assessments	Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist Kinder -5th Classroom Teachers	100% of students will be able to communicate and discuss their progress from BOY to EOY.	Student Journals Walk Through Data PLC sharing/feedback	Select	
							Select	
Vision Status			Vision Metrics					

Problem Statement #3: STAAR Writing all student passing rate dropped from 58% to 55%.				Annual Goal #3: Increase student performance in Writing from 55% to 65%.				
Root Cause #3: A consistent writing process was not used across grade levels.				Strategy #3: Implement campus-wide writing process and expectations for K-5th.				
Goal #3:	Activity (Actions/Processes)	Activities Timeline	Resources	Person(s) Responsible	Expected Outcomes (Goal/Target)	Results (Outcomes/Data)	Status	Next Steps
Short-Term: (training, acquisition of new skills)	All Kinder - 5th grade teachers will be trained over 6+1 writing traits.	October/November	6+1 Traits of Writing	Vanessa DeLeon, Implementation Specialist	Teachers will learn about the writing traits they need to teach their students so that they can include them in their writing.	Evidence in student writing journal Evidence of writing process walk through	Select	
	All Kinder -5th grade teachers will be trained over writing rubric scoring and feedback conferences with students.	October PD Day	Writing Scoring Rubic	Vanessa DeLeon, Implementation Specialist Jennifer Sanchez, Principal Homer Rivera, Assistant Principal	Teachers will be able to score writing rubrics and have conferences with students on how to improve their writing.	Evidence in Student Writing Journal Evidence of writing process walk through	Select	
							Select	
Intermediate: (Implementation)	Students will maintain a portfolio for campus-wide compositions. This will be done at each grade level at the end of each grading period.	End of each grading period	Portfolios	Kinder-5th Classroom Teachers Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	Portfolio for each student will be kept to document improvement in writing instruction and implementation of techniques learned.	PLC agenda/minutes sharing Walk Through Evidence	Select	
	Teachers will utilize response journals in all core subjects for students to write authentic writing responses to instruction.	1st nine weeks- Literacy; 2nd nine weeks- Science/Social Studies 3rd nine weeks- Math	Composition/Spiral Books	Kinder-5th Classroom Teachers Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	Student writing across content areas will increase as a result of utilization of response journals.	Walk Through Evidence PLC agenda/minutes sharing 3/6/9 assessments increase student performance	Select	
Long-Term: (Results)	Writing Committee will meet every nine weeks with student samples to check to ensure there is a proper alignment of expectations for each grade level.	Every nine weeks	Grading rubic Student composition books	Campus Writing Committee Jennifer Sanchez, Principal Homer Rivera, Assistant Principal Vanessa DeLeon, Implementation Specialist	Committee will ensure campus writing expectations are vertically aligned from one grade level to the next.	PLC Agenda/Minutes TEKS resouce pacing	Select	
							Select	
Vision Status			Vision Metrics					

Feeder Assignments

Brackenridge

Jody Crenshaw, MSW, LCSW
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Burbank

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Edison

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Lanier

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SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

SAISD does not discriminate on the basis of race, religion, color, age, national origin, sex, or disability in providing education services, activities, and programs, including vocational programs, in accordance with Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Educational Amendments of 1972; section 504 of the Rehabilitation Act of 1973, as amended.

Es norma del Distrito Escolar Independiente de San Antonio de no discriminar por motivos de raza, religion, color, edad, origen nacional, sexo o impedimento, en sus programas, servicios o actividades vocacionales, tal como lo requiere el Título VI de la Ley de Derechos Civiles de 1964, según enmienda; el Título IX de las Enmiendas en la Educación, de 1972, y la Sección 504 de la Ley de Rehabilitación de 1973, según enmienda.

Family & Student Support Services

1700 Tampico, Rm. 111
210-554-2635





Staff

SAISD has allocated funds to employ seven School Social Workers to provide services to any student enrolled in the district. The School Social Workers will provide social and emotional support services to enhance the academic growth of all students. They will be a link between the home, the school, and the community. The School Social Workers will work with all grade levels and will receive referrals based on the student's home address or school of attendance.

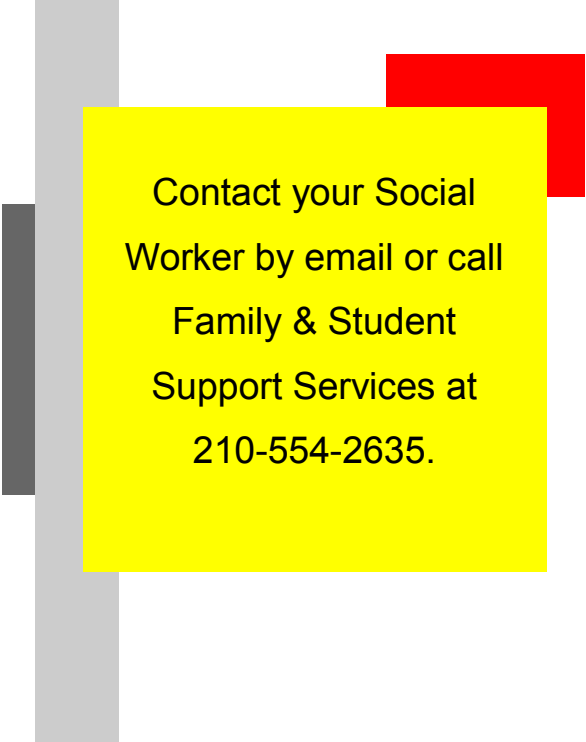
Services

The School Social Workers will promote personal success and enhance academic performance by providing specialized services that will include:

- ◆ Family Support Services
- ◆ Crisis Intervention
- ◆ Home Visits
- ◆ Information and Referral
- ◆ Collaboration with School Staff, Community Agencies & Organizations
- ◆ Advocacy for Students & Parents

Referrals

Referrals can be submitted by students, parents, campus staff, or community representatives. To submit a referral, complete the referral form and email it to the appropriate Social Worker.



Contact your Social Worker by email or call Family & Student Support Services at 210-554-2635.



**DISCLOSURE STATEMENT PURSUANT TO §10.202(1)(M)
INELIGIBLE APPLICANTS AND APPLICATIONS**

TERMINATION OF PARTICIPATION IN PROJECTS

The Applicants have reviewed §10.202(1)(M) of the Uniform Multifamily Rules, and make the following disclosures, as it relates to The NRP Group and its affiliates.

In 23 years of developing affordable housing developments, J. David Heller, in his capacity as the Principal of The NRP Group and its affiliates, has been a Principal or owned an interest in Principals of approximately 250 affordable housing developments in 12 different states across the country. In the case of 25 such affordable housing developments, NRP has sold its interest due to any variety of business considerations, including, but not limited to changes in NRP's business priorities, changes in NRP's geographic footprint or receipt of a third party offer to purchase NRP's interest. Each such affordable housing development is listed on the attached Exhibit "A". In no case has any NRP affiliate been involuntarily terminated as a Principal in an affordable housing development.

None of the 25 referenced developments were located in the State of Texas.

EXHIBIT "A"

**GENERAL PARTNER INTEREST TRANSFERS
FOR
THE NRP GROUP AND AFFILIATES**

PROPERTY	DATE OF TRANSFER	TRANSFERRED TO	NOTES
ARIZONA			
Timberstone I	1/10/2014	AAA T1, LLC	3rd party purchaser
Timberstone II	1/10/2014	AAA T2, LLC	3rd party purchaser
Eagle Cove	1/10/2014	AAA EC, LLC	3rd party purchaser
Indigo Pointe	10/28/2016	AAA EC, LLC	3rd party purchaser
Center Ridge	10/31/2016	AAA CR, LLC	3rd party purchaser
Crysal Pointe (Greenway Cove)	11/8/2017	AAACP, LLC	3rd party purchaser
MICHIGAN			
Brewer Park	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
Eastside Elderly	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
Creekside Homes	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
St. John Homes	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
Pinegree Homes	12/31/2012	Property Stabilization, Inc.	This is an affiliate of the limited partner
Eastside Homes	12/31/2012	Property Stabilization, Inc.	This is an affiliate of the limited partner
Saks Park Homes	4/1/2014	Saks Park Homes Development Corporation	This is the co-general partner
Conner Creek Elderly	8/1/2013	Conner Creek Elderly Development Corporation	This is the co-general partner
East Village Homes	5/5/2014	East Village Housing Inc.	This is the co-general partner
Saratoga Homes	12/31/2013	Saratoga Homes Development Corporation	This is the co-general partner
Ephesus Homes	5/5/2014	Ephesus Homes Development Corporation	This is the co-general partner
NEW MEXICO			
Ventana Cove	1/10/2014	AAA VC, LLC	3rd party purchaser
Casamera Apartments	12/1/2007	Bethel Development, Inc.	3rd party purchaser
OHIO			
Warren Elderly I	12/31/2013	NCR of Warren Senior Housing, Inc.	This is the co-general partner
Warren Elderly II	1/31/2014	NCR of Warren Senior Housing II, Inc.	This is the co-general partner
South Akron Homes	8/28/2013	East Akron Homes Corporation	This is the co-general partner
North Akron Homes	4/30/2014	East Akron Homes Corporation	This is the co-general partner
Mansfield IV	7/1/2013	Fairfield Homes, Inc.	The GP and LP agreed to sell to the asset to the 3rd party mgt co.
Eagle Heights	7/31/2016	Jubilee Urban Renewal Corp	This is the co-general partner

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Applicant Eligibility Certification

Applicant Eligibility Certification-§10.204(2)

The *Applicant Eligibility Certification(s)* is included behind this tab.

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

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

The form must be executed by all individuals included on the organizational chart who are identified under §10.204(2)(A) – (D) of the Uniform Multifamily Rules and who have the ability to exercise control over the Development.

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

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

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

Applicant Eligibility Certification

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov't Code, §42 of the Internal Revenue Code, and §10.3 of the Uniform Multifamily Rules.

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

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

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

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

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

Neither Applicant nor any other member of the Development Team has been convicted of a

2018 Applicant Eligibility Certification

state or federal felony crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years preceding the Application submission.

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

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

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

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

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

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

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

2018 Applicant Eligibility Certification

Neither Applicant nor any other member of the Development Team has previous Contracts or Commitments that have been partially or fully de-obligated during the twelve (12) months prior to the submission of the Application and through the date of final allocation due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 10.

Neither Applicant nor any other member of the Development Team has provided false or misleading documentation or made other intentional or negligent material misrepresentations or omissions in or in connection with an Application (and certifications contained therein), Commitment, or Determination Notice for a Development..

Neither Applicant nor any other member of the Development team has been the owner or Affiliate of the owner of a Department assisted rental development for which the federal affordability requirements were prematurely terminated and the affordability requirements have not re-affirmed or Department funds repaid. .

Neither Applicant nor any other member of the Development Team has participated in the dissemination of misinformation about affordable housing and the persons it serves or about a competing Applicant that would likely have the effect of fomenting opposition to an Application where such opposition is not based on substantive and legitimate concerns that do not implicate potential violations of fair housing laws.

The Applicant will not violate §2306.1113 of the Tex. Gov't Code relating to Ex Parte Communication and further explained in §10.202(2)(A) of the Uniform Multifamily Rules.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Tex. Gov't Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in less than fifteen (15) years any private activity bond financing of the Development described by the Application, unless the exceptions in §2306.6703(a)(2) of the Tex. Gov't Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction, that

2018 Applicant Eligibility Certification

has terminated voluntarily or involuntarily within the past ten years or is negotiating to terminate their relationship with any other affordable housing development have been fully disclosed pursuant to §10.202(1)(M) of the Uniform Multifamily Rules. Applicant understands that failure to disclose is grounds for termination.

All housing developments with which Applicant, Development Owner, Developer, Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or determination that the Development is deemed qualified to receive such allocation or award. Applicant agrees that the Department or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Housing Tax Credit Program; therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto and agrees to indemnify and hold harmless the Department and any of its officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions and actions concerning this Application for Housing Tax Credits or the use of information concerning the Housing Tax Credit Program.

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

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department in connection therewith as required or deemed necessary by the materials governing the multifamily funding programs are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. The Applicant agrees that the Department may, at its discretion, request additional information and/or documentation in its evaluation of this Application and is authorized but

2018 Applicant Eligibility Certification

not obligated under this document to conduct its own investigation regarding any information required requested and or provided in relation to the Application or the Development. Further, the Applicant hereby expressly represents, warrants, and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

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

2018 Applicant Eligibility Certification

By: *Jerry Boles*
Signature of Authorized Representative

Jerry Boles
Printed Name
Vice Chair and Secretary, ALT Affordable
Housing Services Inc - Arbor Place

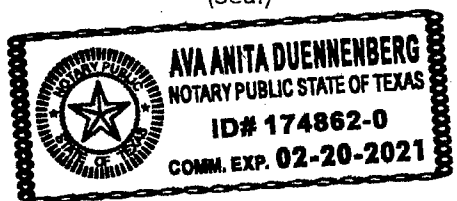
Title
1/2/2018
Date

THE STATE OF Texas §
COUNTY OF Bexar §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2ND day of January, 2018

(Seal)



Ava Anita Duennenberg
Notary Public Signature

2018 Applicant Eligibility Certification

By: [Signature]
Signature of Authorized Representative

Joshua Lucas
Printed Name

Partner, Lucas & Associates, L.P.
Title

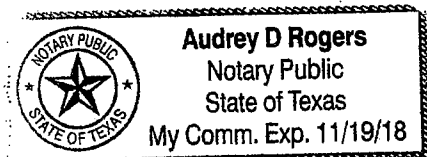
1/2/2018
Date

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of JANUARY, 2018

(Seal)



[Signature]
Notary Public Signature

2018 Applicant Eligibility Certification

By: Elizabeth Reschman
Signature of Authorized Representative

Elizabeth Reschman

Printed Name

Resident Director, ALT Affordable Housing
Services Inc - Arbor Place

Title

1/12/2018

Date

THE STATE OF Texas §
§
COUNTY OF Bexar §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of January, 2018

(Seal)



Janelle Nicole Carreon
Notary Public Signature



**DISCLOSURE STATEMENT PURSUANT TO §10.202(1)(M)
INELIGIBLE APPLICANTS AND APPLICATIONS**

TERMINATION OF PARTICIPATION IN PROJECTS

The Applicants have reviewed §10.202(1)(M) of the Uniform Multifamily Rules, and make the following disclosures, as it relates to The NRP Group and its affiliates.

In 23 years of developing affordable housing developments, J. David Heller, in his capacity as the Principal of The NRP Group and its affiliates, has been a Principal or owned an interest in Principals of approximately 250 affordable housing developments in 12 different states across the country. In the case of 25 such affordable housing developments, NRP has sold its interest due to any variety of business considerations, including, but not limited to changes in NRP's business priorities, changes in NRP's geographic footprint or receipt of a third party offer to purchase NRP's interest. Each such affordable housing development is listed on the attached Exhibit "A". In no case has any NRP affiliate been involuntarily terminated as a Principal in an affordable housing development.

None of the 25 referenced developments were located in the State of Texas.

EXHIBIT "A"

**GENERAL PARTNER INTEREST TRANSFERS
FOR
THE NRP GROUP AND AFFILIATES**

PROPERTY	DATE OF TRANSFER	TRANSFERRED TO	NOTES
ARIZONA			
Timberstone I	1/10/2014	AAA T1, LLC	3rd party purchaser
Timberstone II	1/10/2014	AAA T2, LLC	3rd party purchaser
Eagle Cove	1/10/2014	AAA EC, LLC	3rd party purchaser
Indigo Pointe	10/28/2016	AAA EC, LLC	3rd party purchaser
Center Ridge	10/31/2016	AAA CR, LLC	3rd party purchaser
Crysal Pointe (Greenway Cove)	11/8/2017	AAACP, LLC	3rd party purchaser
MICHIGAN			
Brewer Park	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
Eastside Elderly	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
Creekside Homes	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
St. John Homes	12/27/2012	Workout Assistance Solutions Trust, LLC	3rd party purchaser
Pinegree Homes	12/31/2012	Property Stabilization, Inc.	This is an affiliate of the limited partner
Eastside Homes	12/31/2012	Property Stabilization, Inc.	This is an affiliate of the limited partner
Saks Park Homes	4/1/2014	Saks Park Homes Development Corporation	This is the co-general partner
Conner Creek Elderly	8/1/2013	Conner Creek Elderly Development Corporation	This is the co-general partner
East Village Homes	5/5/2014	East Village Housing Inc.	This is the co-general partner
Saratoga Homes	12/31/2013	Saratoga Homes Development Corporation	This is the co-general partner
Ephesus Homes	5/5/2014	Ephesus Homes Development Corporation	This is the co-general partner
NEW MEXICO			
Ventana Cove	1/10/2014	AAA VC, LLC	3rd party purchaser
Casamera Apartments	12/1/2007	Bethel Development, Inc.	3rd party purchaser
OHIO			
Warren Elderly I	12/31/2013	NCR of Warren Senior Housing, Inc.	This is the co-general partner
Warren Elderly II	1/31/2014	NCR of Warren Senior Housing II, Inc.	This is the co-general partner
South Akron Homes	8/28/2013	East Akron Homes Corporation	This is the co-general partner
North Akron Homes	4/30/2014	East Akron Homes Corporation	This is the co-general partner
Mansfield IV	7/1/2013	Fairfield Homes, Inc.	The GP and LP agreed to sell to the asset to the 3rd party mgt co.
Eagle Heights	7/31/2016	Jubilee Urban Renewal Corp	This is the co-general partner

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Multifamily Direct Loan Certification

Multifamily Direct Loan Certification

X

Multifamily Direct Loan Certification is included behind this tab.

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

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

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

Multifamily Direct Loan Certification

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

On behalf of the Applicant and all affiliates of the Applicant (hereinafter "Applicant"), I (We) hereby certify that the Applicant is familiar with the state Rules, as published in 10 TAC Chapters 1, 2, 10, and 13, as well as Chapters 11 and 12 as applicable. I (We) hereby acknowledge that this Application is subject to disclosure under Chapter 552, Texas Government Code, the Texas Public Information Act, unless a valid exception exists.

I (We) hereby assert that the information contained in this Application as required or deemed necessary by the materials governing the Multifamily Direct Loan are true and correct and that I (We) have undergone sufficient investigation to affirm the validity of the statements made and the Department may rely on any such statements.

Further, I (We) hereby assert that I (We) have read and understand all the information contained in the application. By signing this document, I (We) affirm that all statements made in this government document are true and correct under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §37.01 et seq. (Vernon 2011).

I (We) understand and agree that if false information is provided in this Application which has the effect of increasing the Applicant's competitive advantage, the Department will disqualify the Applicant and may hold the Applicant ineligible to apply for Multifamily Direct Loan funds or until any issue of restitution is resolved. If false information is discovered after the award of

2018 Multifamily Direct Loan Certification

Multifamily Direct Loan funds, the Department may terminate the Applicant's written agreement and recapture all Multifamily Direct Loan funds expended.

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

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

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

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

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

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

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

I (We) certify that I (We) do not and will not knowingly employ an undocumented worker, where "undocumented worker" means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States.

If, after receiving a public subsidy, I (We), am convicted of a violation under 8 U.S.C Section 1324a (f), I (We) shall repay the amount of the public subsidy with interest, at the rate and according to the other terms provided by an agreement under Texas Government Code Section 2264.053, not later than the 120th day after the date TDHCA notifies Name of Applicant of the violation.

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

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

Lead Based Paint

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

- 1) Applicability 24 CFR §35.115 – A copy of a statement indicating that the property is covered by or exempt from Lead Safe Housing Rule.
 - a) If the property is exempt, the file should include the reason for the exemption and no further documentation is required.
 - b) if the property is covered by the Rule, the file should include the appropriate documentation to indicate basic compliance, as listed below:
 - i) Summary Paint Testing Report or Presumption Notice 24 CFR §35.930(a) – A copy of any report to indicate the presence of lead-based paint (LBP) for projects receiving up to \$5,000 per unit in rehabilitation assistance. If no testing was performed, then LBP is presumed to be on all disturbed surfaces;

2018 Multifamily Direct Loan Certification

- ii) Notice of Evaluation 24 CFR §35.125(a) – A copy of a notice demonstrating that an evaluation summary was provided to residents following a lead-based-paint inspection, risk assessment or paint testing;
- iii) Clearance Report 24 CFR §35.930(b) (3) – A report indicating a “clearance examination” was performed of the work site upon completion; and
- iv) Notice of Hazard Reduction Completion 24 CFR §35.125(b) – Upon completion, a copy of a notice to show that a LBP remediation summary was provided to residents.

Threshold Certification

On behalf of the Applicant and all affiliates of the Applicant (hereinafter “Applicant”), I (We) hereby certify that the Applicant is familiar with the provisions and requirements of the Multifamily Direct Loan Notice of Funding Availability (NOFA) approved by the Department’s Governing Board on December 15, 2016, for which I (We) am applying.

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

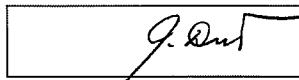
I (We) understand that, pursuant to 10 TAC §13.11(p), all contractors, consulting firms, Borrowers, Development Owners and Contract Administrators must sign and submit the appropriate documentation with each draw to attest that each request for payment of Multifamily Direct Loan funds is for the actual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

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

All applicants applying under the 2018-1 Multifamily Direct Loan Notice of Funding Availability (NOFA) must read and initial after each of the following sections regarding federal cross cutting requirements in the boxes below.

HUD Section 3

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


(initial)

Environmental

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

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

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

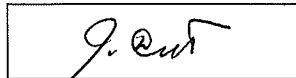
I (We) certify that as of the date of the Multifamily Direct Loan application all project work, other than as allowed in 24 CFR. Part 58, has ceased.

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

I (We) certify that I (we) have read and understand the requirements in 24 CFR §58.22 or CPD Notice 16-14, and I (we) understand that **acquisition of the site, even with non-HUD funds, prior to completion of the environmental review process will jeopardize any federal funding.**

I (We) certify that we will not engage in any choice limiting actions until the site has achieved Environmental Clearance as required in CPD Notice 16-14 or 24 CFR, Part 58, as applicable. **Choice-limiting activities include but are not limited to these examples:**

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


(initial)

Relocation and Anti-Displacement

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

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

Displacement of Existing Tenants

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

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

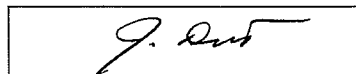
Demolition and Conversion

I (We) certify that that the work to be performed in connection with any award of federal funds is subject to 24 CFR Part 42 and Development Owner will replace all occupied and vacant

2018 Multifamily Direct Loan Certification

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

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


(initial)



5

Applicant Information Page

Applicant Information Page

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

1. Applicant Contact Information

Name:	<u>Debra Guerrero</u>	Phone:	<u>(210) 487-7878</u>	
			Office	Extension
Email:	<u>dguerrero@nrpgroup.com</u>		<u>(210) 487-7878</u>	
			Mobile	
Mailing Address:	<u>200 Concord Plaza, Suite 900</u>			
	Street			
	<u>San Antonio</u>	<u>TX</u>	<u>78216</u>	
	City	State	Zip	

2. Second Contact

Name:	<u>Anne Tyler</u>	Phone:	<u>(216) 584-0627</u>	
			Office	Extension
Email:	<u>atyler@nrpgroup.com</u>		<u>(440) 773-7850</u>	
			Mobile	

3. Consultant Contact (if applicable)

Name:	<u>Sarah Andre</u>	Phone:	<u>(512) 698-3369</u>	
			Office	Extension
Email:	<u>sarah@structuretexas.com</u>		<u>(512) 698-3369</u>	
			Mobile	
Mailing Address:	<u>702 San Antonio Street</u>			
	Street			
	<u>Austin</u>	<u>TX</u>	<u>78701</u>	
	City	State	Zip	

6

Competitive Housing Tax Credit
Selection Self-Score

NOT APPLICABLE

7

Site Info Form Part I

Site Information Form Part I

Self Score Total: 41

1. Development Address (All Programs)

319 W. Mitchell Street San Antonio
 Address City
9 78204 Bexar Urban
 Region Zip County Rural/Urban

2. Census Tract Information (All Programs)

48029192100 No Median Household Income: 56543.00 Quartile: Q2 Poverty Rate: 14.8
 Census Tract Number QCT?

2018
Site Demographics

Region	Census Tract	County	County FIPS	Poverty Rate	Median Poverty Rate by Region	Poverty Rate Rank	Median Income - Household	Q3 Income >	Q2 Income >	Q1 Income >	Median Household Income Quartile
9	48029192100	Bexar	48029	15.4	14.4	OK	68843	36254.5	50127	67904.5	1q

3. Resolutions (All Programs, if applicable) - §11.3

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

- Twice the State Average Per Capita.** The proposed Development is **NOT** located in a municipality or a county that has more than twice the state average of units per capita supported by Tax Credits or Private activity Bonds. (QAP §11.3(b))
- One Mile Three Year Rule.** The proposed Development is located outside an MSA or in a county with a population of less than one million **OR** is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a new construction or terminated/withdrawn HTC or Bond development serving the same type of household. (QAP §11.3(c))
- Limitations on Developments in Certain Census Tracts.** The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located in a census tract that has more than 20% HTC units per total households. (QAP §11.3(d))

4. Zoning [§10.204(11)] and Flood Zone Designation [§10.101(a)(1)] (All Programs)

Development Site is appropriately zoned? Yes Zoning Designation: IDZ RIO-4 AHOD
 Flood Zone Designation: Zone X Entire Development Site is outside the 100 year floodplain. Yes

5. Educational Quality [§2306.6710(a)]; [§10.101(a)(3)(B)(iv)] (All Programs)

Residents of the proposed development will attend:





School Name	Grades X through X			Met Standard Rating?		
				2015	2016	2017
Hillcrest Elementary	EE	through	5	Yes	Yes	No
Harris Middle	6	through	8	Yes	Yes	Yes
Burbank High	9	through	12	Yes	Yes	Yes
		through				
		through				

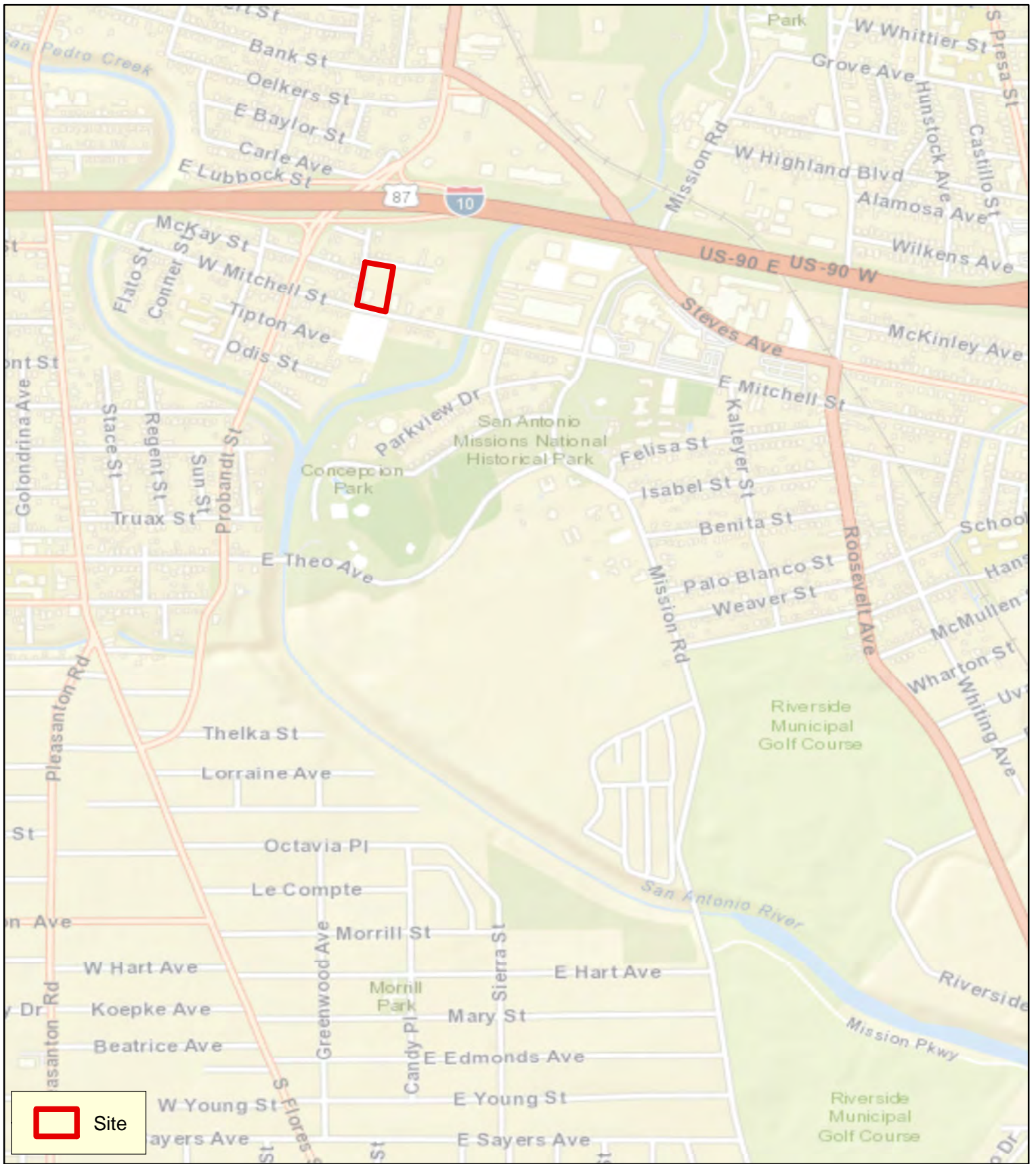
- na** School district has no attendance zones and the closest schools are listed.
- If the Development Site is located within the attendance zone of an elementary school, a middle school or a high school that does not have a 2017 Met Standard rating by the Texas Education Agency, submit the Undesirable Neighborhood Characteristics Report and required documentation.

8

Site Info Part I – Supporting Documents

Supporting Documentation for the Site Information Form Part I

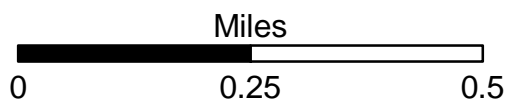
- Street Map with Site Drawn and Identified 
- Census Tract Map with Development Site Identified 
<https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>
- Twice the State Average of Units Per Capita Resolution
- One Mile Three Year Resolution or evidence of other exception
- Housing Tax Credit Units per Total Household Resolution
- Evidence of Zoning and/or Evidence of Re-Zoning Process
- Evidence of Flood Zone Designation 
- Educational Quality (all Applications)
 - School Attendance Zone Map with Development labeled; and
 - TEA accountability information for each school 
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is included
- For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of §10.204(4) of the Uniform Multifamily Rules is not included and will be provided under separate cover no later than 14 days prior to the Board meeting selected in Tab 1b

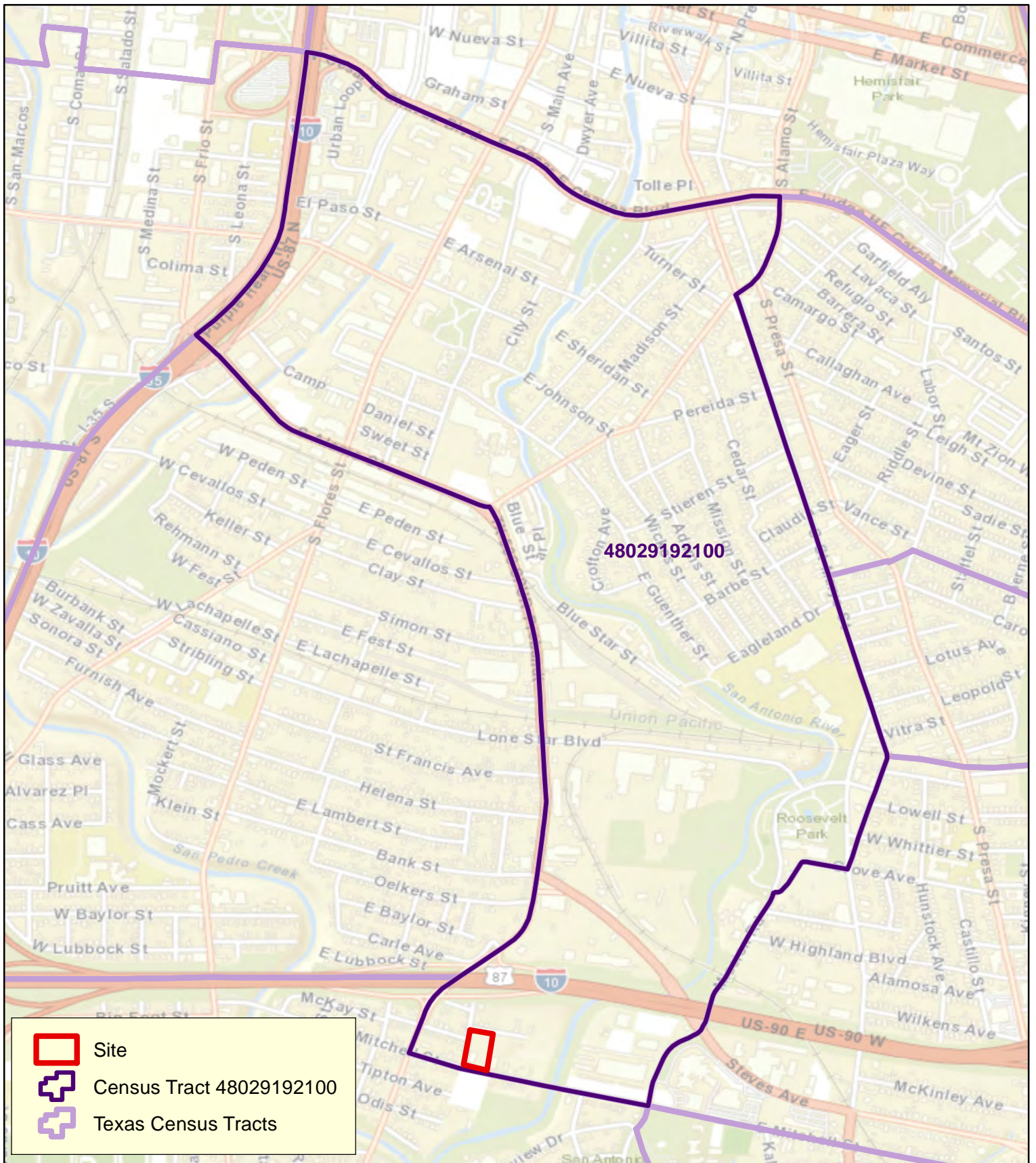


Street Map

Rio Lofts

319 W Mitchell St San Antonio, TX 78204

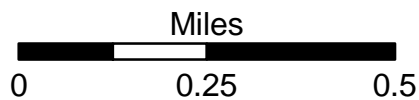




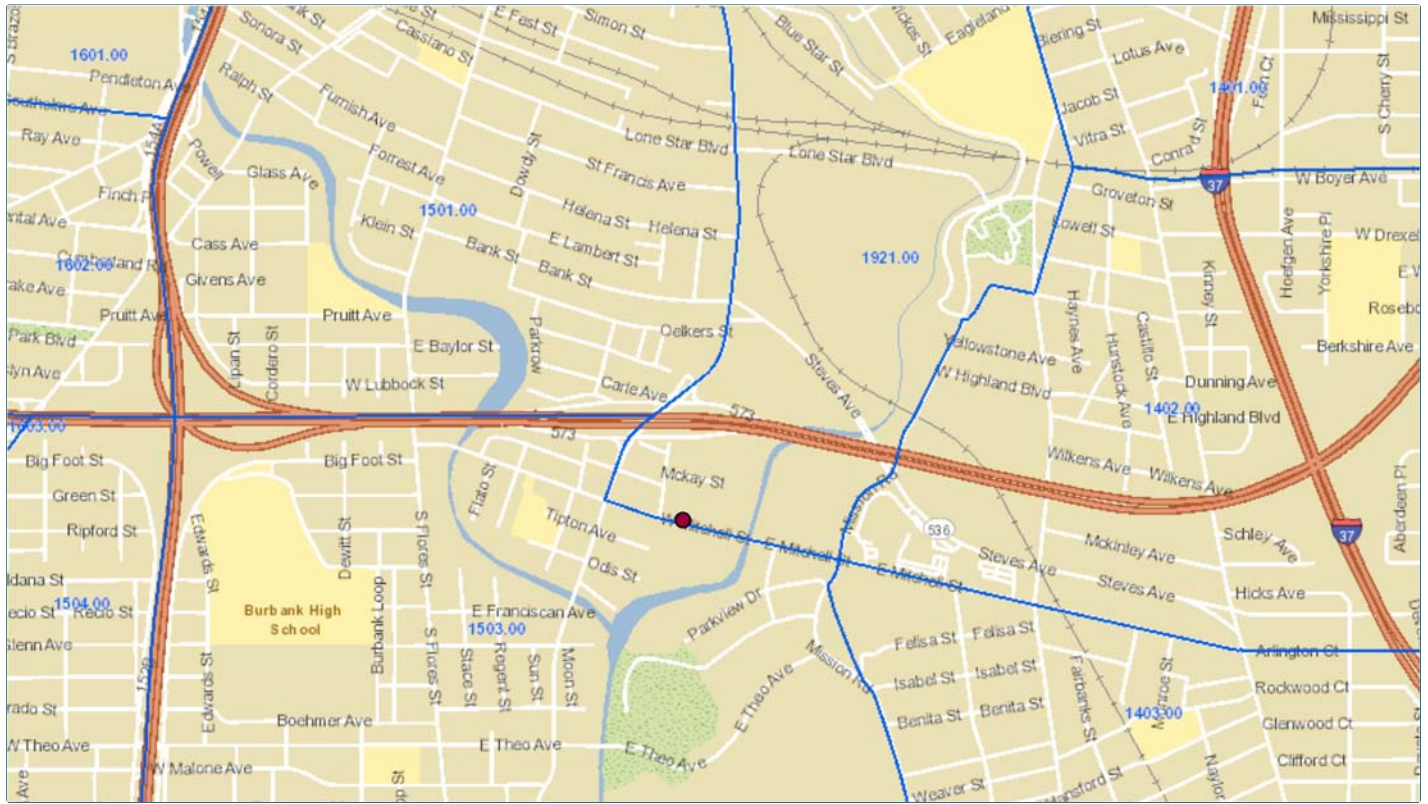
Census Tract Map

48029192100 Is Not a Qualified Census Tract

Rio Lofts | 319 W Mitchell San Antonio, TX 78204



inserted from the web



● Matched Address: 319 W MITCHELL ST, SAN ANTONIO, TX, 78204
 MSA: 41700 - SAN ANTONIO-NEW BRAUNFELS, TX || State: 48 - TEXAS || County: 029 - BEXAR COUNTY || Tract Code: 1921.00

● Selected Tract
 MSA: || State: || County: || Tract Code:

FFIEC 2017 FFIEC Geocode Census Report

inserted from the web

Matched Address: 319 W MITCHELL ST, SAN ANTONIO, TX, 78204
 MSA: 41700 - SAN ANTONIO-NEW BRAUNFELS, TX
 State: 48 - TEXAS
 County: 029 - BEXAR COUNTY
 Tract Code: 1921.00

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2017 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,300
2017 Estimated Tract Median Family Income	\$105,523
2010 Tract Median Family Income	\$102,125
Tract Median Family Income %	164.11
Tract Population	2879
Tract Minority %	60.44
Tract Minority Population	1740
Owner-Occupied Units	720
1- to 4- Family Units	1016

Census Income Information

Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$62,228
2017 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,300
% below Poverty Line	15.35
Tract Median Family Income %	164.11
2010 Tract Median Family Income	\$102,125
2017 Estimated Tract Median Family Income	\$105,523
2010 Tract Median Household Income	\$68,843

Census Population Information

Tract Population	2879
Tract Minority %	60.44
Number of Families	581
Number of Households	1459
Non-Hispanic White Population	1139
Tract Minority Population	1740
American Indian Population	0
Asian/Hawaiian/Pacific Islander Population	21
Black Population	94
Hispanic Population	1604
Other/Two or More Races Population	21

Census Housing Information

Total Housing Units	1561
1- to 4- Family Units	1016
Median House Age (Years)	76
Owner-Occupied Units	720
Renter Occupied Units	739
Owner Occupied 1- to 4- Family Units	618
Inside Principal City?	YES
Vacant Units	102



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



March 1, 2018

Caroline E. McDonald
112 E. Pecan, Suite 1360
San Antonio, TX 78205

SUBJECT: ZV2018271: Lot 21 & 22, Block, NCB 2852; 319 W Mitchell St, San Antonio, Texas

To Whom It May Concern:

As of the date of this letter, the above-referenced property is zoned **“IDZ RIO-4 AHOD” Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in “MF-50” Multi-Family District, “C-3” General Commercial District, and a Funeral Home and Mortuary.** The current “IDZ” base zoning district, was established by Ordinance 2017-05-18-0366, dated May 18, 2017.

The development of an Apartment Complex with up to Fifty (50) units per acre is permitted in the “IDZ RIO-4 AHOD” zoning district.

Please reference Articles III and V of San Antonio’s UDC for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. If you wish to ensure compliance with the current building code or with development standards and other regulations in the UDC, which may require the review of building/site plans, please contact a Development Services Department Engineer at (210) 207-8281 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, please contact the Customer Services Section of our Department at (210) 207-1111. If we may be of further assistance, please contact Nyliah Acosta, the Planner who worked on your request, at (210) 207-8302 or via email at Nyliah.Acosta@sanantonio.gov. Thank you.

Cordially,

Logan Sparrow
Principal Planner

AN ORDINANCE 2017-05-18-0366

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 21 and 22, NCB 2852; located at 319 W. Mitchell Street from "C-3 CD RIO-4 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Whole Sale and Warehouse to **"IDZ RIO-4 AHOD"** Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary.

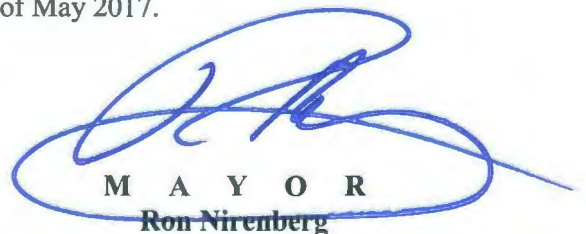
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

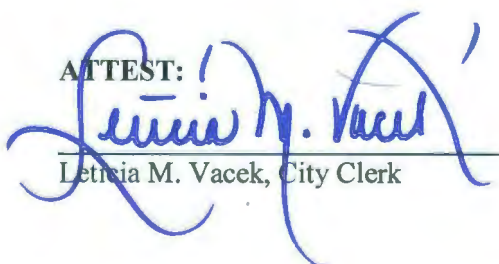
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

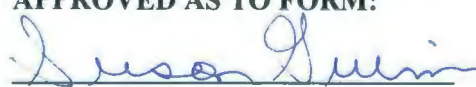
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective the 28th day of May 2017.

PASSED AND APPROVED this 18th day of May 2017.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney
for

Agenda Item:	Z-12 (in consent vote: Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-2, Z-8, Z-9, Z-11, P-3, Z-12, P-4, Z-13, P-5, Z-14, Z-15, Z-16, Z-18, P-6)						
Date:	05/18/2017						
Time:	02:06:04 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017103 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 NA CD RIO-4 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Wholesale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17032)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

AN ORDINANCE **2017-05-18-0365**

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 1.6618 ACRES ON LOT 21 AND LOT 22, NCB 2852 LOCATED AT 319 W. MITCHELL STREET, FROM "LOW DENSITY RESIDENTIAL" TO "MIXED USE".

* * * * *

WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 1999 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on April 12, 2017 by the Planning Commission allowing all interested citizens to be heard; and

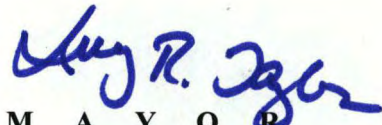
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

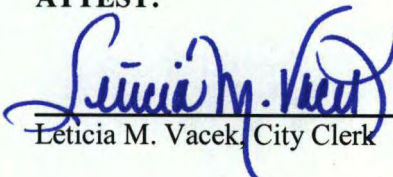
SECTION 1. The South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.6618 acres on Lot 21 and Lot 22, NCB 2852 located at 319 W. Mitchell Street, from "Low Density Residential" to "Mixed Use". All portions of land mentioned are depicted in **Attachments "I"**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect the 28th day of May 2017.

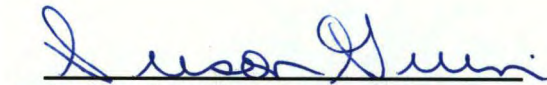
PASSED AND APPROVED on this 18th day of May 2017.


M A Y O R
Ivy R. Taylor

ATTEST:

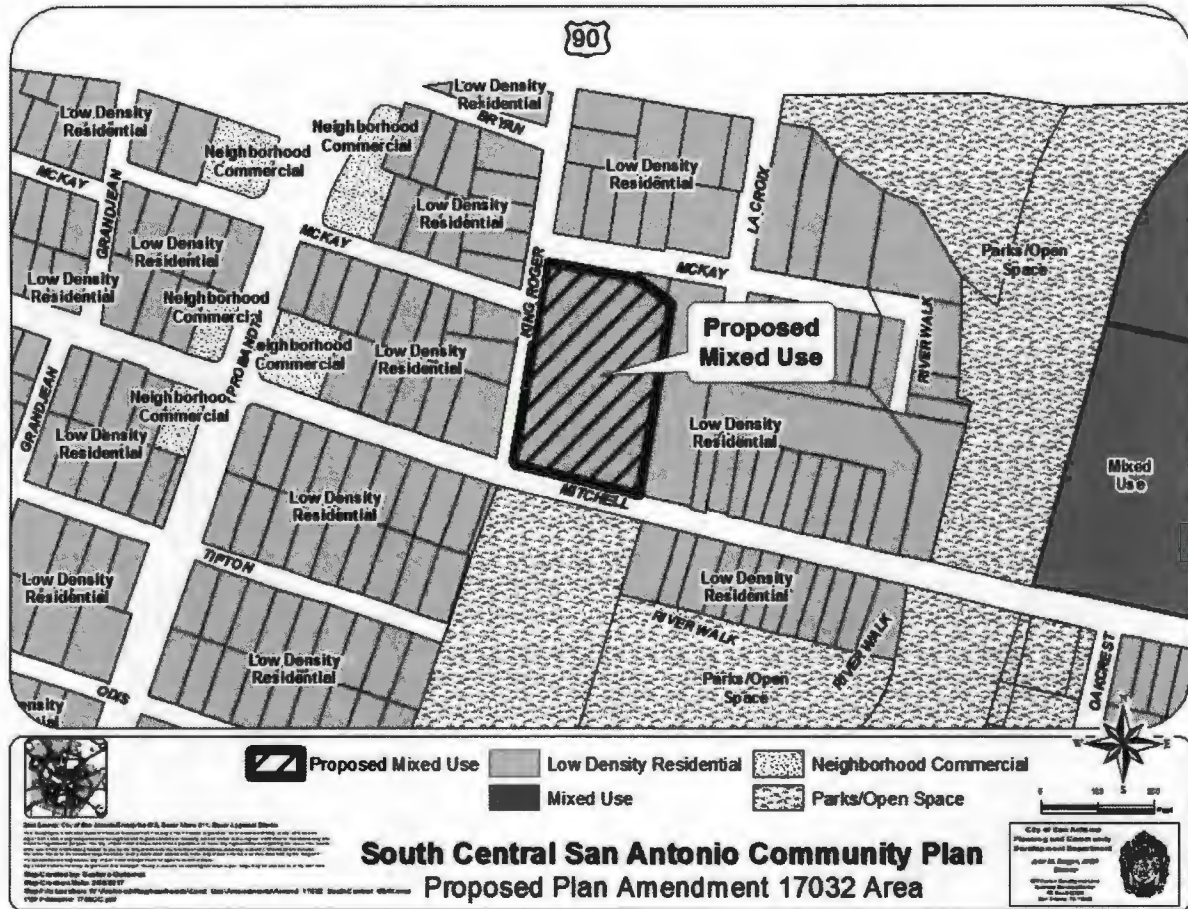

Leticia M. Vacek, City Clerk






APPROVED AS TO FORM:

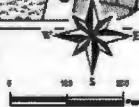

for Andrew Segovia, City Attorney

Agenda Item:	P-3 (in consent vote: Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-2, Z-8, Z-9, Z-11, P-3, Z-12, P-4, Z-13, P-5, Z-14, Z-15, Z-16, Z-18, P-6)						
Date:	05/18/2017						
Time:	02:06:04 PM						
Vote Type:	Motion to Approve						
Description:	PLAN AMENDMENT # 17032 (Council District 5): An Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017103)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

ATTACHMENT I
Land Use Plan as Adopted:

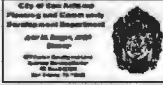


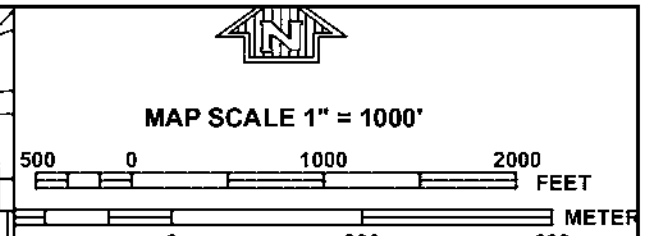
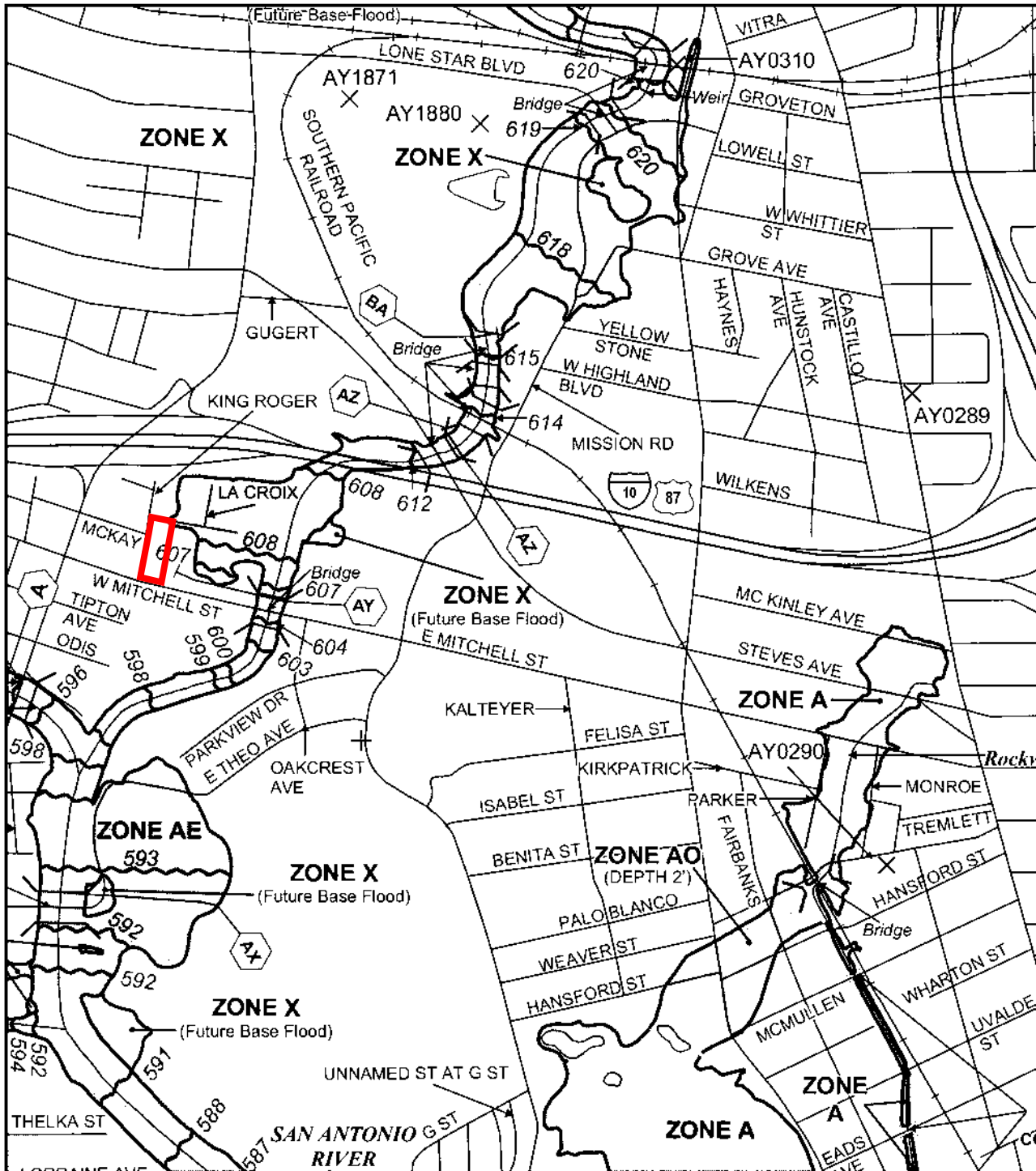
-  Proposed Mixed Use
-  Low Density Residential
-  Neighborhood Commercial
-  Mixed Use
-  Parks/Open Space



Map Source: City of San Antonio Planning and Economic Development Department
 Date: 05/18/2017
 Map Title: South Central San Antonio Community Plan
 Map Scale: 1:10,000
 Map Projection: NAD 83 UTM Zone 16N
 Map Author: City of San Antonio Planning and Economic Development Department
 Map Date: 05/18/2017
 Map File: C:\Users\sgl\Documents\17032\Map\17032_Map.aprx
 VBA File: C:\Users\sgl\Documents\17032\Map\17032_Map.aprx

South Central San Antonio Community Plan
Proposed Plan Amendment 17032 Area





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0415G

FIRM
FLOOD INSURANCE RATE MAP
BEXAR COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 415 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SAN ANTONIO, CITY OF	480045	0415	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48029C0415G

MAP REVISED
SEPTEMBER 29, 2010

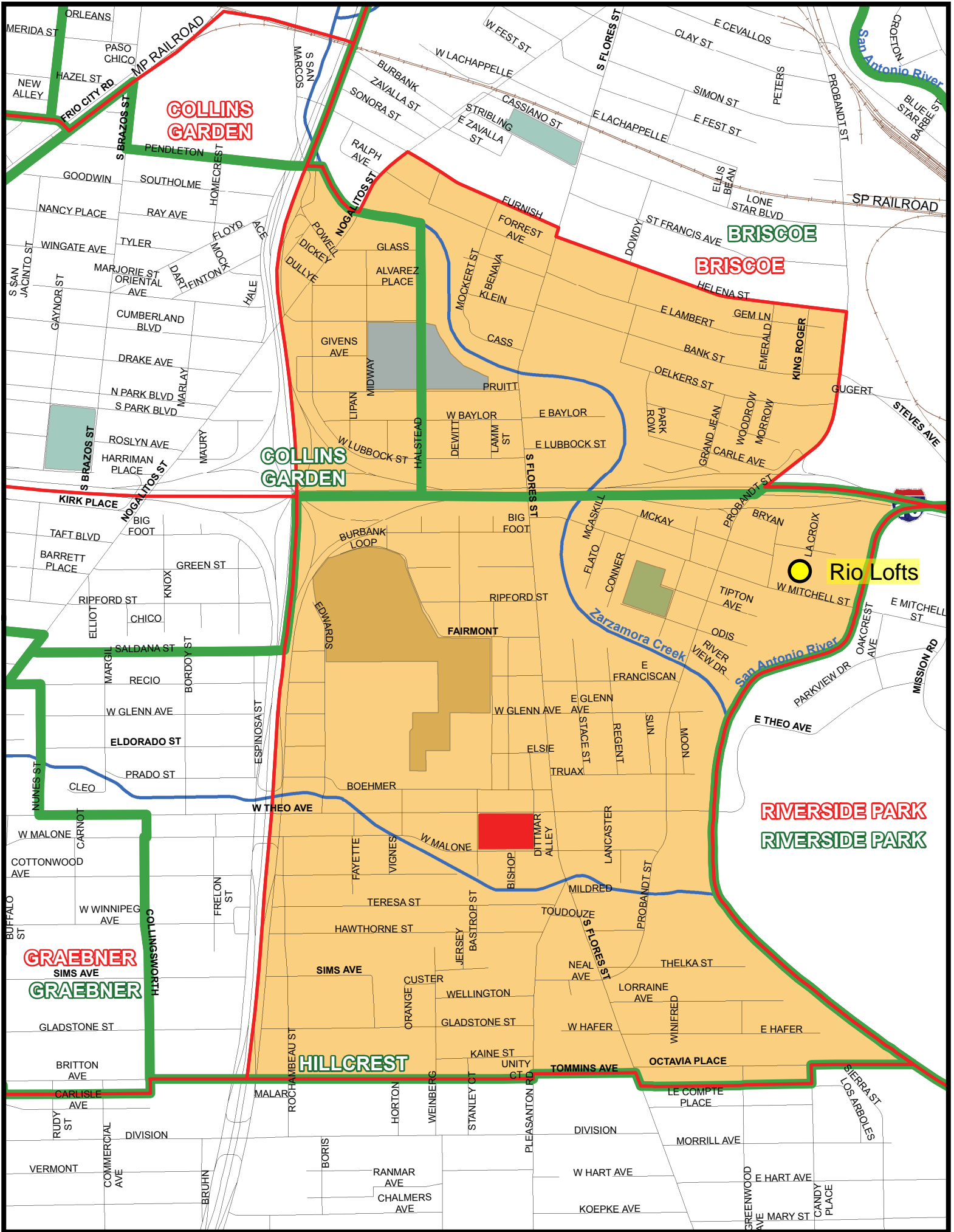
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Hillcrest Elementary

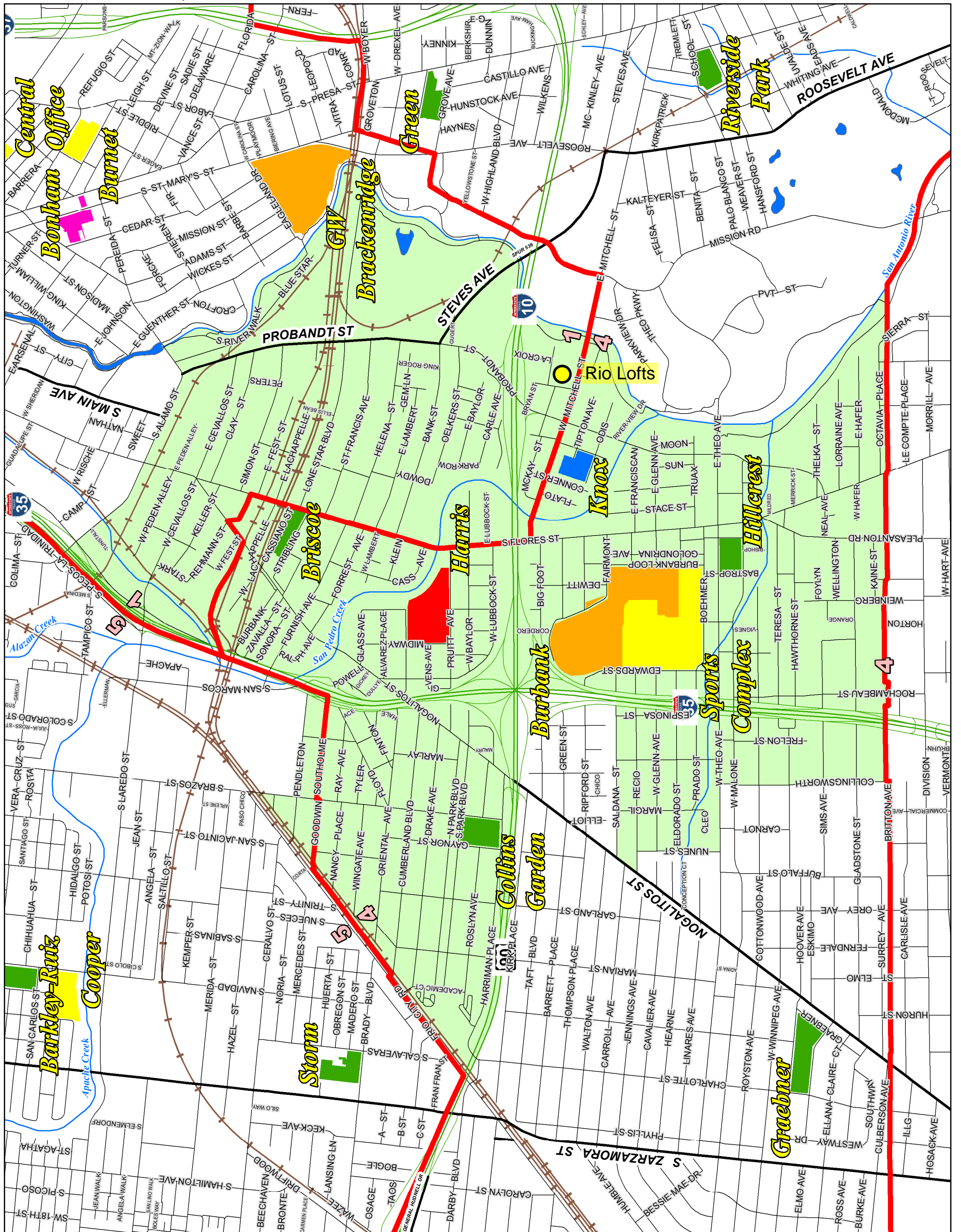
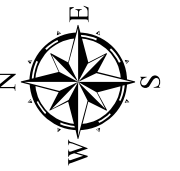
211 W Malone Ave
San Antonio, TX 78214

2009-10 & Strategic Plan Boundary



1 inch = 0.21 miles

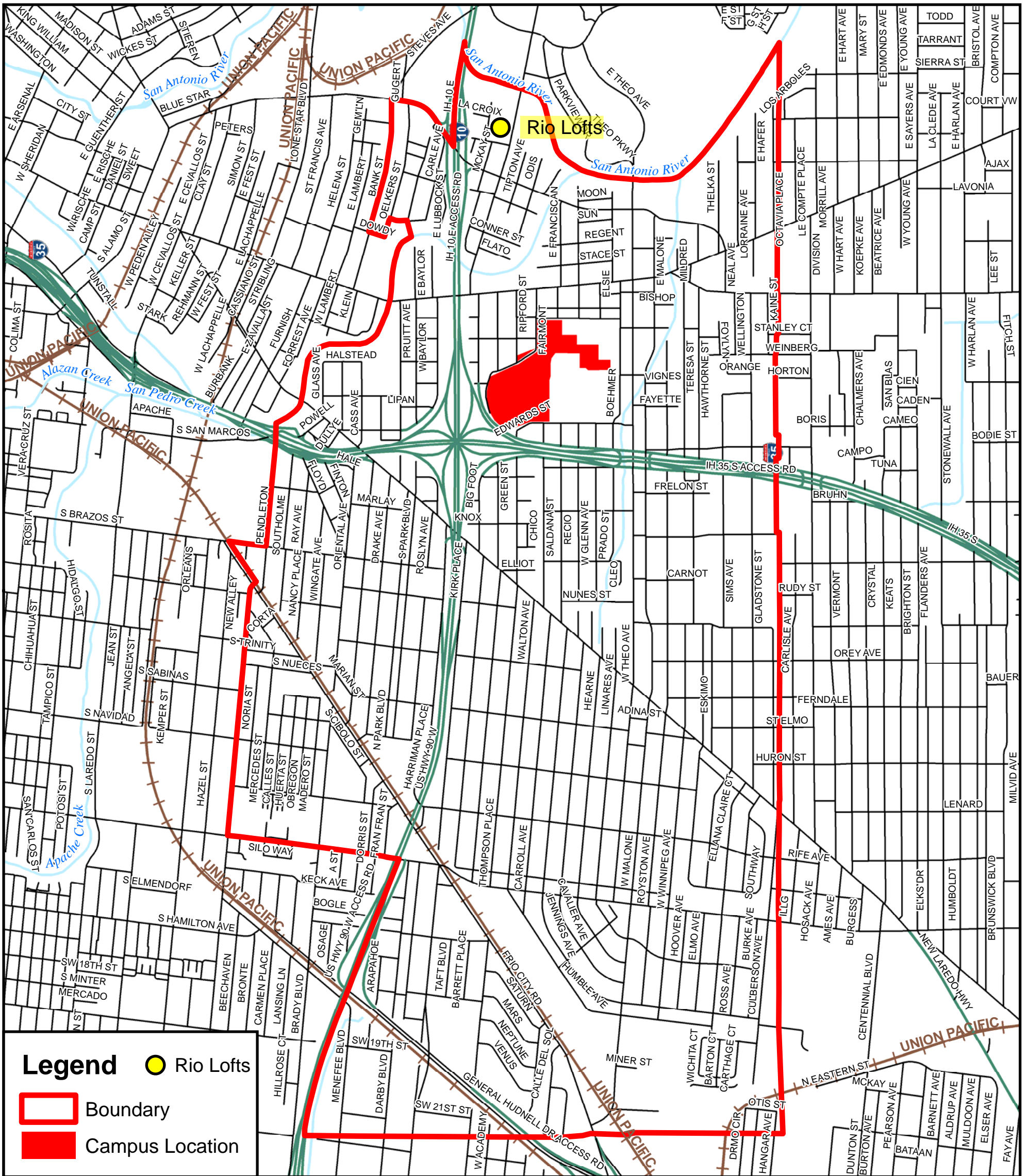
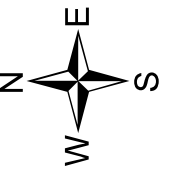
<p>Legend</p> <ul style="list-style-type: none"> 2009-10 Boundaries & Schools Strategic Plan Boundaries & Schools Strategic Plan - Hillcrest Hillcrest Elementary Rio Lofts Site 	<p>SAISD Properties</p> <ul style="list-style-type: none"> Administrative Alternative Athletic High Middle Elem & Acad Vacant <p>Route Features</p> <ul style="list-style-type: none"> Streets Highway RailRoads Streams Lakes 	<p>NOTE: Hillcrest takes from Briscoe, Collins Garden and gives to Graebner</p>
---	--	--



LEGEND

1 inch equals 0.26 miles

SAISD Facilities		Boundaries		Route Network		Water Bodies			
	Administrative		High		Attendance		Main Streets		Lakes
	Early Childhood		Middle		Trustee		Regular		Rivers_and_Creeks
	Elementary		PK8				Highway		
	Rio Lofts						Railroads		



Burbank High School Boundary Written Description (Effective 2014-15)

Begins at the intersection of S Zaramora St. and Ceralvo St., start heading east on Ceralvo St. to the Union Pacific railroad, northeast to S Brazos St., south to Pendleton, east to the San Pedro Creek, southeast along the creek and extent west to the intersect of E Baylor and Park Row, north on Park Row to Oelkers St., west to Dowdy, north to Bank St., east to Probandt St., south to Interstate 10 E., east to the San Antonio River, south following the river to the corner of the property at 302 Octavia, west along an imaginary line (reference BCAD and SAISD boundary) to S Flores, south to Tommins, west on Tommins and extend along an imaginary line to Britton, west and extend along an imaginary line parallel to Surrey Ave, west to Nogalitos, south to Culberson, west and extend to an imaginary intersection of F St. and Elser, and north to line to Darby between Cupples and Barclay and extend to the imaginary intersection of US HWY 90 and Barclay, east on US Hwy 90 to S Zaramora, and north to end back at Ceralvo St.

TEXAS EDUCATION AGENCY
2017 Accountability Summary
HILLCREST EL (015907136) - SAN ANTONIO ISD

Accountability Rating

Improvement Required

Met Standards on

- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on

- Student Achievement
- Student Progress

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

Distinction Designation

Academic Achievement in ELA/Reading

NO DISTINCTION EARNED

Academic Achievement in Mathematics

NO DISTINCTION EARNED

Academic Achievement in Science

NO DISTINCTION EARNED

Academic Achievement in Social Studies

NOT ELIGIBLE

Top 25 Percent Student Progress

NO DISTINCTION EARNED

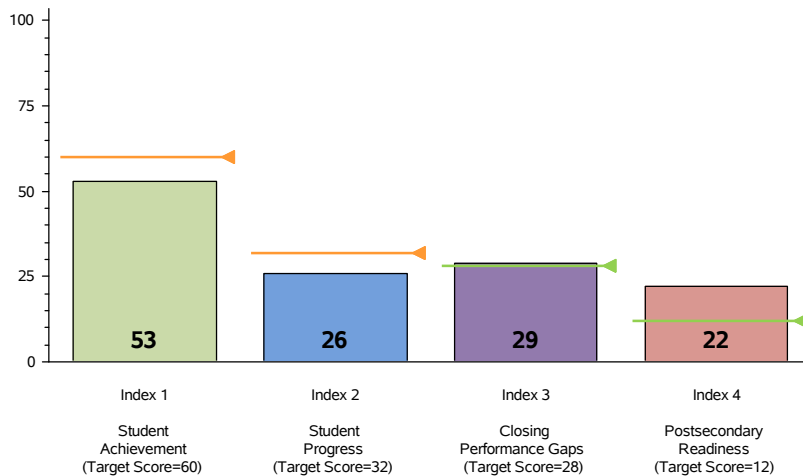
Top 25 Percent Closing Performance Gaps

NO DISTINCTION EARNED

Postsecondary Readiness

NO DISTINCTION EARNED

Performance Index Report



Campus Demographics

Campus Type	Elementary
Campus Size	578 Students
Grade Span	PK - 05
Percent Economically Disadvantaged	95.5
Percent English Language Learners	31.1
Mobility Rate	22.9
Percent Served by Special Education	9.2
Percent Enrolled in an Early College High School Program	0.0

Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	318	596	53
2 - Student Progress	156	600	26
3 - Closing Performance Gaps	229	800	29
4 - Postsecondary Readiness			
STAAR Score	21.5		
Graduation Rate Score	N/A		
Graduation Plan Score	N/A		
Postsecondary Component Score	N/A		22

System Safeguards

Number and Percentage of Indicators Met

Performance Rates	1 out of 17 = 6%
Participation Rates	10 out of 10 = 100%
Graduation Rates	N/A
Total	11 out of 27 = 41%

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

TEXAS EDUCATION AGENCY
2016 Accountability Summary
HILLCREST EL (015907136) - SAN ANTONIO ISD

Accountability Rating

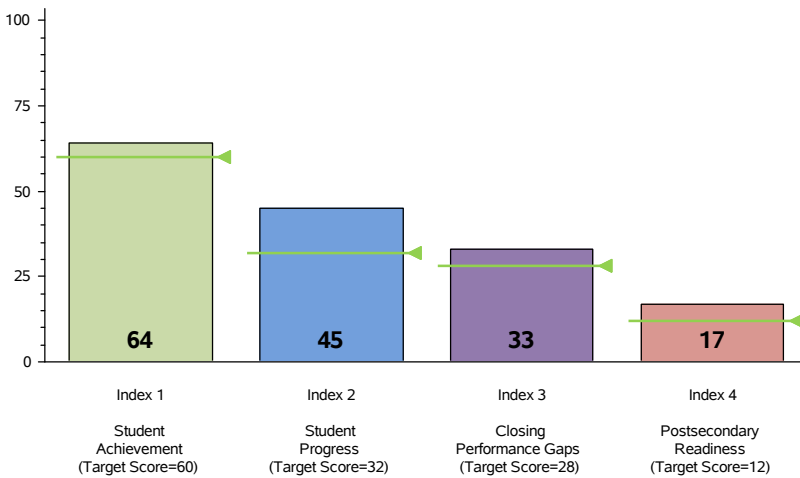
Met Standard

Met Standards on	Did Not Meet Standards on
<ul style="list-style-type: none"> - Student Achievement - Student Progress - Closing Performance Gaps - Postsecondary Readiness 	<ul style="list-style-type: none"> - NONE
In 2016, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.	

Distinction Designation

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

Performance Index Report



Campus Demographics

Campus Type	Elementary
Campus Size	567 Students
Grade Span	PK - 05
Percent Economically Disadvantaged	92.6
Percent English Language Learners	30.5
Mobility Rate	17.0

Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	334	522	64
2 - Student Progress	267	600	45
3 - Closing Performance Gaps	266	800	33
4 - Postsecondary Readiness			
STAAR Score	16.5		
Graduation Rate Score	N/A		
Graduation Plan Score	N/A		
Postsecondary Component Score	N/A		17

System Safeguards

Number and Percentage of Indicators Met	
Performance Rates	8 out of 14 = 57%
Participation Rates	8 out of 8 = 100%
Graduation Rates	N/A
Total	16 out of 22 = 73%

For further information about this report, please see the Performance Reporting Division website at <https://rptsvr1.tea.texas.gov/perfreport/account/2016/index.html>

TEXAS EDUCATION AGENCY
2015 Accountability Summary
HILLCREST EL (015907136) - SAN ANTONIO ISD

Accountability Rating

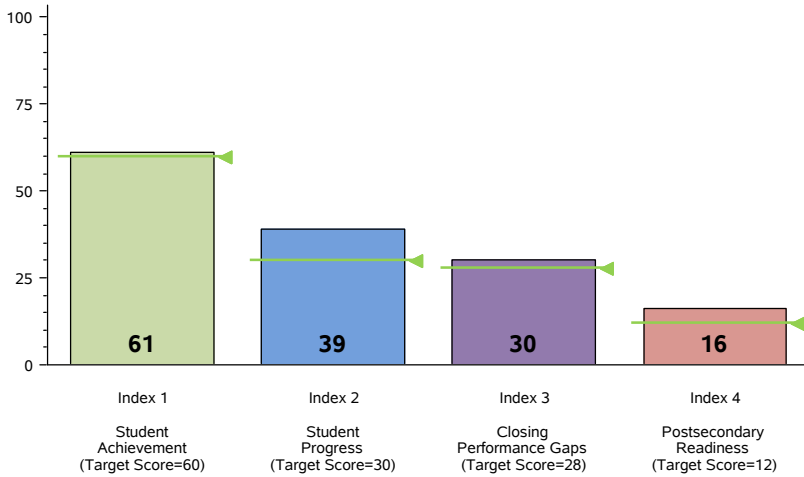
Met Standard

Met Standards on	Did Not Meet Standards on
<ul style="list-style-type: none"> - Student Achievement - Student Progress - Closing Performance Gaps - Postsecondary Readiness 	<ul style="list-style-type: none"> - NONE
In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.	

Distinction Designation

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

Performance Index Report



Campus Demographics

Campus Type	Elementary
Campus Size	586 Students
Grade Span	PK - 05
Percent Economically Disadvantaged	95.6
Percent English Language Learners	29.0
Mobility Rate	19.8

Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	202	329	61
2 - Student Progress	231	600	39
3 - Closing Performance Gaps	180	600	30
4 - Postsecondary Readiness			
STAAR Score	15.5		
Graduation Rate Score	N/A		
Graduation Plan Score	N/A		
Postsecondary Component Score	N/A		16

State System Safeguards

Number and Percent of Indicators Met

Performance Rates	7 out of 10 = 70%
Participation Rates	4 out of 4 = 100%
Graduation Rates	N/A
Total	11 out of 14 = 79%

For further information about this report, please see the Performance Reporting Division website at <http://ritter.tea.state.tx.us/perfreport/account/2015/index.html>

TEXAS EDUCATION AGENCY
2017 Accountability Summary
HARRIS MIDDLE (015907047) - SAN ANTONIO ISD

Accountability Rating

Met Standard

Met Standards on

- Student Achievement
- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on

- NONE

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

Distinction Designation

Academic Achievement in ELA/Reading

NO DISTINCTION EARNED

Academic Achievement in Mathematics

NO DISTINCTION EARNED

Academic Achievement in Science

NO DISTINCTION EARNED

Academic Achievement in Social Studies

NO DISTINCTION EARNED

Top 25 Percent Student Progress

NO DISTINCTION EARNED

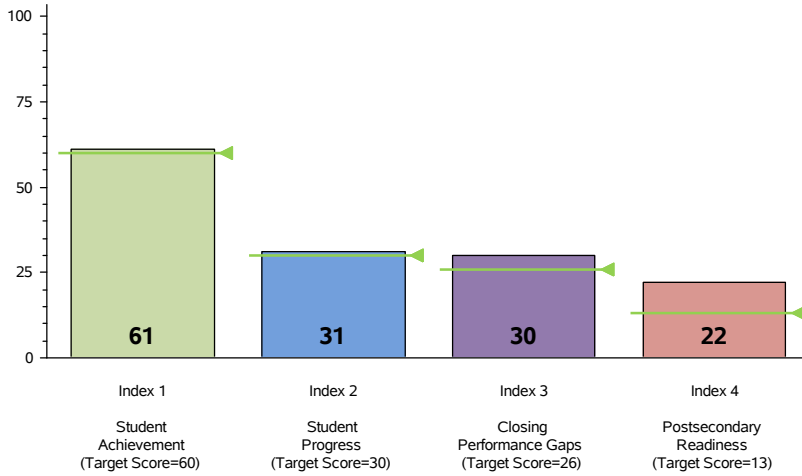
Top 25 Percent Closing Performance Gaps

NO DISTINCTION EARNED

Postsecondary Readiness

NO DISTINCTION EARNED

Performance Index Report



Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	1,358	2,217	61
2 - Student Progress	248	800	31
3 - Closing Performance Gaps	304	1,000	30
4 - Postsecondary Readiness			
STAAR Score	21.5		
Graduation Rate Score	N/A		
Graduation Plan Score	N/A		
Postsecondary Component Score	N/A		22

Campus Demographics

Campus Type	Middle School
Campus Size	771 Students
Grade Span	06 - 08
Percent Economically Disadvantaged	91.3
Percent English Language Learners	20.5
Mobility Rate	10.2
Percent Served by Special Education	12.7
Percent Enrolled in an Early College High School Program	0.0

System Safeguards

Number and Percentage of Indicators Met

Performance Rates	10 out of 25 = 40%
Participation Rates	10 out of 10 = 100%
Graduation Rates	N/A
Total	20 out of 35 = 57%

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

TEXAS EDUCATION AGENCY
2016 Accountability Summary
HARRIS MIDDLE (015907047) - SAN ANTONIO ISD

Accountability Rating

Met Standard

Met Standards on

- Student Progress
- Closing Performance Gaps
- Postsecondary Readiness

Did Not Meet Standards on

- Student Achievement

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

Distinction Designation

Academic Achievement in ELA/Reading

NO DISTINCTION EARNED

Academic Achievement in Mathematics

NO DISTINCTION EARNED

Academic Achievement in Science

NO DISTINCTION EARNED

Academic Achievement in Social Studies

NO DISTINCTION EARNED

Top 25 Percent Student Progress

NO DISTINCTION EARNED

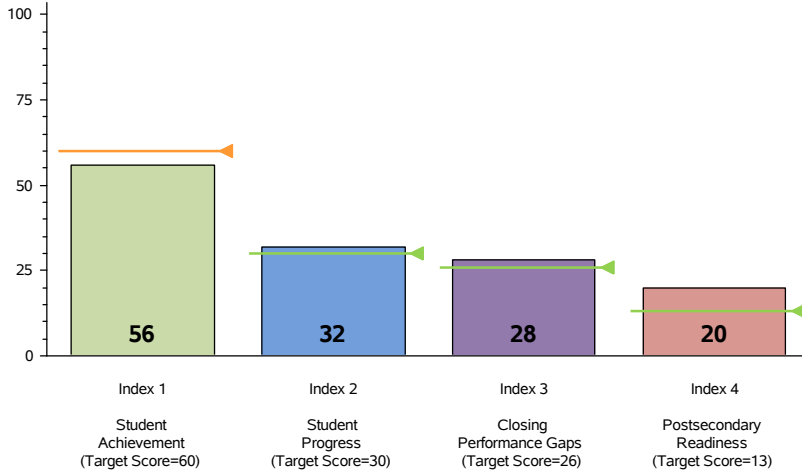
Top 25 Percent Closing Performance Gaps

NO DISTINCTION EARNED

Postsecondary Readiness

NO DISTINCTION EARNED

Performance Index Report



Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	1,218	2,163	56
2 - Student Progress	259	800	32
3 - Closing Performance Gaps	275	1,000	28
4 - Postsecondary Readiness			
STAAR Score	19.5		
Graduation Rate Score	N/A		
Graduation Plan Score	N/A		
Postsecondary Component Score	N/A		20

Campus Demographics

Campus Type	Middle School
Campus Size	783 Students
Grade Span	06 - 08
Percent Economically Disadvantaged	92.8
Percent English Language Learners	19.4
Mobility Rate	11.7

System Safeguards

Number and Percentage of Indicators Met

Performance Rates	3 out of 23 = 13%
Participation Rates	10 out of 10 = 100%
Graduation Rates	N/A
Total	13 out of 33 = 39%

For further information about this report, please see the Performance Reporting Division website at <https://rptsvr1.tea.texas.gov/perfreport/account/2016/index.html>

TEXAS EDUCATION AGENCY
2015 Accountability Summary
HARRIS MIDDLE (015907047) - SAN ANTONIO ISD

Accountability Rating

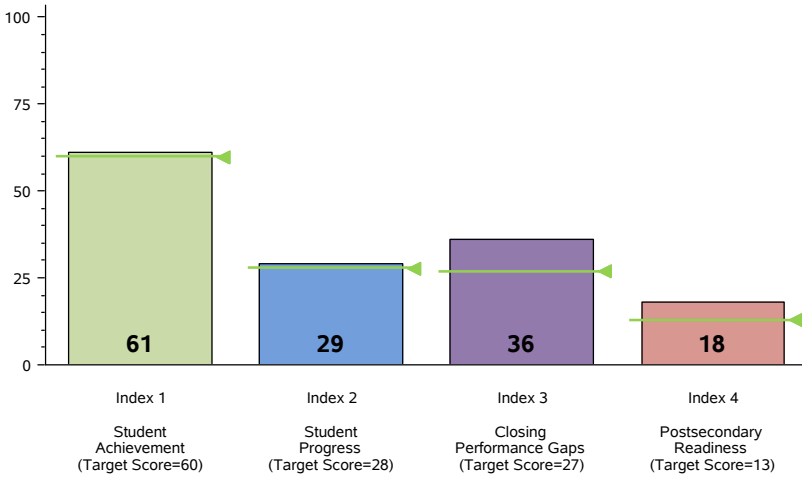
Met Standard

Met Standards on	Did Not Meet Standards on
<ul style="list-style-type: none"> - Student Achievement - Student Progress - Closing Performance Gaps - Postsecondary Readiness 	<ul style="list-style-type: none"> - NONE
In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.	

Distinction Designation

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

Performance Index Report



Campus Demographics

Campus Type	Middle School
Campus Size	793 Students
Grade Span	06 - 08
Percent Economically Disadvantaged	92.3
Percent English Language Learners	15.9
Mobility Rate	11.8

Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	848	1,397	61
2 - Student Progress	172	600	29
3 - Closing Performance Gaps	364	1,000	36
4 - Postsecondary Readiness			
STAAR Score	18.0		
Graduation Rate Score	N/A		
Graduation Plan Score	N/A		
Postsecondary Component Score	N/A		18

State System Safeguards

Number and Percent of Indicators Met

Performance Rates	6 out of 19 = 32%
Participation Rates	7 out of 7 = 100%
Graduation Rates	N/A
Total	13 out of 26 = 50%

For further information about this report, please see the Performance Reporting Division website at <http://ritter.tea.state.tx.us/perfreport/account/2015/index.html>

TEXAS EDUCATION AGENCY
2017 Accountability Summary
 BURBANK H S (015907002) - SAN ANTONIO ISD

Accountability Rating

Met Standard

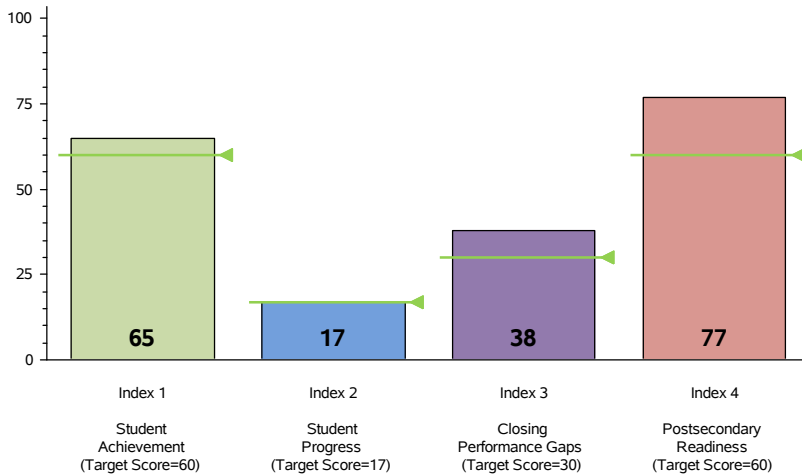
Met Standards on	Did Not Meet Standards on
<ul style="list-style-type: none"> - Student Achievement - Student Progress - Closing Performance Gaps - Postsecondary Readiness 	<ul style="list-style-type: none"> - NONE
In 2017, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.	

Distinction Designation



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

Performance Index Report



Campus Demographics

Campus Type	High School
Campus Size	1,349 Students
Grade Span	09 - 12
Percent Economically Disadvantaged	88.1
Percent English Language Learners	12.9
Mobility Rate	13.1
Percent Served by Special Education	11.2
Percent Enrolled in an Early College High School Program	0.0

Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	1,307	2,019	65
2 - Student Progress	139	800	17
3 - Closing Performance Gaps	305	800	38
4 - Postsecondary Readiness			
STAAR Score	11.3		
Graduation Rate Score	23.9		
Graduation Plan Score	22.1		
Postsecondary Component Score	20.1		77

System Safeguards

Number and Percentage of Indicators Met	
Performance Rates	12 out of 20 = 60%
Participation Rates	10 out of 10 = 100%
Graduation Rates	4 out of 5 = 80%
Total	26 out of 35 = 74%

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

TEXAS EDUCATION AGENCY
2016 Accountability Summary
 BURBANK H S (015907002) - SAN ANTONIO ISD

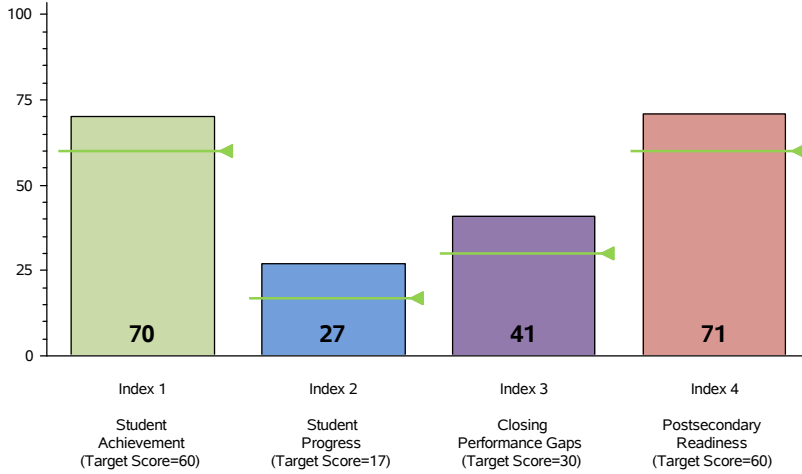
Accountability Rating

Met Standard

Met Standards on	Did Not Meet Standards on
- Student Achievement - Student Progress - Closing Performance Gaps - Postsecondary Readiness	- NONE

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

Performance Index Report



Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	1,473	2,096	70
2 - Student Progress	214	800	27
3 - Closing Performance Gaps	324	800	41
4 - Postsecondary Readiness			
STAAR Score	9.8		
Graduation Rate Score	23.1		
Graduation Plan Score	22.5		
Postsecondary Component Score	16.0		71

Distinction Designation



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

Campus Demographics

Campus Type	High School
Campus Size	1,366 Students
Grade Span	09 - 12
Percent Economically Disadvantaged	87.3
Percent English Language Learners	11.3
Mobility Rate	15.8

System Safeguards

Number and Percentage of Indicators Met	
Performance Rates	14 out of 20 = 70%
Participation Rates	10 out of 10 = 100%
Graduation Rates	4 out of 5 = 80%
Total	28 out of 35 = 80%

For further information about this report, please see the Performance Reporting Division website at <https://rptsvr1.tea.texas.gov/perfreport/account/2016/index.html>

TEXAS EDUCATION AGENCY
2015 Accountability Summary
BURBANK H S (015907002) - SAN ANTONIO ISD

Accountability Rating

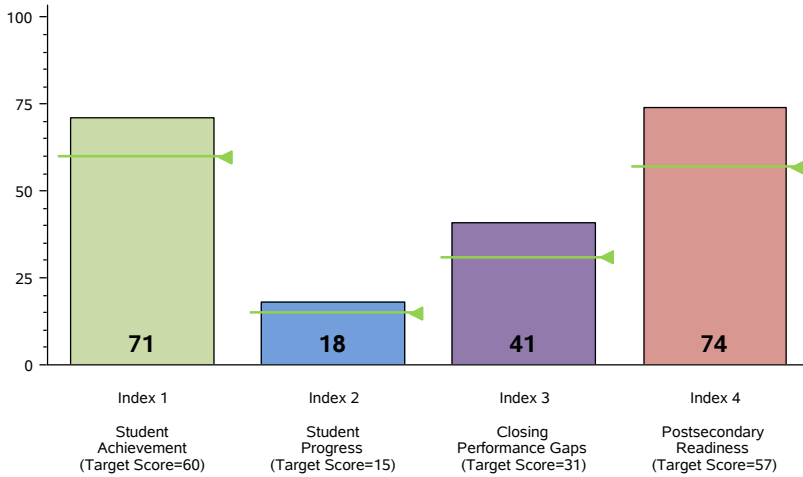
Met Standard

Met Standards on	Did Not Meet Standards on
<ul style="list-style-type: none"> - Student Achievement - Student Progress - Closing Performance Gaps - Postsecondary Readiness 	<ul style="list-style-type: none"> - NONE
In 2015, to receive a Met Standard or Met Alternative Standard rating, districts and campuses must meet targets on three indexes: Index 1 or Index 2 and Index 3 and Index 4.	

Distinction Designation

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

Performance Index Report



Campus Demographics

Campus Type	High School
Campus Size	1,393 Students
Grade Span	09 - 12
Percent Economically Disadvantaged	87.8
Percent English Language Learners	12.1
Mobility Rate	14.9

Performance Index Summary

Index	Points Earned	Maximum Points	Index Score
1 - Student Achievement	1,333	1,865	71
2 - Student Progress	106	600	18
3 - Closing Performance Gaps	326	800	41
4 - Postsecondary Readiness			
STAAR Score	9.0		
Graduation Rate Score	22.6		
Graduation Plan Score	22.7		
Postsecondary Component Score	19.4		74

State System Safeguards

Number and Percent of Indicators Met

Performance Rates	14 out of 16 = 88%
Participation Rates	9 out of 9 = 100%
Graduation Rates	3 out of 4 = 75%
Total	26 out of 29 = 90%

For further information about this report, please see the Performance Reporting Division website at <http://ritter.tea.state.tx.us/perfreport/account/2015/index.html>

9

Site Info Form Part II

Site Information Form Part II

1. §11.9(c)(4) - Opportunity Index (Competitive HTC and Direct Loan Applications Only)

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

AND

The census tract has a median household income rate in the two highest quartiles within the region.

OR

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

Contiguous Census Tract #

Contiguous Tract Quartile

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

public park w/playground (.5 mile)	indoor recreation facility available to public (1 mile)
public transportation route (.5 mile)	outdoor recreation facility available to public (1 mile)
full service grocery store (1 mile)	community, civic or service organization (1 mile)
health-related facility (3 miles)	delivered meals service
licensed center serving children (2 miles)	
university or community college (5 miles)	
census tract with ≥27% associate degrees adults aged ≥25	

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

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

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

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

2. **§11.9(c)(5) - Underserved Area (Competitive HTC and Direct Loan Applications Only)**

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

- No Wholly or partially within a Colonia (Note: Not eligible if application qualifies for Opportunity Index points) ;
- No Entirely within the boundaries of an Economically Distressed Area (Note: Not eligible if application qualifies for Opportunity Index points) ;
- No Entirely within a census tract that does not have a Development that is less than 30 years old according to the Department's property inventory tab of the Site Demographic Characteristics Report;
- No Entirely within a census tract that does not have a Development that is less than 15 years old according to the Department's property inventory tab of the Site Demographic Characteristics Report;
- No Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have a Development that is less than 15 years old according to the Department's property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 150,000 or more, and will not apply in the At-Risk Set-Aside.

Contiguous Census Tract #	<input type="text"/>	Contiguous Census Tract #	<input type="text"/>
Contiguous Census Tract #	<input type="text"/>	Contiguous Census Tract #	<input type="text"/>
Contiguous Census Tract #	<input type="text"/>	Contiguous Census Tract #	<input type="text"/>

Application is seeking points for Underserved Area. Total Points Claimed:

3. **§11.9(c)(7) - Proximity to the Urban Core (Competitive HTC Applications Only)**

- na Development Site is located in a Place with a population over 200,000 and is *not* in the At-Risk Set-Aside.
AND
- na Population of Place is 200,000-499,999 and Development is located w/in 2 miles of the main municipal government administration building. **OR**
- na Population of Place is 500,000 or more and Development is located w/in 4 miles of the main municipal government administration building.

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

4. **§11.9(d)(7) - Concerted Revitalization Plan (Competitive HTC Applications Only)**

Region:

- na Development is in an Urban Area.
- na Application includes a copy of the plan or a link to the online plan and a description of where specific information required can be found in the plan.
- na Plan is current at the time of Application and officially continues for a minimum of three years thereafter.
- na Plan has been adopted by the municipality or county and resolution or certification is attached.
- na Letter from appropriate local official, target area map, and supporting documentation are provided.
- na Development is explicitly identified by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality, county or distinct district; resolution stating such is provided.
- na Evidence of sufficient, documented and committed funding to accomplish the plan's purposes on its established timetable is provided.
- na No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B):

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

- na A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.
- na No members of the Applicant or Affiliates had an ownership position in a selected amenity or served on the board or staff of a nonprofit that owned or managed a selected amenity within the year preceding the Pre-Application Final Delivery Date.

OR

na Development is in a Rural Area. Rehabilitation Demolition/Reconstruction

na Development has been leased at 85% or more for the six months preceding Application by low income households (excluding unlivable units identified in CNA); **AND**

na Development was constructed 25 or more years prior to Application submission as either public housing or as affordable housing with support from USDA, HUD, HOME, or CDBG; **AND**

na Demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics.

na Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county; letter from Governing Body stating such is provided behind this tab.

na No points were claimed for Opportunity Index, but location would qualify for at least 4 points under §11.9(c)(4)(B):

na A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included behind this tab.

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

Application is seeking points for Concerted Revitalization.

Total Points Claimed:



5. §11.9(d)(3) - Declared Disaster Area Scoring (*Competitive HTC Applications ONLY*)

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












Application is seeking points for Declared Disaster Area.

Total Points Claimed:


10

Site Info Part II – Supporting Documents

Supporting Documentation for the Site Information Form Part II

- n/a** Opportunity Index (Competitive HTC and Direct Loan Only) 
- Map with Development Site boundaries indicated, relative to census tract boundaries 
 - na** Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts 
 - Map(s) of Community Assets with Development, radius, and each asset labeled 
 - Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements
 - For each amenity, supporting documentation to evicence how the amenity meets each requirement for the amenity
 - Print-out from DFPS website confirming daycare licensed to serve relevant age groups
http://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilitySearchDayCare.asp
 - na** Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2017, including the computation used to determine the crime rate
<https://www.neighborhoodscout.com>
 - Print-out from THECB website confirming accreditation of university or community college
<http://www.txhighereddata.org/Interactive/Institutions.cfm>
 - Evidence of regular and recurring substantive services provided by community, civic or service organization, as applicable
 - Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable
 - The above information is included for BOTH scoring items and tie breakers
- n/a** Evidence of Underserved Area (Competitive HTC and Direct Loan Only)
- n/a** For Colonia: 
 - n/a** Evidence from Attorney General of Colonia boundaries; *and*
<https://www.texasattorneygeneral.gov/cpd/colonias>
 - n/a** Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; *and*
 - n/a** Map showing development site boundaries relative to Colonia boundaries, and distance from Rio Grande river border. 
 - n/a** For Economically Distressed Areas: <http://www.twdb.texas.gov/financial/programs/EDAP/index.asp>
 - n/a** A letter or correspondence from Texas Water Development Board indicating the boundaries of the EDA; *and*
 - n/a** Map showing development site boundaries, relative to EDA boundaries. 
 - na** For other items:
 - The Site Demographic Characteristics Report is posted on the Department's website at <http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm> 
 - na** Map with Development Site boundaries indicated, relative to census tract boundaries 
 - na** Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable 
 - na** Map with all contiguous census tracts, if applicable 

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

n/a Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body. 

n/a Concerted Revitalization Plan (Competitive HTC Only)

Urban:

n/a Copy of the plan, or link to electronic copy. Plan must document that 11.9(d)(7)(A)(i)(I-V) are met. 

n/a Map of target area(s) with location of Development Site clearly identified. 

n/a Resolution adopting the Concerted Revitalization Plan or resolution of delegation and other documentation.

n/a Resolution identifying Development as contributing more than any other to revitalization effort

n/a Letter from appropriate local official providing documentation of measurable improvements.

n/a Evidence of committed funding

n/a For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Rural:

n/a Current rent roll

n/a Evidence Development constructed 25 or more years prior to application 

n/a Evidence Development is public housing or affordable housing supported by USDA, HUD, HOME or CDBG

n/a Evidence demolition and relocation of units has been determined locally to be necessary to comply with Affirmatively Furthering Fair Housing Rule or to create acceptable distance from Undesirable Neighborhood Characteristics.

n/a Resolution from appropriate Governing Body describing concerted revitalization effort and identifying Development as contributing more than any other to such effort.

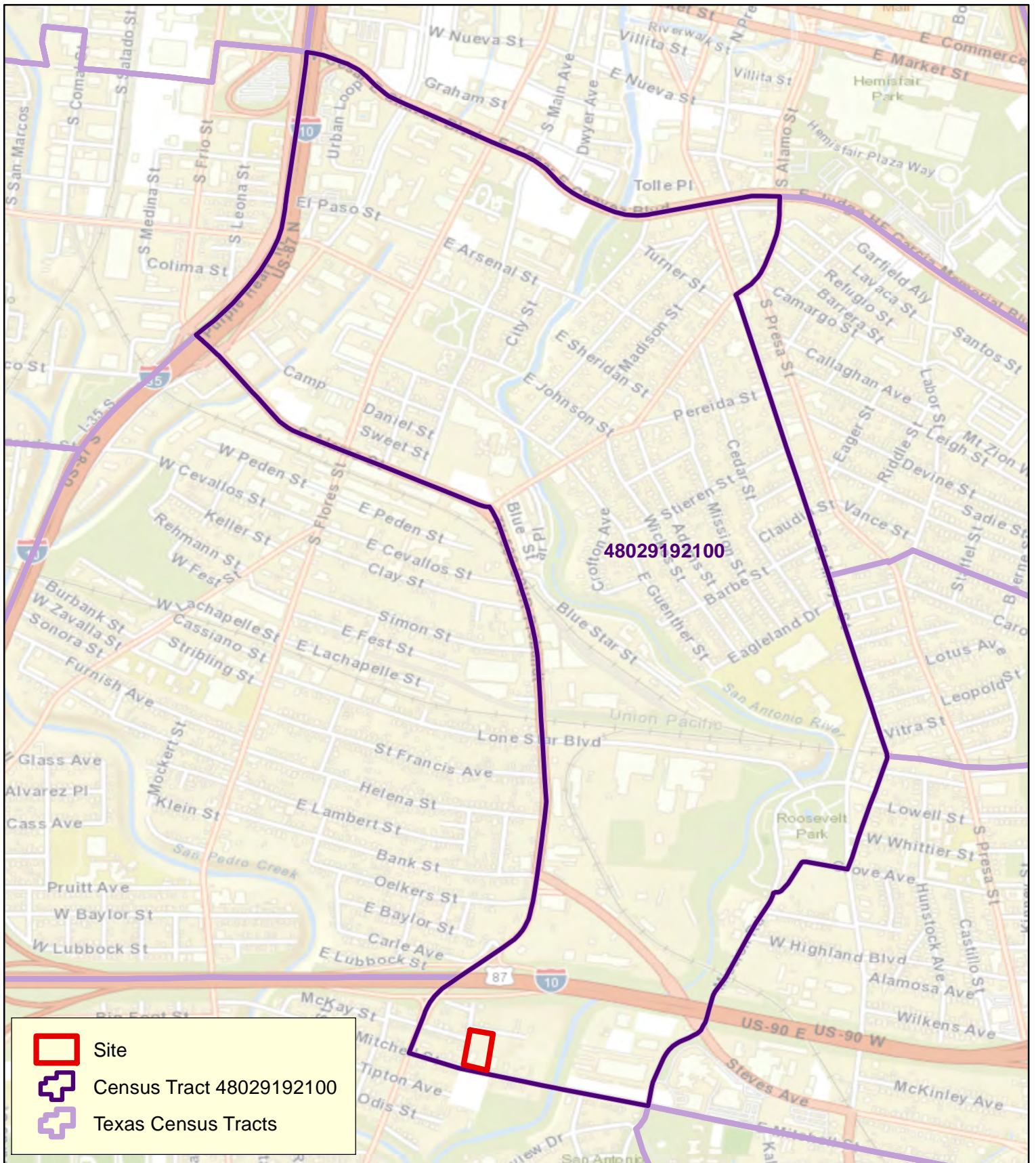
n/a For each amenity, supporting documentation to evidence that the amenity meets each Opportunity Index requirement for the amenity

Declared Disaster Area:

X The county in which the Development Site is located is listed on the 2018 List of Declared Disaster Areas (no further documentation is required).

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

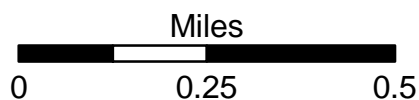
na Applicant believes the county in which the Development Site is located was omitted from the list and should be listed. Application includes evidence that the Development Site is located in an area declared to be a disaster area under Tex. Gov't Code §418.014 at the time of Full Application Delivery Date or at any time within the two-year period preceding the Full Application Delivery Date (as of March 1, 2016).

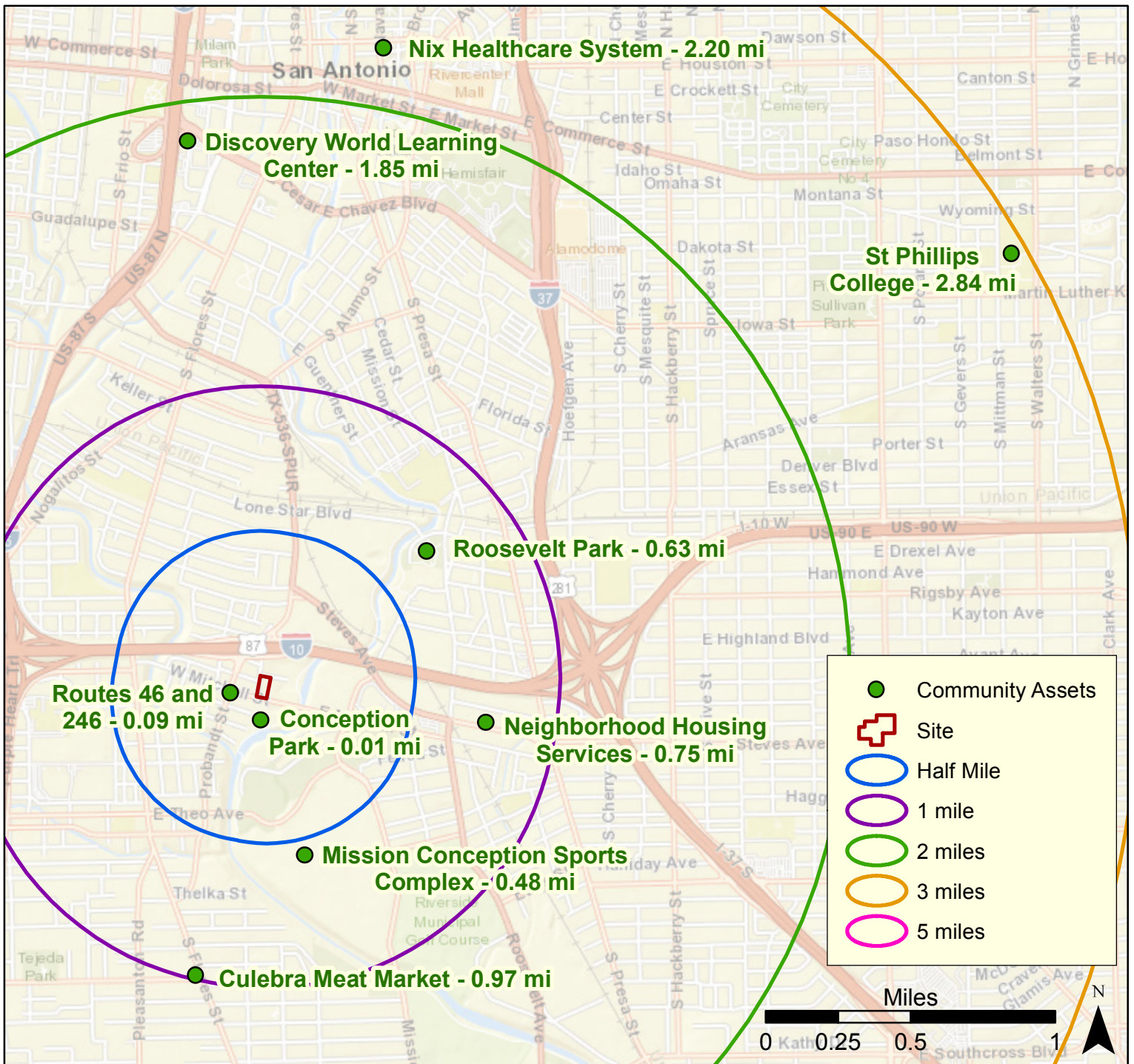


Census Tract Map

48029192100 Is Not a Qualified Census Tract

Rio Lofts | 319 W Mitchell San Antonio, TX 78204





Opportunity Index Map

Rio Lofts
 319 W Mitchell St
 San Antonio, TX 78204



- Park: Conception Park (0.01 mi)
- Public Transport: Routes 46 and 246 (0.09 mi)
- Grocery: Culebra Meat Market (0.97 mi)
- Health Facility: Nix Healthcare System (2.20 mi)
- Child Care: Discovery World Learning Center (1.85 mi)
- College: Alamo CCD - St Phillips College (2.84 mi)
- Associates Degree: 64.2%
- Indoor Rec: Mission Conception Sports Complex (0.48 mi)
- Outdoor Rec: Roosevelt Park (0.63 mi)
- Comm Org: Neighborhood Housing Services (0.75 mi)
- Meals on Wheels: Meals on Wheels San Antonio



Confluence Park Convergence of San Antonio River and San Pedro Creek, near Mission Concepción

Located at [310 W. Mitchell Street](#), near the convergence of the San Antonio River and San Pedro Creek, Confluence Park is a destination for learning and recreation, inspiring visitors while teaching environmental science and sustainability. A landmark project where art and science meet, the park will be a living example of the promise of our river and what the future will be if we act as stewards of our river and all of our water sources. [Support the building of Confluence Park](#)

****Click [HERE](#) to see alternate trail access due to Confluence Park construction. Please consider using the easy access to the river in Roosevelt Park****

About

Confluence Park will transform a former Southside industrial laydown yard into a unique, interactive learning and recreational space. The park will include an educational pavilion, a large scale water catchment system, ecotype demonstration areas and an inviting gateway to hiking and biking trails along the Historic Mission Reach portion of the San Antonio River. The entire park is a life-sized, interactive teaching tool that will inspire a greater understanding of Texas ecotypes and their relationships with one another, encouraging students and adults alike to become more involved with the preservation and stewardship of our waterways. [Confluence Park Fast Facts](#)

The Groundbreaking Ceremony was held on May 11, 2016 at the future site of Confluence Park. Project completion is estimated to be in December 2017. For full news coverage, click [HERE](#).

Education

Established to provide amenities and enhancements along the San Antonio River and its tributaries not funded by public monies, The San Antonio River Foundation (SARF) is operated with the exclusive mandate to support charitable, tax-exempt investment in the educational, cultural and ecological projects and activities of the San Antonio River Authority. The Foundation's investment in Confluence Park will provide a state-of-the-art outdoor classroom to accommodate the River Authority's well-established educational outreach program that reached 22,000 students in the 2013-2014 school year. Educational programs offered by SARA and supported via funding through a secured \$1 million SARF Educational Endowment will be offered to public school systems free of charge, including the availability of free transportation opportunities for schools that otherwise could not afford to participate in these programs. This convergence of resources

will eliminate a huge barrier to the provision of important hands-on scientific environmental educational experiences to San Antonio area students.

San Antonio River Foundation- Conflue...

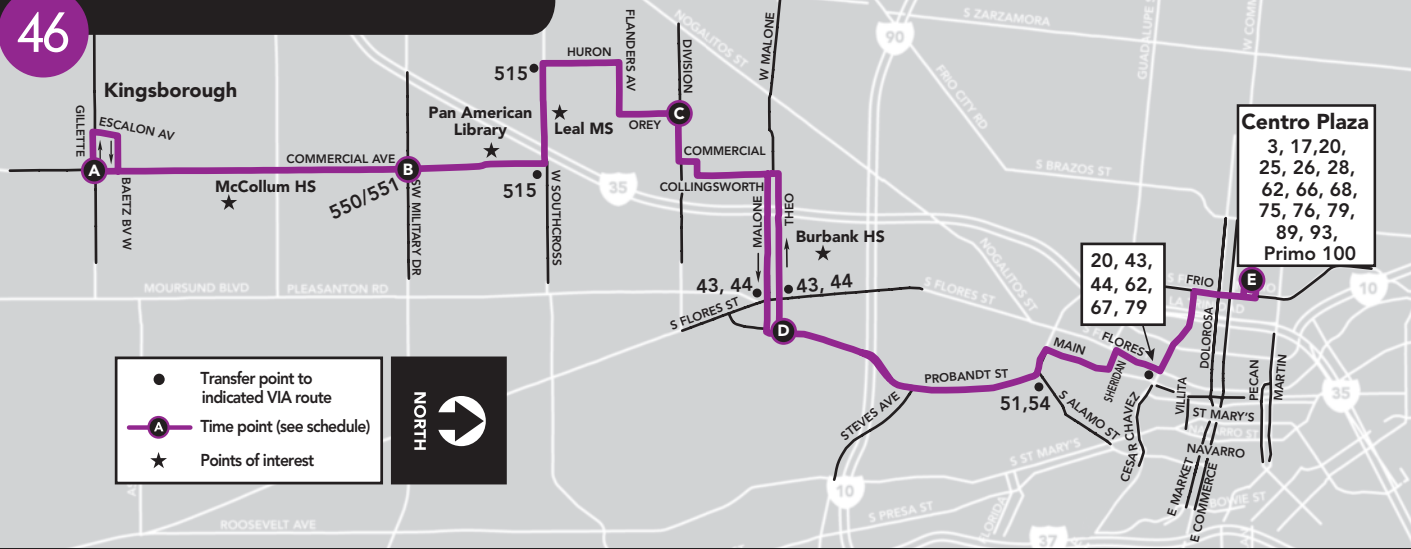


Design

Designed by a much acclaimed team comprised of Lake | Flato Architects, Matsys and Rialto Studio, Confluence Park's programmatic elements and educational features will include:

1. Opportunities to experience and learn more about five ecotypes that occur in our region: The Grassland Ecotype is a central feature in the park around which the paths and other ecotypes are organized; the San Antonio River Improvement Project Ecotype demonstrates the species of plants used along the river as part of SARA's ongoing restoration project; the Trans Pecos/Chihuahuahua Desert Ecotype demonstrates the use of west Texas plants that thrive in San Antonio (this ecotype spreads into the parking lot providing dappled shading for cars); the Texas Oak Conservatory Ecotype demonstrate the many types of oak trees that thrive in our region; the Texas Live Oak Savannah provides shade around the edges of the pavilion and will help block unwanted winter winds from the pavilion space.
2. A site-wide water catchment system which collects all the rainwater that falls on the site and feeds this water into an underground water storage tank
3. **Play areas are designed for learning and exploration**
4. A primary pavilion constructed of large concrete forms that together create a geometry that collects and funnels rainwater; this lofty pavilion will provide shade and shelter while at the same time allowing visitors to understand the cycle of water at Confluence Park and how this cycle relates directly to the San Antonio River watershed; the pavilion will speak to the confluence of water systems and is oriented to point directly toward the confluence of the San Antonio River and San Pedro Creek.
5. Satellite pavilions that create distinct gathering nodes throughout the site and are derived from the same form as the primary pavilion.
6. A multi-purpose space that has a green roof providing thermal mass for passive heating and cooling; this space will be used for classroom and meeting space as well as pre-function space for the primary pavilion; a supporting actor to the pavilion structure, the building's lowered elevation will make it appear to emerge from the ground and gradually grow out of the earth, becoming a fluid part of the landscape
7. A photovoltaic array that will provide 100% of the energy use for the project on a yearly basis

Renderings (slideshow)



MONDAY - FRIDAY

NORTHBOUND: TRAVELS FROM A → E

A	B	C	D	E
Commercial & Gillette	Commercial & Military Dr.	Orey & Division	Probandt & Theo	Centro Plaza
AM				
FG 4:57	5:04	5:16	5:25	5:40
FG 5:27	5:34	5:46	5:55	6:10
FG 5:57	6:04	6:16	6:25	6:40
6:27	6:34	6:46	6:55	7:13
6:57	7:06	7:20	7:30	7:48
7:28	7:37	7:51	8:01	8:19
7:57	8:06	8:20	8:30	8:48
8:27	8:36	8:50	9:00	9:18
8:57	9:06	9:20	9:30	9:48
9:27	9:36	9:50	10:00	10:18
9:57	10:06	10:20	10:30	TG 10:46
10:28	10:36	10:50	11:00	11:16
11:27	11:35	11:49	11:59	12:15
PM				
12:27	12:35	12:49	12:59	1:15
1:27	1:35	1:49	1:59	2:15
2:26	2:34	2:48	2:58	3:16
FG 2:56	3:05	3:19	3:29	3:47
3:27	3:36	3:50	4:00	4:18
3:57	4:06	4:20	4:30	4:48
4:27	4:36	4:50	5:00	5:18
4:57	5:06	5:20	5:30	5:48
5:28	5:37	5:51	6:00	TG 6:16
5:59	6:06	6:18	6:27	6:43
6:57	7:04	7:16	7:25	7:41
7:51	7:58	8:10	8:19	8:34
8:50	8:56	9:07	9:16	9:31
9:36	9:42	9:53	10:02	TL 10:17

SOUTHBOUND: TRAVELS FROM F → A

E	D	C	B	A
Centro Plaza	Probandt & Theo	Orey & Division	Commercial & Military Dr.	Commercial & Gillette
AM				
5:45	6:01	6:09	6:20	6:27
6:15	6:31	6:39	6:50	6:57
6:45	7:01	7:10	7:22	7:28
FG 7:05	7:23	7:32	7:44	7:50
7:31	7:49	7:58	8:10	8:16
8:06	8:24	8:33	8:45	8:51
8:38	8:56	9:05	9:17	9:23
9:08	9:26	9:35	9:47	9:53
9:38	9:56	10:05	10:17	10:23
10:08	10:26	10:35	10:47	TG 10:53
10:38	10:57	11:06	11:18	11:24
11:36	11:55	12:04	12:16	12:22
PM				
12:35	12:54	1:03	1:15	1:21
1:35	1:54	2:03	2:15	2:21
2:35	2:54	3:03	3:15	3:23
FG 3:05	3:24	3:33	3:45	3:53
3:36	3:55	4:04	4:16	4:24
4:07	4:26	4:35	4:47	4:55
4:38	4:57	5:06	5:18	5:26
5:08	5:27	5:36	5:48	5:56
5:38	5:57	6:06	6:17	TG 6:23
6:08	6:24	6:32	6:43	6:49
7:03	7:19	7:27	7:38	7:44
8:01	8:17	8:25	8:36	8:42
8:54	9:09	9:16	9:25	9:31
9:51	10:06	10:13	10:22	TG 10:28
	L10:41	10:47	10:56	
	L11:41	11:47	11:56	
	L12:41	12:47	TG 12:56	

L - Indicates routes that are modified for "lineup". Every night at 10:30 p.m., 11:30 p.m. and 12:30 a.m., buses from many routes line up together downtown to give riders a last chance to transfer before they make final runs and return to the garage.

For lineup, route 46 is served by route 246 COMMERCIAL / IH 35 S EXP. 46-48 LU. Route 246 lines up on St. Mary's south of Market, leaves downtown on route 46, and returns downtown on route 48. Refer to VIA's lineup brochure for details.

FG & TG - From or to VIA garage at 1021 San Pedro.

HOLIDAY SCHEDULES
 Bus service on VIA observed holidays will be provided as follows:

Saturday Schedule - Martin Luther King Day, Memorial Day & Friday after Thanksgiving

Sunday Schedule - New Year's Day, Labor Day, Thanksgiving and Christmas

Please look for notices on the bus, at www.viainfo.net or call Customer Service at 362-2020 (select option 5) for holiday service for Independence Day, Veteran's Day, Christmas Eve, and New Year's Eve.

ON BOARD SAFETY TIPS: Get a grip. Use handrails at all times as the bus may need to stop suddenly. Remain seated until the bus has completely stopped. Watch your footing, especially while boarding and exiting.

FOR YOUR SAFETY: If you're late, just wait. Chasing a moving bus can be dangerous and deadly.

PERSONAL TRIP PLANNER: Plan your own trip online 24 hours a day at www.viainfo.net. You can also get directions by transit at maps.google.com. These online tools are easy to use and will provide step-by-step instructions and a map of your trip.

BIKE & RIDE: You and your bike can go anywhere VIA goes. On Primo there are bike racks inside the vehicle and on all other buses the bike rack is outside the bus in the front. It takes only seconds to load your bike and be on your way. Call Customer Service at 210-362-2020 for more information.

SERVICES FOR RIDERS WITH DISABILITIES: All VIA buses and many stops are now accessible to riders with disabilities. You can get bus schedule and other information in accessible formats. Please call 362-2020 or TTY 362-2019.

VIA
 The app that will change how you ride VIA.

Go via VIA

Available on the App Store | GET IT ON Google play

Text your Bus Stop N° to: **52020**

GET REAL-TIME BUS ARRIVALS ON YOUR MOBILE DEVICE

NORTHBOUND: TRAVELS FROM A → E

A Commercial & Gillette	B Commercial & Military Dr.	C Orey & Division	D Probandt & Theo	E Centro Plaza
AM				
TG 5:00	5:06	5:17	5:25	5:41
6:00	6:06	6:17	6:25	6:41
7:00	7:07	7:19	7:28	7:44
8:00	8:07	8:19	8:28	8:44
9:00	9:07	9:19	9:28	9:44
10:00	10:07	10:19	10:28	10:45
11:00	11:07	11:20	11:30	11:47
PM				
12:00	12:07	12:20	12:30	12:47
1:00	1:07	1:20	1:30	1:47
2:00	2:07	2:20	2:30	2:47
3:00	3:07	3:20	3:30	3:47
4:00	4:07	4:20	4:30	4:47
5:00	5:07	5:20	5:30	5:47
6:00	6:07	6:19	6:28	6:44
7:00	7:07	7:19	7:28	7:44
8:00	8:07	8:19	8:28	8:43
9:00	9:06	9:17	9:25	9:40
9:40	9:46	9:57	10:05	TL 10:20

SOUTHBOUND: TRAVELS FROM E → A

E Centro Plaza	D Probandt & Theo	C Orey & Division	B Commercial & Military Dr.	A Commercial & Gillette
AM				
FG 5:10	5:25	5:33	5:43	5:49
6:10	6:25	6:33	6:43	6:49
7:10	7:26	7:34	7:45	7:51
8:10	8:26	8:34	8:45	8:51
9:10	9:26	9:34	9:45	9:51
10:10	10:26	10:34	10:45	10:51
PM				
11:10	11:28	11:36	11:47	11:53
12:10	12:28	12:36	12:47	12:53
1:10	1:28	1:36	1:47	1:53
2:10	2:28	2:36	2:47	2:53
3:10	3:29	3:37	3:48	3:55
4:10	4:29	4:37	4:48	4:55
5:10	5:29	5:37	5:48	5:55
6:10	6:26	6:34	6:44	6:50
7:10	7:26	7:34	7:44	7:50
8:10	8:26	8:34	8:43	8:48
9:00	9:16	9:23	9:32	9:37
10:10	10:26	10:33	10:42	TG 10:47
	L10:41	10:47	10:56	
	L11:41	11:47	11:56	
	L12:41	12:47	TG 12:56	

NORTHBOUND: TRAVELS FROM A → E

A Commercial & Gillette	B Commercial & Military Dr.	C Orey & Division	D Probandt & Theo	E Centro Plaza
AM				
FG 5:30	5:36	5:47	5:55	6:10
6:30	6:36	6:47	6:55	7:10
7:30	7:37	7:49	7:58	8:13
8:30	8:37	8:49	8:58	9:13
9:30	9:37	9:49	9:58	10:13
10:30	10:37	10:50	10:59	11:16
11:30	11:37	11:50	11:59	12:16
PM				
12:30	12:37	12:50	12:59	1:16
1:30	1:37	1:50	1:59	2:16
2:30	2:37	2:50	2:59	3:16
3:30	3:37	3:50	3:59	4:16
4:30	4:37	4:50	4:59	5:16
5:30	5:37	5:50	5:59	6:15
6:30	6:36	6:47	6:55	7:11
7:30	7:36	7:47	7:55	8:11
8:15	8:21	8:32	8:40	8:54
9:30	9:36	9:47	9:55	10:09
9:40	9:46	9:57	10:05	TL 10:19

SOUTHBOUND: TRAVELS FROM E → A

E Centro Plaza	D Probandt & Theo	C Orey & Division	B Commercial & Military Dr.	A Commercial & Gillette
AM				
FG 5:40	5:56	6:03	6:13	6:18
6:40	6:56	7:03	7:13	7:18
7:40	7:56	8:04	8:14	8:19
8:40	8:56	9:04	9:14	9:19
9:40	9:56	10:04	10:14	10:19
10:40	10:57	11:05	11:17	11:23
11:40	11:57	12:05	12:17	12:23
PM				
12:40	12:57	1:05	1:17	1:23
1:40	1:57	2:05	2:17	2:23
2:40	2:57	3:05	3:16	3:22
3:40	3:57	4:04	4:15	4:21
4:40	4:57	5:04	5:15	5:21
5:40	5:57	6:04	6:14	6:20
6:40	6:56	7:04	7:14	7:20
7:30	7:46	7:54	8:04	8:10
8:40	8:54	9:01	9:10	9:15
9:00	9:14	9:21	9:30	9:35
10:30	10:44	10:51	11:00	TG 11:05
	L10:41	10:47	10:56	
	L11:41	11:47	11:56	
	L12:41	12:47	TG 12:56	

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 Please look for notices on the bus, at www.viainfo.net or call Customer Service at 362-2020 (select option 5) for holiday service for Independence Day, Veteran's Day, Christmas Eve, and New Year's Eve.

TIPS TO RIDE BY:

- Be at your stop five minutes early.
- Have correct change ready. (operators do not carry change).
- Keep belongings out of the aisle.
- No smoking, eating or drinking on bus.
- Please offer front seats to seniors and riders with disabilities.
- Exit through the rear door. (Stand behind yellow line on board.)

BUS FARES:


	ADULT	DISCOUNT*
Metro, Frequent, Skip or Primo Service	\$ 1.30	\$.65
Express Service	2.60	1.30
Transfer	.15	.07
31-Day Pass	38.00	19.00
7-Day Pass	12.00	6.00
One Day/Pass	2.75	1.35

VIAtrains PATRONS: FREE
 Includes their personal care attendant and a companion with VIA ID.
OFF PEAK SPECIAL: For seniors and persons with limited mobility with VIA ID: weekdays 9 a.m. to 3 p.m.25¢
 Saturdays and SundaysFREE
*** DISCOUNTS:** Discounted fares and passes available to the following: seniors (62 and older), students, persons with certain disabilities, active-duty military, Medicare recipients and children 5-11 (no ID required for children, 4 and under ride free).
REDUCED FARE ID: A VIA Reduced Fare ID is required and must be presented when boarding in order to pay reduced fares or use discounted passes.
TRANSFERS: Transfers, which allow you to connect from one bus to another, must be purchased when boarding and are valid for 2.5 hours from time indicated. If transferring from a regular service to Express Service, additional fare is required.
PASSES: Passes and tickets are available online at www.viainfo.net, at all VIA Information Centers or by mail. In addition, there are convenient retail pass outlets throughout the city.

Customer Service/Information:
362-2020 (1-866-362-2020)
 TTY 362-2019
www.viainfo.net



METROSERVICE



46
 COMMERCIAL
 Kingsborough, Commercial,
 Centro Plaza

EFFECTIVE: 01-11-2016

MEDICAL CENTER

LIST OF MEDICAL FACILITIES

- A American Heart Association Heart Center
- B UTMSI Children's Cancer Research Institute
- C UT Medicine Medical Arts and Research Center
- D Cancer Therapy & Research Center
- E Methodist Cancer Center
- F Texas Transplant Institute
- G Methodist Specialty & Transplant Hospital
- H St. Luke's Hospital
- I Christus Santa Rosa Medical Center
- J Diabetes & Glandular Disease Clinic
- K University Hospital
- L Methodist Plaza
- M The Methodist Center
- N VA Hospital
- O Methodist Children's Hospital of South Texas
- P Methodist Heart Hospital
- Q University of Texas Health Science
- R Medical Center Tower I & II
- S Oak Hills Medical Building
- T Bob Ross Senior Service Center

MEDICAL CENTER TRANSIT CENTER

CROSSROADS PARK & RIDE

INGRAM TRANSIT CENTER

NORTH STAR TRANSIT CENTER

KEL-LAC TRANSIT CENTER

MEDICAL CENTER TRANSIT CENTER

CROSSROADS PARK & RIDE

INGRAM TRANSIT CENTER

NORTH STAR TRANSIT CENTER

KEL-LAC TRANSIT CENTER

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NORTH STAR TRANSIT CENTER

KEL-LAC TRANSIT CENTER

Key

- FREQUENTSERVICE
- SKIPSERVICE
- METROSERVICE
- EXPRESSSERVICE
- primo
- primo Station
- VIVA culture - missions - centro
- Limited hours only - see schedule
- Direction of service
- VIA Transit Facilities and Major Transfer points
- Major transfer points
- Point of interest
- Trailhead - Linear Creekway or Hike & Bike Trail
- Hospital
- Library
- Railway
- County Boundary
- Interstate Highways
- U.S. Highways
- State Highways
- Suburban municipalities that receive VIA services
- Suburban municipalities that do not receive VIA services
- Military Area
- Airport
- University / Research Institute / Business Park
- Parks

This system map contains routes, fares and service information that may change between periods. Please refer to individual bus routes for the most current information or call 210.382.0200.

LOSOYA

Approximately 6.5 miles to Interstate 410

KINGS POINT

Approximately 9.5 miles to Interstate 410

ELMENDORF

Approximately 10 miles to Interstate 410



June 1, 2017

Mr. Ben Sheppard
Specialist, Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11 th Street
Austin, TX 78701

Via: ben.sheppard@tdhca.state.tx.us

Re: Rio Lofts, San Antonio, Application #17013

Dear Mr. Sheppard:

Please see the following responses and associated attachments regarding the deficiency notice for HTC application #17013 Rio Lofts, dated May 26, 2017. The attachment includes missing documentation and evidence where applicable, and is searchable using the attachment's bookmarks.

- 1. Provide evidence that the park/route to the park and route to public transit stop are accessible. Evidence should be in the form of certification from the city or from another professional certified to make such a determination.*

Please see the following letters from Robert Potter, the Accessibility Compliance Specialist in the Disability Access Office at the City of San Antonio Transportation & Capital Improvements Division, and from Frates Seeligson, the Director of Confluence Park.

Please let us know if you have any further questions or require further documentation by contacting Sarah H. Andre, at (512) 698-3369 or at sarah@structuretexas.com. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah H. Andre', with a long horizontal stroke extending to the right.

Sarah H. Andre,
Consultant to the Project



**CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS**

June 1, 2017

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E 11th St
Austin, TX 78701

RE: Rio Lofts, San Antonio Application #17013

Dear Mr. Irvine,

I am writing to you on behalf of the applicant of TDHCA #17013 to attest that to the best of my knowledge the curb ramps at the Northeast and Southeast corner of W Mitchell and Probandt, which could be used to access the bus stop at the Southeastern corner of W Mitchell and Probandt and to access Confluence Park, are accessible as per 2010 ADA Standards. In addition, the bus stop for routes 46 and 246 at the Southeastern corner of Mitchell and Probandt is accessible to Mitchell street sidewalks.

Should you have any questions concerning accessibility to and from the Development site, please feel free to contact me at (210) 207-7243 or robert.potter@sanantonio.gov. Thank you.

Sincerely,

Robert Potter
Accessibility Compliance Specialist
Transportation & Capital Improvements – City of San Antonio
(210) 207-7243
robert.potter@sanantonio.gov
P.O. Box 839966
San Antonio, TX 78283-3966

June 1, 2017

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
221 E 11th St
Austin, TX 78701

RE: Rio Lofts, San Antonio Application #17013

Dear Mr. Irvine,

I am writing to you on behalf of the applicant of TDHCA Application #17013 to confirm the ADA Accessibility of the facilities and features of Confluence Park. Groundbreaking for the park was on May 11, 2016 and the project is estimated to be completed in December 2017.

Confluence Park will be an accessible park that can serve as an amenity to the residents at Rio Lofts. Should you have any questions concerning accessibility of Confluence Park, please feel free to contact me at (210) 224-2694 or frates.seeligson@sariverfoundation.org. Thank you.

Sincerely,



Frates Seeligson
Director of Confluence Park
San Antonio River Foundation
(210) 224-2694
frates.seeligson@sariverfoundation.org
100 East Guenther
San Antonio, TX 78204

4527 S Flores St

San Antonio, Texas

Street View - Mar 2016



Culebra #12
SUPER MEAT MARKET
MARRIACCA SAT & SUN

Bonnie
PRODUCE

Dole's
PRODUCE

PRODUCE
MARRIACCA

1-844-GoToNix

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- Gastroenterology
- Geriatrics
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- Ophthalmology
- Diagnostic Imaging
- Wound Care & Hyperbaric Medicine
- Weight Loss Surgery and Support Services
- Outpatient Labs
- Neurology & Sleep Medicine
- Home-Based Care
- Nephrology
- Specialists in diabetes control and vascular services

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Locations

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Nix Medical Center
414 Navarro Street
San Antonio, TX 78205
210-271-1800

Nix Alamo Heights

5307 Broadway
San Antonio, TX 78209
210-824-3130

Nix Behavioral Health Center
1975 Babcock Road
San Antonio, TX 78229
210-579-3800

Nix Neurology Center
5024 Broadway
San Antonio, TX 78209
210-351-6500

Nix Sleep Clinic
5421 Broadway
San Antonio, TX 78209
210-579-3355

Nix Specialty Health Center – Behavioral
4330 Vance Jackson
San Antonio, TX 78230
210-579-3800

Nix Specialty Health Center – Physical Rehabilitation
4330 Vance Jackson
San Antonio, TX 78230
210-579-3838

Nix Rural Health Clinic
105 E. Hackberry
Pearsall, TX 78061
830-334-2002

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TEXAS

Health and Human Services

Child Care Search Result Details

Operation Details

You may click on the question mark image (?) to view the [Frequently Asked Questions \(FAQ\)](#) page.

Operation Number:	858930
Operation Type:	Licensed Center
Program Provided:	Child Care Program
Operation/Caregiver Name:	Discovery World Learning Center
Location Address:	406 W CESAR E CHAVEZ BLVD SAN ANTONIO, TX 78204
Mailing Address:	406 W CESAR E CHAVEZ BLVD SAN ANTONIO, TX 78204
Phone Number:	210-225-7464
County:	BEXAR
Website Address:	
Email Address:	dcdiscovery@aol.com
Administrator/Director Name:	Jessica Lopez
Type of Issuance: ?	Full Permit
Issuance Date:	10/12/2006
Conditions on Permit: ?	No
Accepts Child-Care Subsidies: ?	Yes
Hours of Operation:	06:30 AM-06:30 PM
Days of Operation:	Monday - Friday
Total Capacity:	173
Licensed to Serve Ages:	Infant, Toddler, Pre-Kindergarten, School
Total Capacity:	173
Number Of Admin Penalties:	1
Corrective Action: ?	No
Adverse Action: ?	No
Temporarily Closed:	No

Two Year Inspection Summary

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

receive a report that the home is caring for too many children.

- When operations have serious deficiencies or a significant number of deficiencies, repeat deficiencies, or fail to make corrections timely, they are inspected more frequently by licensing staff, to ensure the health and safety of children in care.
- **In the last two years, Licensing conducted the following:**

[13](#) - Inspections ?

[1](#) - Assessments ?

[1](#) - Self Reported Incidents ?

[5](#) - Reports ?

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

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

Two Year Compliance Summary

- During the last two years, 1588 standards were evaluated for compliance at this operation.
- Of the standards evaluated [22](#) deficiencies were cited. ?

Click on the number of deficiencies to see additional details.

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

- **The weights of the standard deficiencies cited in the past two years are as follows:**

9 were weighted as [High](#)

6 were weighted as [Medium - High](#)

7 were weighted as [Medium](#)

0 were weighted as [Medium - Low](#)

0 were weighted as [Low](#)

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

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

Website and Email addresses are based on information given to DFPS by the Operation/Caregiver. If you experience problems with these addresses please contact the Operation/Caregiver.



ENROLL TODAY ▶ (<http://www.discoveryworldsa.com/how-to-enroll/>)

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[CURRICULUM \(HTTPS://WWW.DISCOVERYWORLD.SA.COM/CURRICULUM/\)](https://www.discoveryworldsa.com/curriculum/) [PROGRAMS \(HTTPS://WWW.DISCOVERYWORLD.SA.COM/PROGRAMS/\)](https://www.discoveryworldsa.com/programs/)

[LOCATIONS \(HTTPS://WWW.DISCOVERYWORLD.SA.COM/CONTACT-US/\)](https://www.discoveryworldsa.com/contact-us/)

Contact Us

3 Locations In San Antonio

Discovery World Learning Center

Downtown San Antonio

406 W. Cesar E. Chavez Blvd.

San Antonio, TX 78204

210-225-7464



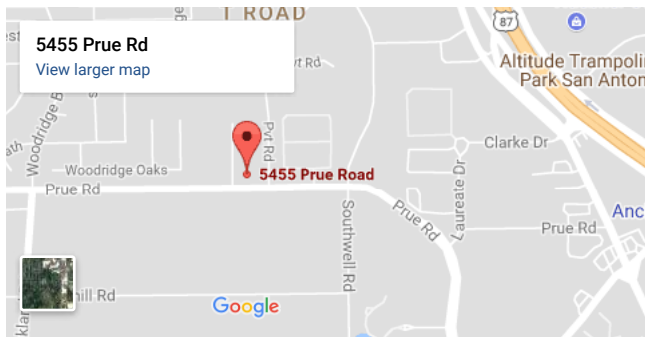
Map | [Report a map error](#)

Find Us ([https://www.google.com/maps?](https://www.google.com/maps?q=406+W.+Cesar+E.+Chavez+Blvd.+San+Antonio,+TX+78204()&ll=29.4216402,-98.5008636)

[q=406+W.+Cesar+E.+Chavez+Blvd.+San+Antonio,+TX+78204\(\)&ll=29.4216402,-98.5008636](https://www.google.com/maps?q=406+W.+Cesar+E.+Chavez+Blvd.+San+Antonio,+TX+78204()&ll=29.4216402,-98.5008636))

Northwest San Antonio

5455 Prue Road
San Antonio, TX 78240
210-691-0064



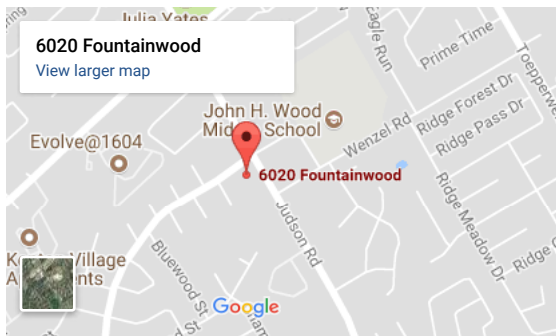
Map (Report a map error)

Find Us (<https://www.google.com/maps?>

q=5455+Prue+Rd,+San+Antonio,+TX+78240,+USA()&sl=29.5451839,-98.59325919999998)

Northeast San Antonio

6020 Fountainwood
San Antonio, TX 78233
210-655-6941



Map (Report a map error)

Find Us (<https://www.google.com/maps?>

q=6020+Fountainwood,+San+Antonio,+TX+78233,+USA()&sl=29.5744182,-98.37065669999998)

At Discovery World Learning Center, it is our mission to provide the best day care, after school care, preschool care, and early education programs in the San Antonio area. Our three locations all offer a wide variety of services to ensure that your child is taken care of in the best possible way. Contact us today to learn more about our child care centers or to schedule a tour.

Contact Us Today

Texas Higher Education Coordinating Board



College Locator

Use the map below to locate a college near you. Enter your address below and click "Go!", or explore the map!

Your Location

Address:

City: , TX

Zip Code:

Legend

Public
Independent

4-Year



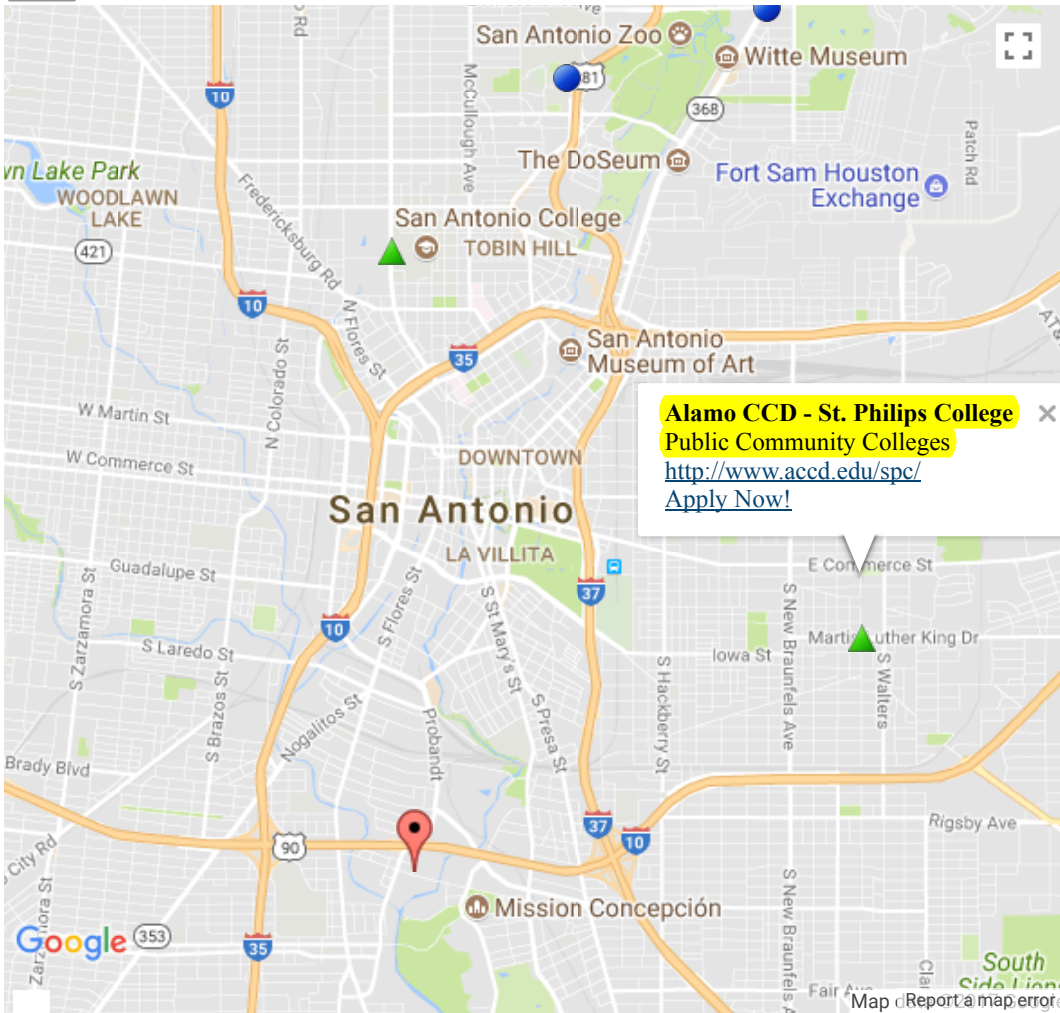
2-Year



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S1501

EDUCATIONAL ATTAINMENT

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Census Tract 1921, Bexar County, Texas				
	Total		Percent		Males
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population 18 to 24 years	77	+/-50	(X)	(X)	22
Less than high school graduate	0	+/-13	0.0%	+/-36.1	0
High school graduate (includes equivalency)	0	+/-13	0.0%	+/-36.1	0
Some college or associate's degree	0	+/-13	0.0%	+/-36.1	0
Bachelor's degree or higher	77	+/-50	100.0%	+/-36.1	22
Population 25 years and over	2,031	+/-291	(X)	(X)	1,018
Less than 9th grade	139	+/-104	6.8%	+/-4.6	42
9th to 12th grade, no diploma	82	+/-72	4.0%	+/-3.2	66
High school graduate (includes equivalency)	193	+/-85	9.5%	+/-3.5	122
Some college, no degree	312	+/-122	15.4%	+/-5.3	168
Associate's degree	47	+/-37	2.3%	+/-1.9	26
Bachelor's degree	697	+/-118	34.3%	+/-5.8	336
Graduate or professional degree	561	+/-151	27.6%	+/-7.5	258
Percent high school graduate or higher	(X)	(X)	89.1%	+/-6.4	(X)
Percent bachelor's degree or higher	(X)	(X)	61.9%	+/-8.6	(X)
Population 25 to 34 years	349	+/-113	(X)	(X)	104
High school graduate or higher	349	+/-113	100.0%	+/-10.2	104
Bachelor's degree or higher	300	+/-95	86.0%	+/-14.4	103
Population 35 to 44 years	400	+/-144	(X)	(X)	240
High school graduate or higher	362	+/-122	90.5%	+/-13.7	240
Bachelor's degree or higher	207	+/-100	51.8%	+/-20.1	129
Population 45 to 64 years	730	+/-165	(X)	(X)	447
High school graduate or higher	674	+/-134	92.3%	+/-7.8	391
Bachelor's degree or higher	464	+/-108	63.6%	+/-14.2	247
Population 65 years and over	552	+/-106	(X)	(X)	227
High school graduate or higher	425	+/-82	77.0%	+/-13.3	175

Subject	Census Tract 1921, Bexar County, Texas				
	Total		Percent		Males
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Bachelor's degree or higher	287	+/-76	52.0%	+/-12.7	115
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT					
White alone	1,886	+/-289	(X)	(X)	916
High school graduate or higher	1,692	+/-215	89.7%	+/-6.8	826
Bachelor's degree or higher	1,190	+/-170	63.1%	+/-9.1	544
White alone, not Hispanic or Latino	981	+/-115	(X)	(X)	501
High school graduate or higher	973	+/-112	99.2%	+/-1.3	493
Bachelor's degree or higher	814	+/-107	83.0%	+/-6.1	405
Black alone	49	+/-57	(X)	(X)	31
High school graduate or higher	49	+/-57	100.0%	+/-45.5	31
Bachelor's degree or higher	40	+/-55	81.6%	+/-36.7	31
American Indian or Alaska Native alone	0	+/-13	(X)	(X)	0
High school graduate or higher	0	+/-13	-	**	0
Bachelor's degree or higher	0	+/-13	-	**	0
Asian alone	28	+/-27	(X)	(X)	19
High school graduate or higher	28	+/-27	100.0%	+/-60.2	19
Bachelor's degree or higher	28	+/-27	100.0%	+/-60.2	19
Native Hawaiian and Other Pacific Islander alone	0	+/-13	(X)	(X)	0
High school graduate or higher	0	+/-13	-	**	0
Bachelor's degree or higher	0	+/-13	-	**	0
Some other race alone	53	+/-58	(X)	(X)	44
High school graduate or higher	26	+/-30	49.1%	+/-22.3	26
Bachelor's degree or higher	0	+/-13	0.0%	+/-43.8	0
Two or more races	15	+/-17	(X)	(X)	8
High school graduate or higher	15	+/-17	100.0%	+/-82.2	8
Bachelor's degree or higher	0	+/-13	0.0%	+/-82.3	0
Hispanic or Latino Origin	966	+/-295	(X)	(X)	467
High school graduate or higher	753	+/-206	78.0%	+/-11.5	367
Bachelor's degree or higher	376	+/-130	38.9%	+/-14.2	139
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT					
Less than high school graduate	(X)	(X)	8.1%	+/-11.0	(X)
High school graduate (includes equivalency)	(X)	(X)	14.5%	+/-14.2	(X)
Some college or associate's degree	(X)	(X)	7.0%	+/-10.7	(X)
Bachelor's degree or higher	(X)	(X)	3.7%	+/-3.9	(X)
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)					
Population 25 years and over with earnings	45,977	+/-10,374	(X)	(X)	61,447
Less than high school graduate	14,276	+/-2,190	(X)	(X)	-
High school graduate (includes equivalency)	38,162	+/-18,352	(X)	(X)	38,382
Some college or associate's degree	29,583	+/-13,558	(X)	(X)	41,128
Bachelor's degree	53,438	+/-10,993	(X)	(X)	58,750
Graduate or professional degree	70,250	+/-13,391	(X)	(X)	99,167

Subject	Census Tract 1921, Bexar County, Texas				
	Males	Percent Males		Females	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 18 to 24 years	+/-34	(X)	(X)	55	+/-45
Less than high school graduate	+/-13	0.0%	+/-67.9	0	+/-13
High school graduate (includes equivalency)	+/-13	0.0%	+/-67.9	0	+/-13
Some college or associate's degree	+/-13	0.0%	+/-67.9	0	+/-13
Bachelor's degree or higher	+/-34	100.0%	+/-67.9	55	+/-45
Population 25 years and over	+/-187	(X)	(X)	1,013	+/-174
Less than 9th grade	+/-44	4.1%	+/-4.1	97	+/-77
9th to 12th grade, no diploma	+/-66	6.5%	+/-5.8	16	+/-18
High school graduate (includes equivalency)	+/-75	12.0%	+/-6.1	71	+/-37
Some college, no degree	+/-93	16.5%	+/-8.2	144	+/-88
Associate's degree	+/-24	2.6%	+/-2.3	21	+/-27
Bachelor's degree	+/-87	33.0%	+/-9.7	361	+/-98
Graduate or professional degree	+/-89	25.3%	+/-8.4	303	+/-106
Percent high school graduate or higher	(X)	89.4%	+/-6.4	(X)	(X)
Percent bachelor's degree or higher	(X)	58.3%	+/-10.8	(X)	(X)
Population 25 to 34 years	+/-48	(X)	(X)	245	+/-101
High school graduate or higher	+/-48	100.0%	+/-29.4	245	+/-101
Bachelor's degree or higher	+/-48	99.0%	+/-5.0	197	+/-82
Population 35 to 44 years	+/-95	(X)	(X)	160	+/-91
High school graduate or higher	+/-95	100.0%	+/-14.4	122	+/-62
Bachelor's degree or higher	+/-70	53.8%	+/-22.8	78	+/-52
Population 45 to 64 years	+/-144	(X)	(X)	283	+/-84
High school graduate or higher	+/-97	87.5%	+/-11.4	283	+/-84
Bachelor's degree or higher	+/-63	55.3%	+/-17.8	217	+/-76
Population 65 years and over	+/-78	(X)	(X)	325	+/-77
High school graduate or higher	+/-70	77.1%	+/-18.2	250	+/-66
Bachelor's degree or higher	+/-51	50.7%	+/-19.2	172	+/-61
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT					
White alone	+/-178	(X)	(X)	970	+/-173
High school graduate or higher	+/-143	90.2%	+/-7.1	866	+/-149
Bachelor's degree or higher	+/-101	59.4%	+/-11.7	646	+/-123
White alone, not Hispanic or Latino	+/-95	(X)	(X)	480	+/-76
High school graduate or higher	+/-91	98.4%	+/-2.4	480	+/-76
Bachelor's degree or higher	+/-82	80.8%	+/-9.0	409	+/-79
Black alone	+/-53	(X)	(X)	18	+/-22
High school graduate or higher	+/-53	100.0%	+/-57.2	18	+/-22
Bachelor's degree or higher	+/-53	100.0%	+/-57.2	9	+/-16
American Indian or Alaska Native alone	+/-13	(X)	(X)	0	+/-13
High school graduate or higher	+/-13	-	**	0	+/-13
Bachelor's degree or higher	+/-13	-	**	0	+/-13
Asian alone	+/-22	(X)	(X)	9	+/-16
High school graduate or higher	+/-22	100.0%	+/-73.1	9	+/-16
Bachelor's degree or higher	+/-22	100.0%	+/-73.1	9	+/-16
Native Hawaiian and Other Pacific Islander alone	+/-13	(X)	(X)	0	+/-13
High school graduate or higher	+/-13	-	**	0	+/-13
Bachelor's degree or higher	+/-13	-	**	0	+/-13

Subject	Census Tract 1921, Bexar County, Texas				
	Males	Percent Males		Females	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Some other race alone	+/-45	(X)	(X)	9	+/-14
High school graduate or higher	+/-30	59.1%	+/-26.9	0	+/-13
Bachelor's degree or higher	+/-13	0.0%	+/-48.0	0	+/-13
Two or more races	+/-14	(X)	(X)	7	+/-11
High school graduate or higher	+/-14	100.0%	+/-100.0	7	+/-11
Bachelor's degree or higher	+/-13	0.0%	+/-100.0	0	+/-13
Hispanic or Latino Origin	+/-182	(X)	(X)	499	+/-159
High school graduate or higher	+/-136	78.6%	+/-11.9	386	+/-132
Bachelor's degree or higher	+/-66	29.8%	+/-15.4	237	+/-104
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT					
Less than high school graduate	(X)	0.0%	+/-28.6	(X)	(X)
High school graduate (includes equivalency)	(X)	7.4%	+/-13.0	(X)	(X)
Some college or associate's degree	(X)	12.9%	+/-18.8	(X)	(X)
Bachelor's degree or higher	(X)	1.3%	+/-2.4	(X)	(X)
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)					
Population 25 years and over with earnings	+/-12,999	(X)	(X)	39,928	+/-3,715
Less than high school graduate	**	(X)	(X)	-	**
High school graduate (includes equivalency)	+/-18,228	(X)	(X)	-	**
Some college or associate's degree	+/-8,095	(X)	(X)	25,227	+/-8,714
Bachelor's degree	+/-32,638	(X)	(X)	41,743	+/-2,733
Graduate or professional degree	+/-17,173	(X)	(X)	46,563	+/-12,525

Subject	Census Tract 1921, Bexar County, Texas	
	Percent Females	
	Estimate	Margin of Error
Population 18 to 24 years	(X)	(X)
Less than high school graduate	0.0%	+/-43.0
High school graduate (includes equivalency)	0.0%	+/-43.0
Some college or associate's degree	0.0%	+/-43.0
Bachelor's degree or higher	100.0%	+/-43.0
Population 25 years and over	(X)	(X)
Less than 9th grade	9.6%	+/-6.9
9th to 12th grade, no diploma	1.6%	+/-1.8
High school graduate (includes equivalency)	7.0%	+/-3.6
Some college, no degree	14.2%	+/-7.3
Associate's degree	2.1%	+/-2.7
Bachelor's degree	35.6%	+/-7.3
Graduate or professional degree	29.9%	+/-10.9
Percent high school graduate or higher	88.8%	+/-6.8
Percent bachelor's degree or higher	65.5%	+/-9.5
Population 25 to 34 years	(X)	(X)
High school graduate or higher	100.0%	+/-14.2
Bachelor's degree or higher	80.4%	+/-19.9
Population 35 to 44 years	(X)	(X)
High school graduate or higher	76.3%	+/-29.7
Bachelor's degree or higher	48.8%	+/-27.5
Population 45 to 64 years	(X)	(X)
High school graduate or higher	100.0%	+/-12.4
Bachelor's degree or higher	76.7%	+/-15.0
Population 65 years and over	(X)	(X)
High school graduate or higher	76.9%	+/-12.6
Bachelor's degree or higher	52.9%	+/-14.8
RACE AND HISPANIC OR LATINO ORIGIN BY EDUCATIONAL ATTAINMENT		
White alone	(X)	(X)
High school graduate or higher	89.3%	+/-7.0
Bachelor's degree or higher	66.6%	+/-10.0
White alone, not Hispanic or Latino	(X)	(X)
High school graduate or higher	100.0%	+/-7.5
Bachelor's degree or higher	85.2%	+/-7.6
Black alone	(X)	(X)
High school graduate or higher	100.0%	+/-75.1
Bachelor's degree or higher	50.0%	+/-50.0
American Indian or Alaska Native alone	(X)	(X)
High school graduate or higher	-	**
Bachelor's degree or higher	-	**
Asian alone	(X)	(X)
High school graduate or higher	100.0%	+/-100.0
Bachelor's degree or higher	100.0%	+/-100.0
Native Hawaiian and Other Pacific Islander alone	(X)	(X)
High school graduate or higher	-	**

Subject	Census Tract 1921, Bexar County, Texas	
	Percent Females	
	Estimate	Margin of Error
Bachelor's degree or higher	-	**
Some other race alone	(X)	(X)
High school graduate or higher	0.0%	+/-100.0
Bachelor's degree or higher	0.0%	+/-100.0
Two or more races	(X)	(X)
High school graduate or higher	100.0%	+/-100.0
Bachelor's degree or higher	0.0%	+/-100.0
Hispanic or Latino Origin	(X)	(X)
High school graduate or higher	77.4%	+/-12.9
Bachelor's degree or higher	47.5%	+/-17.1
POVERTY RATE FOR THE POPULATION 25 YEARS AND OVER FOR WHOM POVERTY STATUS IS DETERMINED BY EDUCATIONAL ATTAINMENT		
Less than high school graduate	15.9%	+/-19.8
High school graduate (includes equivalency)	26.8%	+/-26.6
Some college or associate's degree	0.0%	+/-20.2
Bachelor's degree or higher	5.7%	+/-6.9
MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)		
Population 25 years and over with earnings	(X)	(X)
Less than high school graduate	(X)	(X)
High school graduate (includes equivalency)	(X)	(X)
Some college or associate's degree	(X)	(X)
Bachelor's degree	(X)	(X)
Graduate or professional degree	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Questions for "wage and salary" and "tips, bonuses and commissions" were asked separately for the first time during non-response follow-up via Computer Assisted Telephone Interview (CATI) and Computer Assisted Personal Interview (CAPI). Prior to 2013 these questions were asked in combination, "wages, salary, tips, bonuses and commissions."

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-

ended distribution. A statistical test is not appropriate.

6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



(<https://www.facebook.com/pages/Mission-Concepci%C3%B3n-Sports-Park/155276924538047>)
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Other Sports & Activities

WE CAN ACCOMODATE MULTIPLE SPORTING EVENTS!



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WHY MISSION CONCEPCION SPORTS COMPLEX?

SPORTS COMPLEX HIGHLIGHTS

- 6 Basketball Courts
- 12 Volleyball Courts
- 7 Baseball/Softball Fields
- Soccer Fields

TOURNAMENTS AND LEAGUES

Interested in hosting a tournament or a league?

[Contact us \(/contact-us/\)](#)

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(<https://www.academy.com>)



(<http://www.baptisthealthsystem.com/sports-medicine>)



(<http://www.thebasketballembassy.com/>)



(<http://www.tntsports.com>)

ABOUT

A MULTI-SPORT COMPLEX FOR YOUTH SPORTS SERVING SAN ANTONIO, BEXAR COUNTY AND THE SURROUNDING REGION. VENUES FOR BASKETBALL, VOLLEYBALL, BASEBALL, SOFTBALL, SOCCER AND MORE



(<http://www.thebasketballembassy.com/>)

UPCOMING EVENTS

- [BASKETBALL SKILLS CAMP](http://mcsportspark.org/event/san-academy-of-basketball-development-2/)
- [FREE Basketball Coaching Clinic](http://mcsportspark.org/event/san-academy-of-basketball-development-2/)
- [BASKETBALL SKILLS CAMP](http://mcsportspark.org/event/summer-basketball-camp/)
- [BASKETBALL SKILLS CAMP](http://mcsportspark.org/event/summer-basketball-camp-3/)
- [2017 Spring Softball League](http://mcsportspark.org/event/2016-winter-softball-league/)

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Google

(<https://maps.google.com/maps?ll=29.388485,-98.498087&z=15&t=m&hl=en&gl=US&q=US&mapcl=Map-data>) 2017 Google

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San Antonio Web Design and Development (<http://www.vuepointcreative.com>) | Vuepoint Creative (<http://www.vuepointcreative.com>)

CONTACT

(210) 477-8900
info@mcsportspark.org
(<mailto:info@mcsportspark.org>)

714 E. Theo San Antonio, TX
78210

PARKS & FACILITIES DETAILS

Roosevelt Park



Pools

Address: [330 Roosevelt](#) / Phone Number: 210.532.6091

San Antonio parks give people an opportunity to spend time enjoying the outdoors, with fresh air, sunshine and exercise on tap for visitors. Take a walk, enjoy the scenery, and de-stress. Studies show people who spend time in parks will be sick less often, which means less time missing from school and work, as well as lower healthcare costs and better overall health. And it's fun and refreshing. Visit a San Antonio park today!

Alcohol is prohibited, all amenities are first come, first serve.

Amenities Available for Rental

The following amenities are available for rental, click on the amenity to check for availability before contacting [reservations](#).

- [Roosevelt Clubhouse](#)

- [Park](#)
- [Pavilion](#)

The cost to rent the pavilion Monday through Thursday is \$15 an hour with a 4-hour minimum. The cost for Friday through Sunday and holidays is \$30 an hour with a 4-hour minimum.

Clubhouse is available for medium-sized gatherings and includes: tables, chairs, stove and kitchen with refrigerator. Rental requires 48 hours notice and the cost to rent is \$50 an hour with a four hour-minimum. \$100 refundable cleaning/damage deposit.

Related Facilities

- [Pool](#)
- [Roosevelt Clubhouse](#)

Park History

This 12.9 acre park was created from an old gravel pit once owned by Bexar County and later given to the City of San Antonio. In 1920 it was named Roosevelt Park for President Theodore Roosevelt, and in 1928, the name was changed to Lambert Park, honoring the City's much-admired Parks Commissioner, Ray Lambert. The name Roosevelt was then given to old Riverside Park, which had been purchased by the City from private owners.

Roosevelt/Lambert Park was developed by the City to serve the surrounding residential neighborhoods. In the 1920s, a branch library was constructed just across the street and a swimming pool and tennis courts were built in the park. At the urging of a group called the SouthSide Improvement League, swings and benches were added to the park. By the middle 1940s, Lambert Park had been re-named Roosevelt Park, and the park and golf course to the south were once more called Riverside.

Facility Info

Activities

Reservations


To reserve a facility call 210.207.7275

Reservation Fees Vary

 [Reservations](#)

More Info

 [Park Safety & Rules](#)

 [Trail Safety & Etiquette](#)

Programs & Classes



 [Find Programs & Classes](#)

Contact Us

- San Antonio Parks & Recreation Department
Phone: [Phone Directory](#)
- Email:
- Mailing Address: PO Box 839966
San Antonio, TX 78283-3966
- Physical Address: 5800 Enrique M. Barrera Parkway (formerly 5800 Old Highway 90 West)
San Antonio, TX 78227
- Ron Darner Parks and Recreation Operations Headquarters
- Reservations: 210.207.7275 / [Reservation How To](#)



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Online homebuyer's class sign up.

The next first time homebuyer's class will be January 24th and 25th; 6-10pm. Just click this link to sign up.



847 Steves Ave.
San Antonio, Tx 78210
210-533-6673
NMLS# 337024



- HOME
- LEARNING CENTER
- LOANS
- HOMES FOR SALE
- ABOUT NHSSA
- CONTACT

Home Ownership Starts Here!



Learning How Home Ownership Works



First Time Homebuyers Class

There are several opportunities for people to learn about home ownership. We teach a first-time homeowners class each month. Call us today to find out when the next class will be held. You can also take a home buyer's class online. [Click here for more.](#)

Loans For You New Home



NHSSA Makes Loans!

NHSSA is a certified Community Development Financial Institution (CDFI), which means we are able to make loans to families for mortgages and second mortgages. Plus, we can help qualifying first-time homebuyers with down payment assistance. [Click here to find out more info.](#)

Living Life In Your Own Home



New Homes for Sale

NHSSA's builds very affordable new homes for first time homebuyers, and we rehabilitate older homes and make them ready for families. We work with various community partners to make grants available for down payments and closing costs, including our military families. [Click here](#) for more.

NHSSA Community Partners

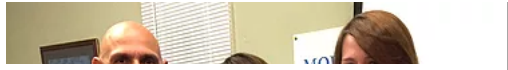


Crockett National Bank Contributes to NHSSA Programs

Crockett National Bank Vice President Dahlia Garcia recently stopped by Neighborhood Housing Services (NHSSA) to present the organization with a very generous \$40,000 check. The funding will help NHSSA continue its outreach to the community in offering loans, financial learning and home ownership services.

Crockett National Bank operates offices in San Angelo, San Antonio, New Braunfels, Austin and Ozona, and has assets of more than \$550 million. Crockett is a leader in real estate lending, which makes NHSSA a perfect partner for their community work

"We are very appreciative of this financial support from Crockett National Bank," said NHSSA Chairman Jimmy Gutierrez. "NHS has been serving San Antonio



homeowners for 30 years now. We have a very dedicated staff and board looking to grow our presence in the community. This type of partnership only helps us get to those goals a lot faster and serve more people in the process."

[Click here to view all of our outstanding community partners.](#)

Neighborhood Housing Services San Antonio
847 Steves Ave.
San Antonio, Texas 78210
NMLS# 337024

210-533-6673 (office)
210.533.0923 (fax)

[Texas Compliant/Recovery Fund Notice](#)

NHSSA Mission

Building successful families and communities through housing opportunities.

Monday – Wednesday 9 am – 5 pm
Thursday 9 am – 6 pm
Fridays open 9 am - 1 pm
Closed Saturday and Sunday

210-533-6673 (office)
210.533.0923 (fax)

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Online homebuyer's class sign up.

The next first time homebuyer's class will be January 24th and 25th; 6-10pm. Just click this link to sign up.



847 Steves Ave.
San Antonio, Tx 78210
210-533-6673
NMLS# 337024



Home Ownership Starts Here

The next First Time Homebuyers Classes will be held Tuesday, April 26 and Wednesday, April 27, from 6pm-10pm each evening. You will need to attend both classes to obtain your certificate. To sign up, just fill out the form below and hit "send." Or, you can call us at 210-533-6673. We look forward to seeing you!

The Home Buyer Education Program is a comprehensive program that is based on standardized curriculum. The classes are currently being implemented by the Neighborhood Housing Services of San Antonio (NHS). The Homebuyer Education Program is based on the elements of counseling and educating through the HomeOwnership Center. The key components are ongoing pre & post purchase homebuyer classes and foreclosure prevention counseling. The counseling part of the program may involve one session or there may be ongoing sessions for up to two years, depending on the needs of the client.

Step 1 - Contact NHSSA

You can call or email Neighborhood Housing Services SA to get started. Call us at 210-533-6673 or send us an email using the contact form below.

Step 2 - Submit a Profile Intake Form

Provide financial information about you and your family. This will help determine your program eligibility and mortgage affordability. [Click here to download intake form for a one-on-one session.](#)

Step 3 - Attend a Homebuyer Class

We understand that home buying is one of the most important things you will ever do. That's why we require that you attend a buyer training class so you know exactly what home buying includes. You definitely do not want any surprises after purchasing your home. **To sign up, just give us a call at 210-533-6673 or send us an email using the contact form below.**

You can take a **Homebuyer's Class online**. [Just click this link to go to our online classroom.](#)
PLEASE NOTE: If you take the class online, you will be required to contact Neighborhood Housing Services of San Antonio before you will be able to print your completion certificate.

Step 4 - Find a Home in Bexar County

With our Mortgage Loan Programs, you can purchase an existing or newly constructed home. NHSSA builds and rehabilitates homes. So you can also choose from our inventory of houses as well. [You can check out the NHSSA homes in Gardens of Converse here.](#)

Sign Up for the Next Homebuyer Class

Name

Email

Phone

Address

Subject

Message

Take Your Homebuyer's Class Online

Send

You can take a Homebuyer's Class online. [Just click this link to go to our online classroom.](#)
PLEASE NOTE: If you take the class online, you will be required to contact Neighborhood Housing Services of San Antonio before you will be able to print your completion certificate.



This is a home constructed by Neighborhood Housing Services SA nearly 10 years ago in Northwest San Antonio.

Neighborhood Housing Services San Antonio
847 Steves Ave.
San Antonio, Texas 78210
NMLS# 337024

210-533-6673 (office)
210.533.0923 (fax)

[Texas Compliant/Recovery Fund Notice](#)

NHSSA Mission

Building successful families and communities through housing opportunities.

Monday - Wednesday 9 am - 5 pm
Thursday 9 am - 6 pm
Fridays open 9 am - 1 pm
Closed Saturday and Sunday

210-533-6673 (office)
210.533.0923 (fax)

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HOME |

ABOUT US

OUR MISSION

Promote the dignity and independence of seniors who are in need of nutritious meals, companionship, and Alzheimer's care.

OUR VISION

Eliminate hunger, alleviate isolation, and foster independence among seniors, in partnership with volunteers and the community.

- Nourishing lives,
- Enabling independence,
- Caring for our seniors

PROGRAMS

MEALS ON WHEELS SERVICES:

- Home-delivered meals
 - Weekend meals
 - Breakfast meals
 - Emergency meals
 - Senior center meals
 - Community referrals
 - Dietary consultations
 - AniMeals
- Companionship services

GRACE PLACE SERVICES:

- Adult activity centers
- Caregiver respite
- Caregiver support groups
- Caregiver education
- Community referrals
- Community education

BY THE NUMBERS

In 2016 you helped to provide 1,013,561 meals to 5,355 seniors in Bexar County

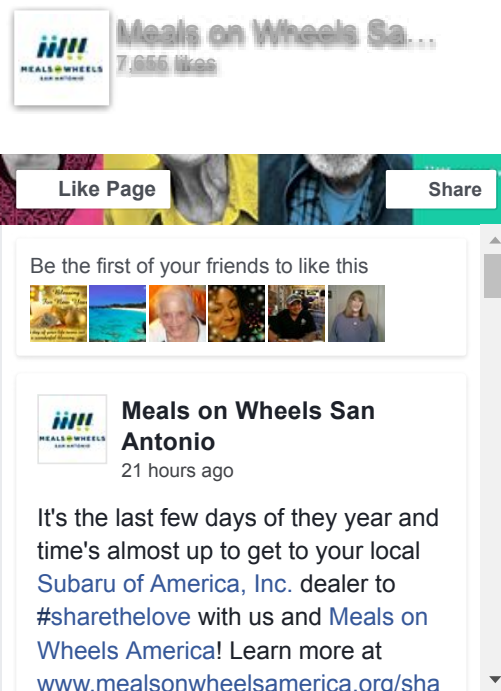
You volunteered 57,816 volunteer hours

You subsidized 27,329 days of care through Grace Place

OUR HISTORY

Meals on Wheels San Antonio and Grace Place Alzheimer's Activity Centers are the two primary programs of Christian Senior Services. Christian Senior Services was founded in 1977 by two San Antonio churches, St. John's Lutheran Church and Grace Lutheran Church. We are an independent not-for-profit 501(c)3 organization that serves San Antonio and Bexar County.

OUR MILESTONES



CURRENT MENU

Creamy Beef Stroganoff

Butternut Squash Ravioli

Beef and Bean Chimichanga

Pork Piccata

Pineapple Teriyaki Shrimp

[View Full Menu](#)



4306 NW Loop 410
San Antonio, Texas 78229
Phone: 210.735.5115
Fax: 210.735.5659

SEARCH



Phone: 210.735.5115<>/p>

Fax: 210.735.5659



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Website by: OneEach Technologies

11

Site Info Form Part III

Site Information Form Part III

Self Score Total: 41

1. Site Acreage

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

Site Control: 1.621 +/- Site Plan: 1.66 Appraisal: na ESA: 1.66

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

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

Site control was approximate and not based on a survey. The Site Plan and ESA reflect a recent survey, included in the Site Due Diligence Report dated 2/16/17, revised 8/30/17.

2. Site Control - §10.204(10)

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

Ladd Little Investments, Ltd.

Ladd Little

Entity Name

Contact Name

310 East Mitchell St

Address

San Antonio

TX

78210

12/31/2001

City

State

Zip

Date of Last Sale

Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member?

No

If "Yes," please explain:

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

No

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

Name:

None-Owner has owned the property since 2001

Relationship:

na

Site Control is in the form of:

Contract for sale.

Recorded Warranty Deed with corresponding executed closing/settlement statement.

Contract for lease.

Expiration of Contract or Option: 7/16/2018 Anticipated Closing Date: 4/18/2018

Title Commitment or Title Policy is included behind this tab (per §10.204(12)).

3. Ingress/Egress and Easements (9% and 4% HTC Only) - §11.7

Is land for ingress and/or egress and any easements held separate from the property described in the site control documents?

If yes, describe how any such land is held. Identify the land owner and describe any agreements the Applicant has or will enter into with the land owner.

4. 30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) - §11.4(c)

Development qualifies for the boost for:

- Qualified Census tract that has less than 20% HTC Units per household
- Development is located in a Small Area Difficult Development Area (SADDA)
- Rural Development (**Competitive HTC only**)
- Development is entirely Supportive Housing (**Competitive HTC Only**)
- Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (**Competitive HTC only**)
- Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under §11.9(d)(7), is not Elderly, and is not located in a QCT. (**Competitive HTC only**)
- Development includes an additional 10% of units at 30% AMI. *Must be in addition to the number of units needed for any scoring item or any other funding source from MF Direct Loan requirements. (Competitive HTC only)*
- Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8**

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

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

12


Site Info Part III – Supporting Documents

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

- Site Control Documentation
- Title Commitment or Policy
- Each of the Direct Loan exhibits identified below (as applicable)



Increase in Eligible Basis (30% Boost)

- Resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development, if applicable.
- Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, if applicable
- SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable 

Site & Neighborhood Standards (New Construction Direct Loan only)

Confirm the following supporting documents are provided behind this tab.

- Letters on company letterhead from local utility providers confirming the site has access to the following services: water and wastewater/sewer, electricity, garbage disposal and natural gas, if applicable.
- Statement explaining how the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- DP-1 Profile of General Demographic Characteristics (2010) Census data for the census tract and city (and county if proposed site is located in a rural area) where the proposed site will be located. DP-1 Census data can be accessed using the Advanced Search option at www.census.gov.
- A statement confirming that travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, is not excessive. This is not applicable for Developments proposing to serve Elderly.



RIO LOFTS

CRITICAL DATES OF AGREEMENT TO PURCHASE IMPROVED REAL ESTATE

Effective Date of Purchase Agreement	12/16/2016
Due Diligence Period Expires <i>(Per Article 3 of the Second Amendment dated 9/14/2017)</i>	05/15/2018
Closing Date	06/14/2018
Closing Date Extension Expires	07/16/2018*

** Per Article 7C of the Agreement, "If any deadline under this Agreement that falls on a Saturday, Sunday, or legal holiday (which, for purposes of this Agreement shall not be considered a "business day"), the deadline shall be extended to the next business day.*

**ASSIGNMENT AND ASSUMPTION OF AGREEMENT TO PURCHASE
UNIMPROVED REAL ESTATE**

THIS ASSIGNMENT (the "Assignment") is made as of the 13 day of February, 2017, by and between NRP Properties LLC, an Ohio limited liability company ("Assignor"), Rio Lofts Ltd., a to-be-formed Texas limited partnership ("Assignee").

WHEREAS, Assignor is the "Purchaser" under that certain Agreement to Purchase Unimproved Real Estate, dated December 16, 2016 (the "Agreement"), for the purchase of approximately 1.621 +/- acres of real property located at 319 W Mitchell, San Antonio, Texas 78204 ("Property") from Ladd Little Investments, Ltd. ("Seller"); and

WHEREAS, Assignor desires to assign all of its right, title and interest in and to the Agreement to Assignee, and Assignee desires to assume Assignor's right, title and interest in and to the Agreement; and

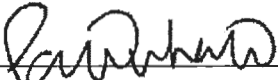
NOW, THEREFORE, in consideration of the mutual agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each of the parties hereto, Assignor and Assignee do hereby agree as follows:

1. Assignment. Assignor hereby gives, grants, bargains, sells, conveys, transfers and sets over unto Assignee, its successors and assigns, as of the date first above written (the "Effective Date"), all of the right, title and interest of Assignor under the Agreement.
2. Acceptance and Assumption of Assignment. Assignee hereby accepts the foregoing assignment and assumes the obligations of Assignor under the Agreement, and Assignee hereby indemnifies Assignor and holds it harmless from any and all obligations of the Purchaser under the Agreement, and agrees to reimburse Assignor for expenses paid by Assignor on behalf of the Purchaser from the Effective Date to the date of this Assignment.
3. Successors and Assigns. The terms and conditions of this Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns.
4. Jurisdiction and Venue. This Assignment shall be interpreted and construed in accordance with and governed by the laws of the State of Texas with venue in Comal County.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed on the day and year first set forth above.

ASSIGNOR:


NRP PROPERTIES LLC,
an Ohio limited liability company

By: 
Name: Kenneth W. Outcalt
Its: Authorized Representative

ASSIGNEE:

Rio Lofts Ltd.,
a to-be-formed Texas limited partnership

By: NRP Rio Lofts SLP LLC,
a to-be-formed Texas limited liability company

By: 
Name: J. David Heller
Its: Authorized Representative

SECOND AMENDMENT TO AGREEMENT TO PURCHASE IMPROVED REAL ESTATE

THIS SECOND AMENDMENT (this "Second Amendment") is effective as of September 14, 2017, by and between Ladd Little Investments, Ltd. ("Seller") and Rio Lofts Ltd. ("Purchaser").

Recitals:

- A. Seller and NRP Properties LLC entered into an Agreement to Purchase Improved Real Estate dated as of December 16, 2016 (as amended, the "Agreement") for the purchase and sale of certain parcels in the City of San Antonio, Bexar County, State of Texas (the "Property").
- B. NRP Properties LLC assigned its interest in the Agreement to Purchaser.
- C. Seller and Purchaser desire to amend the Agreement as set forth below.

Agreement:

NOW, THEREFORE, in consideration of the mutual covenants and promises made in this Second Amendment and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, accepted and agreed, Seller and Purchaser agree as follows:

- 1. The foregoing Recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated into the body of this Second Amendment by this reference.
- 2. Capitalized terms used but not defined in this Second Amendment will have the definitions set forth in the Agreement.
- 3. Amendment: Due Diligence Period Extension. The following is hereby added to the Agreement: Purchaser shall have the right, in its sole discretion, to extend the Due Diligence Period until May 15, 2018, by depositing with the Title Company the amount of Ten Thousand Dollars (\$10,000) per month for such extension (each, an "Extension Deposit"). The first Extension Deposit shall be made on September 15, 2017 and the last Extension Deposit shall be made on April 15, 2018. Said Extension Deposits shall be non-refundable (except in the event of Seller's default hereunder, a failure of a condition precedent or inability to convey title to the Property in the condition required hereunder), but shall be applicable to the Purchase Price at Closing.
- 4. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall, together, constitute one and the same instrument. This Second Amendment, signed and transmitted by facsimile or electronic mail, shall be deemed to be and shall be treated as an original document for all purposes, and shall be considered to have the same binding legal effect as an original signature on an original document. This Second Amendment shall be effective as of the date

set forth above. Except as amended hereby, the terms, provisions and agreements of the Agreement are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amendment has been executed as of the date first above written.

SELLER:

Ladd Little Investments, Ltd.

By: Ladd LittleName
(print): Ladd LittleTitle: owner**PURCHASER:**

Rio Lofts Ltd.

By: Jerry DeToroName
(print): Jerry DeToroTitle: Executive Director

**FIRST AMENDMENT TO AGREEMENT TO PURCHASE IMPROVED REAL
ESTATE**

THIS FIRST AMENDMENT (this "First Amendment") is effective as of 2-24, 2017, by and between Ladd Little Investments, Ltd. ("Seller") and Rio Lofts Ltd. ("Purchaser").

Recitals:

- A. Seller and NRP Properties LLC entered into the original Agreement to Purchase Improved Real Estate dated as of December 16, 2016 (as amended, the "Agreement") for the purchase and sale of certain parcels in the City of San Antonio, Bexar County, State of Texas (the "Property").
- B. NRP Properties LLC assigned its interest in the Agreement to Purchaser.
- C. Seller and Purchaser desire to amend the Agreement as set forth below.

Agreement:

NOW, THEREFORE, in consideration of the mutual covenants and promises made in this First Amendment and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, accepted and agreed, Seller and Purchaser agree as follows:

- 1. The foregoing Recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated into the body of this First Amendment by this reference.
- 2. Capitalized terms used but not defined in this First Amendment will have the definitions set forth in the Agreement.
- 3. Condition to Closing. The following is hereby added to the Agreement: "~~Notwithstanding any other provision of this Agreement, Purchaser shall have no obligation to purchase the Property, unless and until Texas Department of Housing and Community Affairs ("TDHCA") has provided Purchaser and/or Seller with a written notification that: (i) (a) it has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Agreement, (b) the purchase may proceed, or (c) the purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the Property; or (i) it has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required. TDHCA has informed Purchaser that it will use its best efforts to conclude the environmental review of the Property expeditiously. Notwithstanding the foregoing, in the event Purchaser moves forward after the Due Diligence Period and does not close as a result of the foregoing, Seller shall be permitted to retain the deposit.~~"
- 4. This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall, together, constitute one and the same instrument. This First Amendment, signed and transmitted by facsimile or electronic mail, shall be deemed to be and shall be treated as an original document for all purposes, and shall be

considered to have the same binding legal effect as an original signature on an original document. This First Amendment shall be effective as of the date set forth above. Except as amended hereby, the terms, provisions and agreements of the Agreement are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment has been executed as of the date first above written.

SELLER:

Ladd Little Investments, Ltd.

By: Ladd Little

Name (print): Ladd Little

Title: Owner

PURCHASER:

Rio Lofts Ltd.

By: [Signature]

Name (print): Daniel B. Markson

Title: Its Authorized Representative

AGREEMENT TO PURCHASE IMPROVED REAL ESTATE

This Agreement to Purchase Improved Real Estate ("Agreement") is made effective as of the _____ day of December, 2016 (the "Effective Date"), by and between **NRP PROPERTIES LLC**, a Ohio limited liability company, its successors and/or assigns, with a mailing address of 5309 Transportation Boulevard, Cleveland, Ohio 44125, Attn: Jason Arechiga Email: jarechiga@nrpgroup.com, Fax: 210-487-7880 and Theodore Einhorn, Fax: 216-584-0692, Email: teinhorn@nrpgroup.com ("Purchaser") and LADD LITTLE INVESTMENTS, LTD., a(n) _____, with a mailing address of 310 E Mitchell, San Antonio, TX 78210, Email: LCV@LCVENDING.NET, Fax: 210-532-9881 ("Seller").

ARTICLE 1. PROPERTY

On the terms set forth herein, Purchaser agrees to purchase from Seller, and Seller agrees to sell to Purchaser, approximately 1.621+/- acres of real property located at 319 W Mitchell, San Antonio, Texas 78204, as shown on Exhibit A (the "Property") attached hereto. The exact legal description and acreage of the Property shall be determined by the ALTA survey (the "Survey") described in Article 3 below.

ARTICLE 2. PURCHASE PRICE, EARNEST MONEY, AND INDEPENDENT CONSIDERATION

Purchaser shall pay One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) (the "Purchase Price") according to the terms and conditions set forth herein. Within five (5) business days of the Effective Date, Purchaser shall deposit the sum of Ten Thousand and 00/100 Dollars (\$10,000.00) in an earnest money deposit to be applied to the Purchase Price (the "Earnest Money"). The Earnest Money shall be held (in an interest bearing account), separate from other accounts by Stewart Title Guaranty Company, 1980 Post Oak Blvd., Suite 610, Houston, TX 77056, Attn: Terry Barnett, ph: (713) 583-4175 (the "Escrow Agent"), applied to the Purchase Price and disbursed in accordance with the terms and conditions of this Agreement. Upon depositing Earnest Money, the Purchaser also shall deliver to the Escrow Agent the sum of Five Thousand Dollars (\$5,000.00) as the Independent Consideration (herein so called) independent of any other considerations provided hereunder, same being non-refundable and retained by Seller under all circumstances except for Seller's default hereunder or failure to convey the title required to be conveyed hereunder, for and in consideration of Seller's execution of this Agreement. Notwithstanding the foregoing, in the event this Agreement is closed, the Independent Consideration shall be applied to the Purchase Price at Closing. If Seller fails to deliver the title required to be conveyed hereunder, the Independent Consideration shall be returned to Purchaser.

ARTICLE 3. CONDITIONS PRECEDENT

- A. Due Diligence Period.** Purchaser shall have until 6:00 p.m. E.S.T. on August 15, 2017 (the "Due Diligence Period") to inspect the Property (the "Due Diligence Investigations") and its suitability (as determined by Purchaser in its sole and absolute discretion) for Purchaser's intended development of the Property which is construction of multifamily housing (the "Project"). During the Due Diligence Period, Purchaser, its agents, employees, and engineers shall have the right to enter onto the Property to conduct its Due Diligence Investigations at Purchaser's sole cost and expense. The right to conduct Due Diligence Investigations includes the right of Purchaser and Purchaser's employees, agents and contractors to enter upon any portion of the Property to take measurements, make inspections, conduct test borings, make boundary and topographical survey maps, and to conduct geotechnical, soil, environmental, groundwater, wetland and other studies required by Purchaser in its sole discretion and to determine the existence and adequacy of utilities serving the Property, zoning and compliance with laws. Purchaser shall deliver copies of all reports, studies or architectural drawings prepared by or on behalf of Purchaser to Seller. No such Due Diligence Investigations shall constitute a waiver or

relinquishment on the part of Purchaser of its rights under any covenant, condition, representation, or warranty of Seller under this Agreement. Upon execution of this Agreement, Seller shall deliver to Purchaser, at no cost to Purchaser, such of the following as are in the possession of or available to Seller: existing soil and groundwater tests, surveys, title policies, environmental reports, underground storage tank test results, waste disposal records, permit records, code violation notices and records, traffic studies and other engineering tests and studies pertaining to the Property. If Purchaser determines that additional Due Diligence Investigations are necessary, Purchaser shall have the right to extend the Due Diligence Period for one (1) additional period of thirty (30) days each by giving written notice to Seller together with the deposit of Ten Thousand Dollars (\$10,000.00) (each, an "Extension Deposit") with the Escrow Agent for each such extension, which Extension Deposit shall be non-refundable (except in the event of Seller's default hereunder or inability to convey title to the Property in the condition required hereunder) but shall be applicable to the Purchase Price at Closing. In the event Property is not satisfactory to Purchaser in Purchaser's sole and absolute discretion, Purchaser shall have the right to terminate the Agreement prior to the end of the Due Diligence Period and receive a full refund of its Earnest Money, and neither party shall have any further rights or obligations under this Agreement whatsoever. Notwithstanding the foregoing, the Independent Consideration shall be released to Seller upon termination of this Agreement pursuant to this Article 3. If Purchaser terminates this Agreement as provided in this Article 3A, Purchaser shall provide Seller, at no cost to Seller, with copies of all non-proprietary reports obtained by Purchaser in connection with its Due Diligence Investigations.

If Purchaser has not sooner terminated the Agreement, then on April 1st, 2017, May 1st, 2017 and on June 1st, 2017, Purchaser shall pay to Seller the sum of Five Thousand and No/100ths Dollars (\$5,000.00) for a total of Fifteen Thousand Dollars (\$15,000.00), and each such deposit shall be non-refundable (except in the event of Seller's default under the Agreement or inability to deliver title to the Property in the condition required by the Agreement) but shall be applicable to the Purchase Price at Closing.

- B. **Title and Survey.** Purchaser shall obtain from Stewart Title Guaranty Company ("Title Company") a commitment (the "Commitment") for an ALTA Owner's Policy of Title Insurance (Form B-Amended 10-17-70, if available, or if not available Form B 10-17-92, with the creditors' rights and arbitration clauses deleted) (the "Title Policy"), in an amount equal to the Purchase Price. Purchaser may also obtain, at Purchaser's expense, an ALTA/ACSM Survey of the Property (the "Survey"). If the Commitment or the Survey is not satisfactory to Purchaser, then Purchaser shall give Seller notice of those items that Purchaser finds unacceptable prior to the expiration of the Due Diligence Period (as extended). Seller shall have ten (10) days after notice from Purchaser to either agree to cure the defect at or prior to Closing or to advise Purchaser that it will not cure the defect at or prior to Closing. If Seller does not agree to cure the defect (and Seller's failure to respond in writing shall be deemed to be an agreement to cure the defect), Purchaser may either (i) accept title to the Property subject to the defect without a reduction in the purchase price or (ii) terminate this Agreement by written notice to Seller and receive a return of the Earnest Money in which event the Independent Consideration shall be paid to Seller, and neither party shall have any further rights or obligations under this Agreement whatsoever. Notwithstanding any other provision of this Agreement to the contrary, Seller shall have the unconditional obligation to remove or cure, at no cost to Purchaser, any title matters which are a lien for the payment of money only, any encumbrance which can be removed by the payment of a definite sum of money, or any title matter which arose after the Effective Date as a result of the acts or omissions of Seller without the requirement of notice from Purchaser.
- C. **Financing.** It shall be a condition precedent to Purchaser's obligations to close this transaction that Purchaser obtains a commitment to finance the Project upon terms and conditions acceptable to Purchaser prior to the expiration of the Due Diligence Period. If Purchaser is unable to obtain such a

commitment, Purchaser may terminate this Agreement by written notice to Seller delivered prior to the expiration of the Due Diligence Period and receive a return of the Earnest Money in which event the Independent Consideration shall be paid to Seller, and neither party shall have any further rights or obligations under this Agreement whatsoever.

D. **Governmental Approvals.** Purchaser may, at its option and expense, prepare and submit all applications for, and seek to obtain approval by the applicable governmental authorities of all approvals, permits, licenses and agreements required for Purchaser's intended development and use of the Property (collectively, the "Governmental Approvals") including appropriate re-zoning if necessary. Purchaser shall be responsible for all engineering, legal, zoning and other professional fees in connection with the preparation, submission and approval of the Governmental Approvals, any application fees, impact fees, drainage fees, development fees and all other fees charged by applicable governmental authority, and for all bonding of any on or off-site improvements, including sidewalks, required by applicable governmental authority in connection with the Governmental Approvals. Seller shall cooperate with Purchaser in connection with the application and approval of the Governmental Approvals, including, without limitation, the timely execution and delivery of all applications, documents and instruments required by the applicable governmental authority, provided that Seller shall not be obligated to incur any expense in connection therewith. Prior to the expiration of the Due Diligence Period, Seller shall obtain written confirmation from the applicable governmental authority of the current zoning classification for the Property. If the Governmental Approvals are not obtained, Purchaser may, at its option and as its sole remedy, terminate this Agreement by written notice to Seller on or before the expiration of the Due Diligence Period, and the Earnest Money shall be returned to Purchaser, the Independent Consideration shall be paid to Seller and neither party shall have any further rights or obligations under this Agreement whatsoever.

E. **Other Conditions.** It shall be a condition precedent to Purchaser's obligations to close this transaction that:

- a. At Closing, Title Company shall be in a position to issue the Title Policy to Purchaser subject to permitted exceptions approved by purchaser.;
- b. All of the representations and warranties of Seller shall be true as of Closing.
- c. Prior to Closing, Purchaser receives utility will-serve letters confirming that all necessary utilities are available in sufficient capacity to service the Project;
- d. At Closing, the Property shall be zoned and unrestricted to permit Purchaser's Project;
- e. Prior to Closing, Purchaser receives all necessary and customary permits, licenses and approvals, including zoning approvals from any and all applicable governmental authorities and third parties in order for Purchaser to develop and operate the Project, including those for all necessary utilities, zoning, special use permits, building construction, site construction and off-site improvements (such as road widening easements and permits from applicable departments of transportation, and ingress/egress easements);
- f. At Closing, public sanitary sewer and water service in adequate capacities for Purchaser's Project shall be available at the property line of the Property without unusual or extraordinary expense to Purchaser other than standard "tap in" fees.

- g. If the Property is part of a larger parcel belonging to Seller, the Property shall be subdivided from the larger parcel at or prior to Closing and the Title Company shall be in a position to provide Purchaser with a subdivision endorsement to the Title Policy.

In the event that any condition precedent in this Article 3E is not satisfied by the date specified in this Article 3D, Purchaser shall have the right to terminate this Agreement, receive a full refund of the Earnest Money, the Independent Consideration shall be paid to Seller, and neither party shall have any further rights or obligations under the Agreement whatsoever.

ARTICLE 4. CLOSING

- A. **Delivery of Documents.** Closing shall occur on or before thirty (30) days after the expiration of the Due Diligence Period (as extended), in escrow at the offices of Escrow Agent; provided, however, that Purchaser may elect to close at any time upon ten (10) days' written notice to Seller (the "Closing"). Purchaser shall have the right to extend the date of Closing for one (1) additional period of thirty (30) days each by giving written notice to Seller together with the payment of Ten Thousand Dollars (\$10,000.00) to Seller for said extension, which amount shall be non-refundable (except in the event of Seller's Default hereunder, or Seller's inability to deliver title to the Property in the condition required hereunder) the condition required hereunder, but shall be applicable to the Purchase Price at Closing. Seller shall deliver at Closing: (a) special warranty deed conveying the Property to Purchaser (or its designee) subject to those exceptions approved by Purchaser pursuant to Article 3B (the "Deed"); (b) all easements necessary for the development and operation of the Project; (c) lien affidavit acceptable to the title insurer; (d) an affidavit of non-foreign status; (e) any other affidavit or document required by Title Company to delete the so-called standard exceptions to the title policy; and (f) such other customary documents, instruments, certifications and confirmations as may be reasonably required to fully effect and consummate the transactions contemplated hereby and for Title Company to issue the Title Policy in form as required by this Agreement. In addition, in the event required by Purchaser in order to obtain survey coverage in regard in the Title Policy, Seller shall deliver a quit claim deed for the legal description of the Property contained on the ALTA survey described in Article 3 above. Purchaser shall deliver at closing: (x) the remaining balance of the Purchase Price as provided by this Agreement; and (y) such other documents, instruments, certifications and confirmations as may be reasonably required to fully effect and consummate the transaction contemplated hereby.
- B. **Possession.** Possession of the Property, free of all tenancies, leases and occupants shall be delivered to Purchaser at Closing.
- C. **Prorations.** Purchaser and Seller shall prorate all taxes, income, expenses and costs related to the Property as of the date of Closing, with the day of Closing being treated as a day of ownership by Purchaser. If the final tax bill is not available at Closing, the real estate taxes and assessments shall be prorated based upon the latest available tax duplicate for the Property, which proration shall be re-prorated outside of escrow when the actual taxes are determined. If the Property was recently subdivided from a larger tax parcel and a separate tax bill is unavailable at Closing, then the real estate taxes and assessments shall be based upon the latest available tax bill based upon the percentage of the land being purchased by Purchaser. If there are any improvements on the tax parcel that are separately valued or assessed, the value of such improvements shall be assigned to the Purchaser only if such improvements are located upon the Property. Taxes shall be re-prorated by the parties outside of escrow when the bill for the tax year in which the Closing occurs is available. The party who is determined to owe any additional amount as a result of such proration shall promptly pay such amount to the other party. Purchaser shall be responsible for any recoupment of any agricultural credit or other roll back taxes for the Property.

- D. **Costs.** Seller shall pay for the preparation of the Deed, the conveyance fee or transfer tax, the cost of curing any title or survey defect, one-half of the cost of the premium for the Title Policy, the cost of the Survey (if not paid prior to Closing) and one-half of the escrow fee. Purchaser shall pay for one-half of the premium for the Title Policy and any endorsements other than those to cure a title defect, the cost to record the Deed, one-half of the escrow fee and the costs of its financing, if any. Except as may otherwise be stated herein, each party shall bear its own expense or expenses, including its own attorney fees.
- E. **Seller's Obligations Prior to Closing.** At all times until closing, Seller shall maintain the legal title to the Property free and clear of any and all defects, liens, and encumbrances of every kind and nature (other than liens and encumbrances that will be released at Closing).
- F. **Seller's Ongoing Obligation.** If the Property is part of a larger parcel of real property from which the Property is being divided, then Seller shall grant any utility easements deemed necessary by Purchaser to serve the Property. The provisions of this Section 4.E shall survive Closing for one (1) year.

ARTICLE 5. DEFAULTS AND REMEDIES

In the event the sale of the Property is not closed pursuant to this Agreement due to a default hereunder by Seller or failure of performance hereunder or default by Seller then Purchaser shall give Seller written notice specifying Seller's default or in the event of any other failure of performance, and Seller shall have ten (10) business days to cure the default or failure of performance. In the event that Seller fails to cure Seller's default or failure of performance within the ten (10) day period, then Purchaser may elect to terminate this Agreement, whereupon the Earnest Money and all other sums deposited by Purchaser hereunder shall be immediately refunded and returned to Purchaser, or Purchaser may elect to enforce the terms and conditions of this Agreement and exercise its rights and remedies available at law or in equity, including without limitation an action for damages and/or specific performance of this Agreement. In the event the sale of the Property is not closed pursuant to this Agreement due to a default hereunder by Purchaser or in the event of any other failure of performance or default by Purchaser, then Seller shall give Purchaser written notice specifying Purchaser's default or failure of performance, and Purchaser shall have ten (10) business days to cure the default or failure of performance. In the event that Purchaser fails to cure Purchaser's default or failure of performance within the ten (10) day period, then the Earnest Money and all other sums deposited by Purchaser hereunder shall be immediately forfeited by Purchaser, and retained by Seller as and for liquidated damages and not as a penalty, and as Seller's sole and exclusive remedy; and thence the parties shall have no further rights, duties or obligations hereunder. Seller acknowledges and agrees that the Earnest Money is fair and equitable and expressly waives the right to exercise any and all other rights available at law or in equity, including, but not limited to, the right to sue Purchaser for additional damages or specific performance.

ARTICLE 6. SELLER'S REPRESENTATIONS AND WARRANTIES

Seller represents and warrants to Purchaser that:

- A. Seller is the owner of good and marketable indefeasible fee simple title in and to the Property.
- B. Seller has the capacity and authority to execute this Agreement and perform the obligations of Seller under this Agreement. This Agreement constitutes a legal and valid binding obligation of Seller, enforceable in accordance with its terms. All action necessary to authorize the execution, delivery and performance of this Agreement by Seller has been taken and such action has not been rescinded or modified.

- C. Seller has not received any notice of, and to the best of its knowledge, there are no wetlands, oil or gas wells (capped or uncapped) or underground storage tanks (in use or abandoned) on or about the Property, and all previously existing underground storage tanks on or about the Property were removed in compliance with all applicable laws, rules, regulations and orders. Neither Seller nor any prior owner or occupant of the Property has: (i) caused or permitted, and Seller has received no notice and has no knowledge of, the generation, manufacture, refinement, transportation, treatment, storage, deposit, release, salvage, installation, removal, disposal, transfer, production, burning or processing of Hazardous Substances (as hereinafter defined) or other dangerous or toxic substances or solid wastes on, under or about the Property or any adjacent properties; (ii) caused or permitted, and Seller has received no notice and has no knowledge of, the Release (as hereinafter defined) or existence of any Hazardous Substance on, under or affecting the Property or any adjacent properties; or (iii) caused or permitted, and Seller has received no notice and has no knowledge of, any substances or conditions on, under or affecting the Property or any adjacent properties which may support any claim or cause of action, whether by any governmental agency or any other person, under any applicable federal, state, or local law, rule, ordinance or regulation. For the purpose of this Agreement, the terms "Hazardous Substances" and "Release" shall have the same meaning as set forth the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Sections 9601 et. seq.; provided, however, that the definition of Hazardous Substances shall also include petroleum and related by-products, hydrocarbons, radon, asbestos, urea formaldehyde and polychlorinated biphenyl compounds.
- D. There are no outstanding written or oral leases in any way affecting the Property, and no person or entity has any right with respect to all or any portion of the Property (whether by option to purchase, right of first refusal, contract, or otherwise) that would prevent or interfere with Purchaser taking title to, and exclusive possession of, all of the Property at Closing.
- E. Seller has not received any notice of, and to the best of its knowledge, there are no (i) proposed special assessments, condemnation, or changes in the roads adjacent to the Property; (ii) pending public improvements which will result in any charge being levied or assessed against, or a lien being created upon, the Property; or (iii) pending or threatened eminent domain or condemnation proceedings against or involving the Property or any adjacent parcel.

Seller shall fully disclose to Purchaser, immediately upon its occurrence, any change in facts, assumptions or circumstances of which Seller becomes aware prior to the Closing Date that may affect the representations and warranties set forth above. The warranties and representations of Seller contained herein shall survive the Closing and delivery of the Deed.

ARTICLE 7. MISCELLANEOUS

- A. **Plans and Approvals.** Purchaser shall have the right to file, at Purchaser's expense, any and all plans required in order to obtain a building permit, and any rezoning subdivision (or the vacation of any existing subdivision or consolidation plat) or any other application to obtain any approval or permit from any and all governmental authorities having jurisdiction over the Property which Purchaser deems appropriate in connection with the Project. Seller agrees to join in the execution of any application required in order to obtain such permit or approval (or file such application individually if the relevant governmental authority shall so require). Seller further agrees to cooperate with Purchaser or its nominee in all respects, including without limitation, attending and giving favorable testimony at any hearings on the petitions or applications, meeting with, and providing information to, public and

private utilities and governmental and quasi-governmental entities and otherwise working to obtain the agreements, assurances, approvals and permits required by Purchaser or its nominee without additional cost or obligation to Purchaser or its nominee.

- B. **Access.** Seller will allow Purchaser and its agents continuing access at reasonable times to the Property, for the purpose of conducting inspections. Following any such investigations or inspections contemplated by this Agreement, Purchaser shall, at Purchaser's expense, promptly restore the Property to its condition prior to such inspection or investigation, and Purchaser shall defend, indemnify and hold harmless Seller from all costs or expense of every type and description (including reasonable attorney's fees) arising out of any personal injury or property damage caused by any agent, servant, employee or contractor of Purchaser during any such investigation or inspection.
- C. **Notices; Dates.** Any notice, request, demand, instruction or other document to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing or by email and shall be delivered personally or sent by United States registered or certified mail, return receipt requested or email transmission, postage prepaid, or by overnight express courier, postage prepaid and addressed to the parties at their respective addresses set forth above, and the same shall be deemed given and effective upon (i) receipt if delivered personally or by overnight courier (ii) three (3) business days after deposit in the mails if mailed or (iii) upon transmission by email or facsimile during normal business hours without rejection notice received by the sender. A party may change its address for receipt of notices by service of a notice of such change in accordance herewith. If any deadline under this Agreement falls on a Saturday, Sunday, or legal holiday (which, for purposes of this Agreement shall not be considered a "business day"), the deadline shall be extended to the next business day.
- D. **Attorney's Fees.** In the event either party hereto brings against any other party an action at law or other proceeding permitted under the terms of this Agreement in order to enforce or interpret any of the terms, covenants or conditions hereof or any instrument executed pursuant to this Agreement or by reason of any breach or default hereunder or thereunder, the party prevailing in any such action or proceeding shall be paid all costs, including reasonable attorney's fees.
- E. **Binding Agreement.** Purchaser may assign this Contract or any interest therein without the written approval of Seller. This Agreement shall be binding upon and inure to the benefit of the parties and their respective legal representatives, successors and assignees. This Agreement shall be construed and interpreted according to the laws of the State where the Property is located. This Agreement constitutes the entire undertaking between the parties hereto, and supersedes any and all prior agreements, arrangements and understanding between the parties. This Agreement may be amended only by a written agreement executed by all of the parties hereto.
- F. **Memorandum of Agreement.** Seller hereby authorizes Purchaser to memorialize this Agreement or any portion thereof in the register of deeds where the Property is located and agrees to promptly execute any documentation reasonably required by Purchaser to effectuate the same.
- G. **Brokers and Commissions.** Purchaser shall pay a real estate commission of six percent (6%) to Cano and Company ("**Purchaser's Broker**") (Purchaser's Broker being referred to as "**Broker**"); provided, however, such commissions are payable only if, as and when Closing occurs and sale of the Property, as contemplated in the Contract, is consummated and fully funded. If Closing fails to occur for any reason whatsoever, even a default by Seller, no commission shall be due and payable to the Broker. Except as the commission to be paid by Purchaser pursuant to Section G, Seller and Purchaser each

agrees to indemnify and hold harmless the other party hereto from and against any and all liabilities, costs, damages and expenses of any kind or character arising from any claims for brokerage or finder's fees, commissions or similar fees in connection with the transactions covered by this Contract insofar as such claims shall be based upon alleged arrangements or agreements made by the indemnifying party or on its behalf. This Section G shall survive Closing.

At the time of the execution of this Contract, Broker has advised and hereby advises Purchaser, by this writing that Purchaser should have the abstract covering the real estate which is the subject of this Contract examined by an attorney of Purchaser's own selection or that Purchaser should be furnished with or obtain a policy of title insurance; and Purchaser hereby acknowledges that Purchaser has been so advised.

- II. **Exclusivity.** Seller agrees that, during the existence of this Agreement and for a period two (2) years subsequent to the acquisition of the Property by Purchaser (the "Exclusivity Period"), Seller or any principal, affiliate or related party of Seller (collectively referred to as the "Seller Parties") shall not sell or contract to sell any property in the County in which the Property is located which could be used for multi-family housing eligible for tax credits pursuant to Section 42 of the Internal Revenue Code. Seller further agrees to notify Purchaser immediately in the event Seller receives an inquiry in regard to any such property during the Exclusivity Period. The provisions of this paragraph shall survive Closing and delivery of the Deed.

ARTICLE 8. TEXAS PROVISIONS AND DISCLOSURES

- A. **Title.** Purchaser should have an Abstract covering the Property examined by an attorney of Purchaser's selection, or Purchaser should be furnished with or obtain a Title Policy.
- B. **District.** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 50 of the Texas Water Code requires Seller to deliver and the Purchaser to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this Contract.
- C. **Coastal Area.** If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, Section 33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included in the Contract.
- D. **Annexation.** If the Property is located outside the limits of a municipality, the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- E. **Pipelines.** If a transportation pipeline, including a pipeline for the transportation of natural gas, natural gas liquids, synthetic gas, liquefied petroleum gas, petroleum or a petroleum product or hazardous substance, is located on or within the Property, Seller shall give Purchaser statutory notice regarding such pipeline(s) as required by Section 5.010 of the Texas Property Code.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Seller:

LADD LITTLE INVESTMENTS, LTD. a (n) _____

By: *Ladd Little* _____

Print: Ladd Little _____

Its: _____

Purchaser:

NRP PROPERTIES LLC,
an Ohio limited liability company

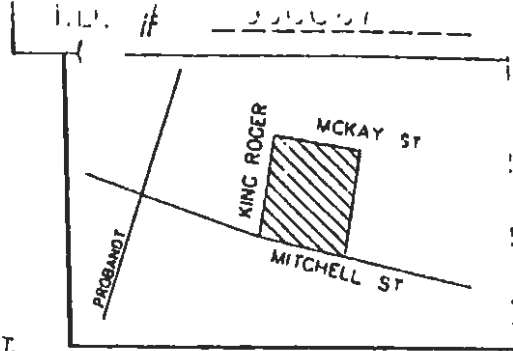
By: *[Signature]* _____

Print: Daniel B. Markson _____

Its: Authorized Representative _____

EXHIBIT "A" TO LEASE AGREEMENT

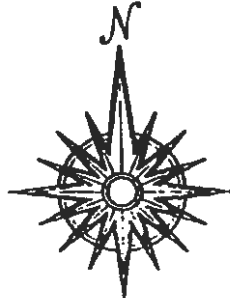
W. IN THIS PLAT
N. NO.



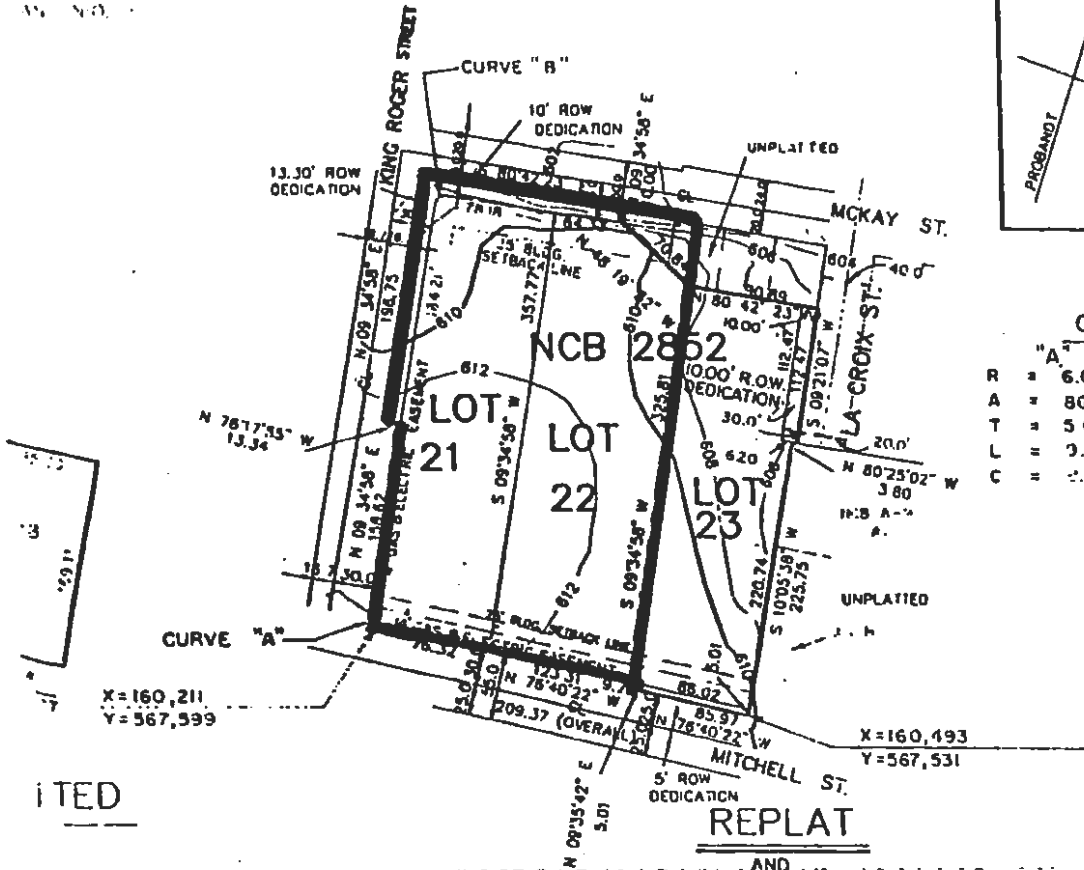
LOCATION MAP
N.I.S.

CURVE DATA

"A"		"B"	
R = 6.00'	A = 86°15'20"	R = 5.00'	A = 71°0'25"
T = 5.02'	L = 3.03'	T = 3.57'	L = 3.31'
C = 2.24'		C = 5.02'	



SCALE : 1" = 100'



REPLAT

ESTABLISHING

LADD LITTLE SUBDIVISION UNIT 4

BEING A REPLAT OF ALL OF THE LADD LITTLE SUBDIVISION,
THE LADD LITTLE SUBDIVISION UNIT-2, THE LADD LITTLE SUBDIVISION
UNIT-3, LOTS 1 THRU 16 AND TR-10, NCB 2852, CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 2.493 ACRES
OF LAND.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADINGS ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.



STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
DAY OF _____ A. D. 1993 AT _____ AND DULY RECORDED THE _____ DAY OF
_____, A. D. 1993 AT _____ IN THE RECORDS OF SAID COUNTY,
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN INSTRUMENT NO. _____
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____
A. D. 1993
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

DATE: DEC. 1992 PRO-FOR NO. 9205



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

RECEIPT FOR DEPOSIT

Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$5,000.00**

Form of Deposit: Wire Transfer

Date of Deposit: **April 03, 2017**

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

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: -
Email: tbarnett@stewart.com



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

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Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$5,000.00**
Form of Deposit: Wire Transfer
Date of Deposit: **May 01, 2017**

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

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: -
Email: tbarnett@stewart.com



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
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1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

RECEIPT FOR DEPOSIT

Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$5,000.00**
Form of Deposit: Wire Transfer
Date of Deposit: **June 01, 2017**

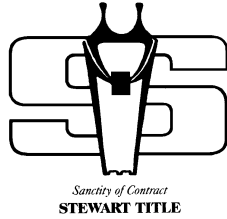
If you have any questions, please feel free to contact me by phone or email.

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: (713) 625-4175
Email: tbarnett@stewart.com



ESCROW RECEIPT FOR EARNEST MONEY

Property Address: 319 W Mitchell, San Antonio, TX
Purchaser: NRP Properties LLC
Seller: Ladd Little Investments, Ltd.
File #: 16000333014
Rio Lofts

Escrow Agent acknowledges receipt of **\$10,000.00** Extension Fee in the form of a wire transfer representing funds being deposited pursuant to an Agreement of Sale between the parties. Escrow Agent (i) is not a party to the Contract, (ii) has no liability on a check until the check has cleared, (iii) shall not be liable for any losses of escrow funds caused by failure of any banking institution in which such funds have been deposited, and (iv) shall not be liable for any interest or other charge on the funds and shall be under no duty to invest or re-invest funds held by it at any time, unless so instructed in separate Escrow Instructions. Distribution of funds by Escrow Agent will only be in accordance with written instructions received from both purchaser and seller.

DATE: 8/15/17

STEWART TITLE GUARANTY COMPANY,
ESCROW AGENT

By: Corinna Crum
Corinna Crum
National Closing Supervisor



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

RECEIPT FOR DEPOSIT

Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$10,000.00**
Form of Deposit: Wire Transfer
Date of Deposit: **September 20, 2017**

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

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: (713) 625-4175
Email: tbarnett@stewart.com



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

RECEIPT FOR DEPOSIT

Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$10,000.00**
Form of Deposit: Wire Transfer
Date of Deposit: **October 16, 2017**

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

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: (713) 625-4175
Email: tbarnett@stewart.com



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

RECEIPT FOR DEPOSIT

Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$10,000.00**
Form of Deposit: Wire Transfer
Date of Deposit: **November 14, 2017**

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

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: (713) 625-4175
Email: tbarnett@stewart.com



Terry Barnett
Commercial Closing
Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd, 6th Floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

RECEIPT FOR DEPOSIT

Subject Property: 319 W Mitchell St., San Antonio, TX 78204
NTS Escrow No.: 16000333014
Seller: Ladd Little Investments, Ltd.
Buyer: Rio Lofts Ltd., a to-be-formed Texas limited partnership

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

Deposit Amount: **\$10,000.00**
Form of Deposit: Wire Transfer
Date of Deposit: **December 15, 2017**

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

Very truly yours,

Stewart Title Guaranty
Commercial Services

Terry Barnett
Escrow Officer

Direct Phone: (713) 625-4175
Email: tbarnett@stewart.com

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

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY**

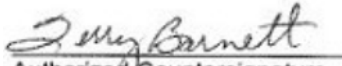
STEWART TITLE GUARANTY COMPANY

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

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

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

Countersigned by:


Authorized Countersignature

stewart
title guaranty company




Matt Morris
President and CEO

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


Denise Carraux
Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

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

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

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

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

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:

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

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

AVISO IMPORTANTE

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

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

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

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

STEWART TITLE GUARANTY COMPANY
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

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

El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

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

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

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

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

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

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

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

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

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

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

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

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No. 16000333014	Effective Date: December 26, 2016 at 8:00 AM
Closer: Terry Barnett	Issued December 29, 2017 at 7:32 AM

1. The policy or policies to be issued are:

- (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$1,500,000.00
PROPOSED INSURED: **Rio Lofts Ltd., a to-be-formed Texas limited partnership**
- (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
--ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (f) OTHER -
Policy Amount: \$
PROPOSED INSURED:

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

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

[Ladd Little Investments, Ltd.](#)

4. Legal description of the land:

Lots 21 and 22, New City Block 2852, LADD LITTLE SUBDIVISION UNIT 4, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in [Volume 9256, Page 57](#), Deed and Plat Records of Bexar County, Texas.

*****For Informational Purpose Only the CAD number for Property Taxes are 136179*****

SCHEDULE B**EXCEPTIONS FROM COVERAGE**

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

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
 - a. Recorded in/under [Volume 9256, Page 57](#), Deed and Plat Records, Bexar County, Texas. (Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origins are nullified.)
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2018 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - a. Rights of parties in possession. **(Owner Title Policy only)**

SCHEDULE B

EXCEPTIONS FROM COVERAGE

- b. Rights of the public and any governmental unit in any part of the land taken, deeded or used for road, street or highway purposes.
- c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not
- d. Building setback lines, 25 feet in width, as shown on plat recorded in [Volume 9526, Page 57](#), Deed and Plat Records of Bexar County, Texas.
- e. Gas and electric easement, 14 feet in width, as shown on plat recorded in [Volume 9526, Page 57](#), Deed and Plat Records of Bexar County, Texas.
- f. Rights of tenants, and/or assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identifiable leases on the basis of an acceptable affidavit for the current owner.
- g. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

SCHEDULE C

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

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.
6. NOTE: We find no outstanding liens of record affecting the subject property. Inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest claim in the subject property.
7. If a boundary deletion is requested, we must be furnished with a new survey or a prior survey showing a plat and containing the correct metes and bounds description of the property to be insured, made by a Licensed Public Surveyor of the State of Texas, acceptable to this Company. When same is submitted, it is to be returned to the Examiner for inspection and approval. If prior survey is acceptable, we will require a survey affidavit stating no improvements have been added.
8. Company requires that the record owner execute an Affidavit as to Debts and Liens evidencing the fact that no mortgages or other indebtedness affect the property in question.
9. Company requires a copy of the limited partnership agreement, and all amendments thereto from Ladd Little Investments, Ltd., in order to determine who is authorized to execute documents in connection with the closing of this transaction. Company requires satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. Company requires all general partners to join in and evidence of the consent of all limited partners to the closing of this transaction, where appropriate.
10. Item intentionally deleted.

NOTE: Title by virtue of Warranty Deed dated December 31, 2001, filed January 28, 2002, recorded in/ under [Volume 9233, Page 1184](#), Real Property Records, Bexar County, Texas, from Ladd S. Little.

SCHEDULE C

COMMITMENT SCHEDULE D

Policy Commitment No.: 16000333014

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

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2013:

A-1. Shareholders owning, controlling or holding, either personally or beneficially, 10% or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Malcolm Morris, Charles F. Howard, Matthew Morris, Stewart Morris, Stewart Morris, Jr., John Killea and Allen Berryman.

A-3. The fifteen designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Matthew Morris, Chief Executive Officer & President; Allen Berryman, Chief Financial Officer & Assistant Secretary-Treasurer; Murshid Khan, Chief Information Officer; Susan McLauchlan, Chief Human Resources Officer; Stewart Morris, Jr., Senior Chairman of the Board; Malcolm S. Morris, Chairman of the Board & Counsel; Glenn Clements, Group President – Direct Operations; George Houghton, Group President – Agency Operations; Jason Nadeau, Group President – Mortgage and Title Services; John Killea, General Counsel & Chief Compliance Officer; Bruce Hawley, Executive Vice President – National Title Services; Mark Winter, Executive Vice President – Public Policy; Richard Black, Senior Vice President – Underwriting Counsel; James Gosdin, Senior Vice President – Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President – Regional Underwriting Counsel.

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

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

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

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

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

Matthew W. Morris	Chairman, Chief Executive Officer and President
Allen Berryman	Chief Financial Officer, Assistant Secretary-Treasurer
John L. Killea	General Counsel
Denise Carraux	Secretary & Assistant Treasurer
Ken Anderson, Jr.	Treasurer and Assistant Secretary

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

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

Owner's Policy	
Loan Policy	
Endorsement Charges	\$0.00
Other	
Total	\$0.00

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

Amount	To Whom	For Services
or	%	
or	%	
or	%	

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

STEWART TITLE GUARANTY COMPANY

DELETION OF ARBITRATION PROVISION

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

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

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

The arbitration provision in the Policy is as follows:

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

SIGNATURE

DATE

STG Privacy Notice Stewart Title Companies

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

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

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

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

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

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

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

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



Terry Barnett
Commercial Closing Coordinator

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Blvd., 6th floor
Houston, TX 77056
(713) 625-4175 Phone
Fax
tbarnett@stewart.com

December 29, 2017

File No.: 16000333014
Title Insurance Commitment and Title Data, Inc.

Dear Customer:

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

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

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

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

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

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

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

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

Thank you for your business.

Sincerely,
Stewart Title Guaranty Company - Commercial Services


Authorized Countersignature

Terry Barnett



February 1, 2017

Mr. Don Miller

Re: King Roger and McKay Street Availability of SAWS' Infrastructure

Mr. Miller:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS' Water CCN, and inside SAWS' Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states "we will work to ensure that growth is self-funding". Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS' practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from Pressure Zone 3 which has a static gradient of 828 ft. The approximate maximum elevation of the tract is 612 feet & 94 PSI and the approximate minimum elevation of the tract is 610 feet & 94 PSI. There is an existing 8-inch water main along the north side of McKay St., there is an existing 16-inch water main along the west side of King Roger, and an existing 16-inch water main along the south side of W. Mitchell St. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on

connection point and number of EDU's of capacity requested. Presently, one water EDU = 313 gallons per day of average daily flow. Current impact fees are shown in the table below.

Water Impact Fee Zone (Pressure Zone)	Flow	System Development	Water Supply	Total Water Impact Fees (per 1 EDU)
PZ 3 Low	\$1,182	\$619	\$2,796	\$4,597

RECYCLE WATER

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

WASTEWATER

The Tract is situated within SAWS' sewer service area and lies within the Olmos Creek-San Antonio River Watershed. There is an existing 12-inch gravity sewer main along the centerline of King Roger, and an existing 8-inch gravity sewer main along the centerline of W. Mitchell St. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System's collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

Wastewater Impact Fee Area	Collection	Treatment	Total Wastewater Impact Fees (per 1 EDU)
Lower	\$719	\$786	\$1,505

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU's of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation, pressure requirements, estimated demand and discharge, and the infrastructure requirements as set forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS' infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development http://www.saws.org/business_center/developer/newdevel/ for a detailed guideline regarding the process for obtaining water/and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments

1. Water Utility Map
2. Wastewater Utility Map



2/16/2017

MCB
Don W Miller
1035 Central Pkwy N
San Antonio, TX 78232

Re: Letter of Availability (Electric and Gas)

Proposed Development: NRP Rio Lofts located at King Roger St between McKay Ave & E Mitchell San Antonio TX 78204

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy's electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity's procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submittal to those applicable governmental entities.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee

Gregory Lee
Customer Service Supervisor
Customer Engineering Department



January 31, 2017

Don W. Miller
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, Texas 78232

SUBJECT: MBC Eng - NRP Rio Lofts Apartment Project

In concern of Charter facilities at the property located near King Roger St & E Mitchell St in San Antonio, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@charter.com. Please share this information with whoever needs these services.

Sincerely,

A handwritten signature in black ink that reads "Lisa N Law". The signature is written in a cursive, flowing style.

Lisa Law
Sr. Manager, Data Operations
Charter Communications
750 Canyon Drive
Coppell TX 75019



AT&T Texas
4119 Broadway, Rm. 740D07
San Antonio, Texas 78209
Phone: 210.283.1015
Fax: 210.820.6776

February 6, 2017

Don Miller
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

RE: NRP Rio Lofts, King Roger Street, San Antonio, Texas


Dear Mr. Miller:

This letter is in response to your request for information on the availability of service at NRP Rio Lofts, King Roger Street, San Antonio, Texas by AT&T. **This letter acknowledges that NRP Rio Lofts, King Roger Street, San Antonio, Texas is located in an area served by AT&T.** Any service arrangements for NRP Rio Lofts, King Roger Street, San Antonio, Texas will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to NRP Rio Lofts, King Roger Street, San Antonio, Texas.

Please contact the AT&T OSP Design Engineer for this service area, Bo Averill, with any project specific inquiries. He can be reached at (210) 283-1701.

Thank you for contacting AT&T.

Sincerely,


for
Ron Capps
Civic Coordinator



WASTE MANAGEMENT, INC.

1777 NE Loop 410
Suite 1001
San Antonio, Tx 78217
(800)-800-5804

February 9th, 2017

To Whom It May Concern,

This document serves as confirmation for availability of service for Rio Lofts at 319 W Mitchell St. San Antonio, TX 78204. Waste Management can provide recycling and waste disposal services as needed for this location.

The point of contact for this location is:

Garrett Fischer
210-380-7647
gfischer@wm.com

Thank you,

Garrett Fischer

Garrett Fischer

Statement on Promoting Greater Housing Choice
Rio Lofts

Rio Lofts will be located in census tract 48029192100 in San Antonio, Bexar County. Rio Lofts will offer a greater choice of housing to the general population, without age restrictions, by providing affordable housing opportunities to families earning between 30% and 60% of the area's median income in an area of town in which few low-income families currently reside. Rio Lofts will also offer market rate multifamily housing opportunities and is in close proximity to many services and amenities. The location of the proposed development is ideally situated for access to groceries, public transportation, healthcare, museums, parks, and schools in San Antonio ISD. There are no LIHTC properties in the census tract, so Rio Lofts would be the first to offer LIHTC housing in the census tract.



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

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

Geography: Census Tract 1921, Bexar County, Texas

Subject	Number	Percent
SEX AND AGE		
Total population	2,077	100.0
Under 5 years	83	4.0
5 to 9 years	77	3.7
10 to 14 years	63	3.0
15 to 19 years	62	3.0
20 to 24 years	81	3.9
25 to 29 years	198	9.5
30 to 34 years	160	7.7
35 to 39 years	167	8.0
40 to 44 years	135	6.5
45 to 49 years	161	7.8
50 to 54 years	183	8.8
55 to 59 years	156	7.5
60 to 64 years	159	7.7
65 to 69 years	141	6.8
70 to 74 years	78	3.8
75 to 79 years	59	2.8
80 to 84 years	55	2.6
85 years and over	59	2.8
Median age (years)	45.3	(X)
16 years and over	1,841	88.6
18 years and over	1,822	87.7
21 years and over	1,783	85.8
62 years and over	488	23.5
65 years and over	392	18.9
Male population		
Under 5 years	40	1.9
5 to 9 years	38	1.8
10 to 14 years	30	1.4
15 to 19 years	32	1.5
20 to 24 years	36	1.7
25 to 29 years	100	4.8
30 to 34 years	77	3.7
35 to 39 years	90	4.3
40 to 44 years	79	3.8
45 to 49 years	93	4.5
50 to 54 years	95	4.6
55 to 59 years	70	3.4
60 to 64 years	72	3.5

Subject	Number	Percent
65 to 69 years	62	3.0
70 to 74 years	42	2.0
75 to 79 years	25	1.2
80 to 84 years	20	1.0
85 years and over	16	0.8
Median age (years)	43.9	(X)
16 years and over	903	43.5
18 years and over	890	42.9
21 years and over	874	42.1
62 years and over	210	10.1
65 years and over	165	7.9
Female population	1,060	51.0
Under 5 years	43	2.1
5 to 9 years	39	1.9
10 to 14 years	33	1.6
15 to 19 years	30	1.4
20 to 24 years	45	2.2
25 to 29 years	98	4.7
30 to 34 years	83	4.0
35 to 39 years	77	3.7
40 to 44 years	56	2.7
45 to 49 years	68	3.3
50 to 54 years	88	4.2
55 to 59 years	86	4.1
60 to 64 years	87	4.2
65 to 69 years	79	3.8
70 to 74 years	36	1.7
75 to 79 years	34	1.6
80 to 84 years	35	1.7
85 years and over	43	2.1
Median age (years)	47.0	(X)
16 years and over	938	45.2
18 years and over	932	44.9
21 years and over	909	43.8
62 years and over	278	13.4
65 years and over	227	10.9
RACE		
Total population	2,077	100.0
One Race	2,034	97.9
White	1,836	88.4
Black or African American	22	1.1
American Indian and Alaska Native	18	0.9
Asian	27	1.3
Asian Indian	6	0.3
Chinese	10	0.5
Filipino	1	0.0
Japanese	5	0.2
Korean	2	0.1
Vietnamese	3	0.1
Other Asian [1]	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0

Subject	Number	Percent
Other Pacific Islander [2]	0	0.0
Some Other Race	131	6.3
Two or More Races	43	2.1
White; American Indian and Alaska Native [3]	11	0.5
White; Asian [3]	9	0.4
White; Black or African American [3]	3	0.1
White; Some Other Race [3]	15	0.7
Race alone or in combination with one or more other races: [4]		
White	1,877	90.4
Black or African American	28	1.3
American Indian and Alaska Native	34	1.6
Asian	36	1.7
Native Hawaiian and Other Pacific Islander	0	0.0
Some Other Race	148	7.1
HISPANIC OR LATINO		
Total population	2,077	100.0
Hispanic or Latino (of any race)	1,155	55.6
Mexican	1,020	49.1
Puerto Rican	10	0.5
Cuban	0	0.0
Other Hispanic or Latino [5]	125	6.0
Not Hispanic or Latino	922	44.4
HISPANIC OR LATINO AND RACE		
Total population	2,077	100.0
Hispanic or Latino	1,155	55.6
White alone	984	47.4
Black or African American alone	3	0.1
American Indian and Alaska Native alone	15	0.7
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	126	6.1
Two or More Races	27	1.3
Not Hispanic or Latino	922	44.4
White alone	852	41.0
Black or African American alone	19	0.9
American Indian and Alaska Native alone	3	0.1
Asian alone	27	1.3
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	5	0.2
Two or More Races	16	0.8
RELATIONSHIP		
Total population	2,077	100.0
In households	2,072	99.8
Householder	1,134	54.6
Spouse [6]	309	14.9
Child	337	16.2
Own child under 18 years	203	9.8
Other relatives	142	6.8
Under 18 years	44	2.1
65 years and over	26	1.3
Nonrelatives	150	7.2
Under 18 years	8	0.4
65 years and over	5	0.2
Unmarried partner	79	3.8
In group quarters	5	0.2

Subject	Number	Percent
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	5	0.2
Male	4	0.2
Female	1	0.0
HOUSEHOLDS BY TYPE		
Total households	1,134	100.0
Family households (families) [7]	454	40.0
With own children under 18 years	121	10.7
Husband-wife family	309	27.2
With own children under 18 years	77	6.8
Male householder, no wife present	47	4.1
With own children under 18 years	12	1.1
Female householder, no husband present	98	8.6
With own children under 18 years	32	2.8
Nonfamily households [7]	680	60.0
Householder living alone	576	50.8
Male	285	25.1
65 years and over	43	3.8
Female	291	25.7
65 years and over	92	8.1
Households with individuals under 18 years	151	13.3
Households with individuals 65 years and over	307	27.1
Average household size	1.83	(X)
Average family size [7]	2.74	(X)
HOUSING OCCUPANCY		
Total housing units	1,315	100.0
Occupied housing units	1,134	86.2
Vacant housing units	181	13.8
For rent	90	6.8
Rented, not occupied	8	0.6
For sale only	17	1.3
Sold, not occupied	7	0.5
For seasonal, recreational, or occasional use	20	1.5
All other vacants	39	3.0
Homeowner vacancy rate (percent) [8]	2.8	(X)
Rental vacancy rate (percent) [9]	13.7	(X)
HOUSING TENURE		
Occupied housing units	1,134	100.0
Owner-occupied housing units	575	50.7
Population in owner-occupied housing units	1,202	(X)
Average household size of owner-occupied units	2.09	(X)
Renter-occupied housing units	559	49.3
Population in renter-occupied housing units	870	(X)
Average household size of renter-occupied units	1.56	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six

percentages may add to more than 100 percent because individuals may report more than one race.

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

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

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

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

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

Source: U.S. Census Bureau, 2010 Census.



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

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

Geography: San Antonio city, Texas

Subject	Number	Percent
SEX AND AGE		
Total population	1,327,407	100.0
Under 5 years	100,480	7.6
5 to 9 years	99,319	7.5
10 to 14 years	97,421	7.3
15 to 19 years	102,486	7.7
20 to 24 years	107,623	8.1
25 to 29 years	105,169	7.9
30 to 34 years	91,992	6.9
35 to 39 years	89,914	6.8
40 to 44 years	85,755	6.5
45 to 49 years	90,692	6.8
50 to 54 years	84,107	6.3
55 to 59 years	72,657	5.5
60 to 64 years	61,188	4.6
65 to 69 years	42,789	3.2
70 to 74 years	31,822	2.4
75 to 79 years	26,008	2.0
80 to 84 years	19,903	1.5
85 years and over	18,082	1.4
Median age (years)	32.7	(X)
16 years and over	1,010,671	76.1
18 years and over	971,407	73.2
21 years and over	906,163	68.3
62 years and over	173,481	13.1
65 years and over	138,604	10.4
Male population		
Under 5 years	51,260	3.9
5 to 9 years	50,313	3.8
10 to 14 years	49,745	3.7
15 to 19 years	52,574	4.0
20 to 24 years	54,059	4.1
25 to 29 years	52,621	4.0
30 to 34 years	45,915	3.5
35 to 39 years	44,158	3.3
40 to 44 years	42,178	3.2
45 to 49 years	44,308	3.3
50 to 54 years	40,736	3.1
55 to 59 years	33,886	2.6
60 to 64 years	28,233	2.1

Subject	Number	Percent
65 to 69 years	19,568	1.5
70 to 74 years	13,820	1.0
75 to 79 years	10,952	0.8
80 to 84 years	7,410	0.6
85 years and over	5,954	0.4
Median age (years)	31.3	(X)
16 years and over	486,336	36.6
18 years and over	466,126	35.1
21 years and over	432,940	32.6
62 years and over	73,761	5.6
65 years and over	57,704	4.3
Female population	679,717	51.2
Under 5 years	49,220	3.7
5 to 9 years	49,006	3.7
10 to 14 years	47,676	3.6
15 to 19 years	49,912	3.8
20 to 24 years	53,564	4.0
25 to 29 years	52,548	4.0
30 to 34 years	46,077	3.5
35 to 39 years	45,756	3.4
40 to 44 years	43,577	3.3
45 to 49 years	46,384	3.5
50 to 54 years	43,371	3.3
55 to 59 years	38,771	2.9
60 to 64 years	32,955	2.5
65 to 69 years	23,221	1.7
70 to 74 years	18,002	1.4
75 to 79 years	15,056	1.1
80 to 84 years	12,493	0.9
85 years and over	12,128	0.9
Median age (years)	34.1	(X)
16 years and over	524,335	39.5
18 years and over	505,281	38.1
21 years and over	473,223	35.7
62 years and over	99,720	7.5
65 years and over	80,900	6.1
RACE		
Total population	1,327,407	100.0
One Race	1,281,876	96.6
White	963,413	72.6
Black or African American	91,280	6.9
American Indian and Alaska Native	11,800	0.9
Asian	32,254	2.4
Asian Indian	8,733	0.7
Chinese	4,579	0.3
Filipino	6,250	0.5
Japanese	1,405	0.1
Korean	2,815	0.2
Vietnamese	3,655	0.3
Other Asian [1]	4,817	0.4
Native Hawaiian and Other Pacific Islander	1,504	0.1
Native Hawaiian	419	0.0
Guamanian or Chamorro	592	0.0
Samoan	209	0.0

Subject	Number	Percent
Other Pacific Islander [2]	284	0.0
Some Other Race	181,625	13.7
Two or More Races	45,531	3.4
White; American Indian and Alaska Native [3]	4,574	0.3
White; Asian [3]	6,188	0.5
White; Black or African American [3]	5,875	0.4
White; Some Other Race [3]	18,194	1.4
Race alone or in combination with one or more other races: [4]		
White	1,001,202	75.4
Black or African American	102,748	7.7
American Indian and Alaska Native	20,137	1.5
Asian	42,623	3.2
Native Hawaiian and Other Pacific Islander	3,453	0.3
Some Other Race	205,866	15.5
HISPANIC OR LATINO		
Total population	1,327,407	100.0
Hispanic or Latino (of any race)	838,952	63.2
Mexican	705,530	53.2
Puerto Rican	13,164	1.0
Cuban	2,468	0.2
Other Hispanic or Latino [5]	117,790	8.9
Not Hispanic or Latino	488,455	36.8
HISPANIC OR LATINO AND RACE		
Total population	1,327,407	100.0
Hispanic or Latino	838,952	63.2
White alone	610,307	46.0
Black or African American alone	7,915	0.6
American Indian and Alaska Native alone	9,029	0.7
Asian alone	1,658	0.1
Native Hawaiian and Other Pacific Islander alone	407	0.0
Some Other Race alone	179,520	13.5
Two or More Races	30,116	2.3
Not Hispanic or Latino	488,455	36.8
White alone	353,106	26.6
Black or African American alone	83,365	6.3
American Indian and Alaska Native alone	2,771	0.2
Asian alone	30,596	2.3
Native Hawaiian and Other Pacific Islander alone	1,097	0.1
Some Other Race alone	2,105	0.2
Two or More Races	15,415	1.2
RELATIONSHIP		
Total population	1,327,407	100.0
In households	1,299,607	97.9
Householder	479,642	36.1
Spouse [6]	205,248	15.5
Child	418,923	31.6
Own child under 18 years	296,564	22.3
Other relatives	119,294	9.0
Under 18 years	52,920	4.0
65 years and over	12,771	1.0
Nonrelatives	76,500	5.8
Under 18 years	5,066	0.4
65 years and over	2,727	0.2
Unmarried partner	34,758	2.6
In group quarters	27,800	2.1

Subject	Number	Percent
Institutionalized population	11,979	0.9
Male	7,388	0.6
Female	4,591	0.3
Noninstitutionalized population	15,821	1.2
Male	8,703	0.7
Female	7,118	0.5
HOUSEHOLDS BY TYPE		
Total households	479,642	100.0
Family households (families) [7]	318,043	66.3
With own children under 18 years	153,757	32.1
Husband-wife family	205,248	42.8
With own children under 18 years	93,992	19.6
Male householder, no wife present	28,366	5.9
With own children under 18 years	13,001	2.7
Female householder, no husband present	84,429	17.6
With own children under 18 years	46,764	9.7
Nonfamily households [7]	161,599	33.7
Householder living alone	129,169	26.9
Male	60,242	12.6
65 years and over	10,471	2.2
Female	68,927	14.4
65 years and over	24,599	5.1
Households with individuals under 18 years	179,380	37.4
Households with individuals 65 years and over	102,306	21.3
Average household size	2.71	(X)
Average family size [7]	3.34	(X)
HOUSING OCCUPANCY		
Total housing units	524,246	100.0
Occupied housing units	479,642	91.5
Vacant housing units	44,604	8.5
For rent	22,454	4.3
Rented, not occupied	907	0.2
For sale only	5,258	1.0
Sold, not occupied	1,131	0.2
For seasonal, recreational, or occasional use	3,667	0.7
All other vacants	11,187	2.1
Homeowner vacancy rate (percent) [8]	1.9	(X)
Rental vacancy rate (percent) [9]	9.7	(X)
HOUSING TENURE		
Occupied housing units	479,642	100.0
Owner-occupied housing units	271,070	56.5
Population in owner-occupied housing units	781,567	(X)
Average household size of owner-occupied units	2.88	(X)
Renter-occupied housing units	208,572	43.5
Population in renter-occupied housing units	518,040	(X)
Average household size of renter-occupied units	2.48	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six

percentages may add to more than 100 percent because individuals may report more than one race.

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

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

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

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

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

Source: U.S. Census Bureau, 2010 Census.

Travel Time Rio Lofts

A statement confirming that travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive.

The site for Rio Lofts is conveniently located 2 blocks south of Interstate Highway 10 and US Route 90 in San Antonio, Texas. Major Employers near the Development include the San Antonio Water System Mission Road Service Center, H-E-B Grocery, San Antonio ISD schools, the Bexar County Juvenile Section, and L & H Packing, all of which are a 5-minute or less drive from Rio Lofts via private automobile and a 20-minute or less bus ride with VIA Metropolitan Transit System of San Antonio.

Employers located in the Downtown San Antonio area like CPS Energy, HVHC, H-E-B Headquarters, and several hospital networks are accessible by car via South Flores Street in 15 minutes or by bus in less than 20 minutes. Other regional employers, such as Boeing, Lackland Airforce Base, and NuStar Energy are accessible in 20 minutes by car. Regular bus fare is affordable at \$1.30 per ride and an additional \$0.15 per transfer, with discounts offered to children, senior citizens, Medicare recipients, students, persons with disabilities, and active military. Travel time to places of employment is not excessive and the location of the site provides residents with a broad array of employment opportunities suited to a range of professional skills and income levels.

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Multiple Site Information Form

NOT APPLICABLE

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Elected Officials

Elected Officials

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

Please identify all elected officials which represent the Development Site.

Lloyd Doggett 35
**** US Representative** **District**

<u>Jose Menendez</u>	<u>26</u>
State Senator	District
Not included with Application	
Support Letter	
<u>Ron Nirenberg</u>	
City Mayor	

<u>Roland Gutierrez</u>	<u>119</u>
State Representative	District
Not included with Application	
Support Letter	
<u>Nelson W. Wolff</u>	
County Judge	

<u>Pedro Martinez</u>	<u>San Antonio ISD</u>	<u>superintendent@saisd.net</u>
School Superintendent	District Name	Email
<u>141 Lavaca St</u>	<u>San Antonio</u>	<u>78210</u>
Address	City	Zip

<u>Patti Radle</u>	<u>pradle1@saisd.net</u>
Presiding officer of Board of Trustees	Email
<u>141 Lavaca St</u>	<u>San Antonio</u>
Address	City
	<u>78210</u>
	Zip

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

Elected Officials (Continued)

Roberto C. Trevino	1	district1@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
William "Cruz" Shaw	2	district2@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Rebecca J. Viagran	3	district3@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Rey Saldana	4	district4@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Shirley Gonzales	5	district5@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Greg Brockhouse	6	district6@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Ana Sandoval	7	district7@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Manny Pelaez	8	district8@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
John Courage	9	district9@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Clayton Perry	10	district10@sanantonio.gov
City Council Member	District/Precinct	Email or Phone
Sergio "Chico" Rodriguez	1	chico@bexar.org
County Commissioner	District/Precinct	Email or Phone
Paul Elizondo	2	pelizondo@bexar.org
County Commissioner	District/Precinct	Email or Phone
Kevin A. Wolff	3	kwolff@bexar.org
County Commissioner	District/Precinct	Email or Phone

Elected Officials (Continued)

Tommy Calvert	4	tc@bexar.org
County Commissioner	District/Precinct	Email or Phone
	District/Precinct	Email or Phone
	District/Precinct	Email or Phone
	District/Precinct	Email or Phone
	District/Precinct	Email or Phone

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Neighborhood Organizations

Neighborhood Organizations

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

- Organizations were identified in the Pre-Application, and there have been no changes.
 (If above is checked, these forms may be left **BLANK**)

1.	Lone Star Neighborhood Association	Susan Powers
	Name of Organization	Contact Name
	142 E Lambert	San Antonio
	Address	City
	78204	lonestar78204@gmail.com
	Zip	Fax or Email
	Phone	

2.		
	Name of Organization	Contact Name
	Address	City
	Zip	Fax or Email
	Phone	

3.		
	Name of Organization	Contact Name
	Address	City
	Zip	Fax or Email
	Phone	

4.		
	Name of Organization	Contact Name
	Address	City
	Zip	Fax or Email
	Phone	

5.		
	Name of Organization	Contact Name
	Address	City
	Zip	Fax or Email
	Phone	

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Certification of Notifications

CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to §10.203 of the Uniform Multifamily Rules, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants, or persons with signing authority, must **complete Part 1 or Part 2 below**:

Part 1. Notifications made at Pre-Application (Competitive HTC only):

I (We) certify that The pre-application included evidence of these notifications pursuant to §10.203 of the Uniform Multifamily Rules, the pre-application met all threshold requirements, and no additional notifications were required with this full application.

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

The pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by §10.203 of the Uniform Multifamily Rules. As applicable, all changes in the Application have been made on the *Elected Officials and/or Neighborhood Organizations Form(s)*.

Notifications made at Application:

No pre-application was submitted, and all required entities were notified as required by §10.203 of the Uniform Multifamily Rules.

Part 2. Notifications - Form and Content:

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

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

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

I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §10.203 of the Multifamily Uniform Rules. The notifications were in the format provided in the *Application Notification Template*. All of the following entities were notified and are correctly listed on the *Elected Officials Form* and *Neighborhood Organizations Form*:

- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3. No Neighborhood Organizations exist (competitive HTC only):

I (We) certify that no Neighborhood Organizations exist for which this Application would be eligible to receive points under §11.9(d)(4) of the QAP or for which notification is required.

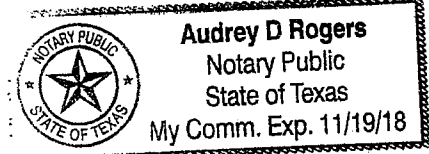
By: *Jerry Du Terroil*
Signature of Applicant/Development Owner
Jerry Du Terroil
Printed Name
3 JAN 18
Date

Notary Public, State of TEXAS
BEYAR
County
11/19/2018
My Commission expires

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3 day of January, 2018

Audrey D. Rogers
Notary Public Signature



17

Development Narrative

Development Narrative

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

New Construction

and/or:

Previous TDHCA #

If Acquisition/Rehab or Rehab, original construction year:

If Reconstruction,

Units Demolished

Units Reconstructed

If Adaptive Reuse, Additional Phase, or Scattered Site, include detailed information in the Narrative (4.) below.

2. The Target Population will be:

General

*Applicants seeking to be scored as Supportive Housing **must** select Supportive Housing as the population.*

§10.3(47) If Elderly Preference, complete the statement below and submit supporting documentation behind this tab.

My property receives funding from:

program that requires an Elderly Preference.

3. Staff Determinations regarding definitions of development activity obtained?

If a determination under §10.3(b) of the Uniform Multifamily Rules was made prior to Application submission, provide a copy of such determination behind this tab.

4. Narrative

Briefly describe the proposed Development, including any relevant information not already identified above.

Rio Lofts (the "Development") is a new construction multifamily development that will be located on approximately 1.66 acres at 319 W. Mitchell Street, San Antonio, Bexar County, Texas. The Development will consist of 81 units, 67 of which will be designated for low income families. The unit mix will include 1, 2, and 3 bedroom units. The building will include office areas, a fitness room, a community room, laundry, and other amenities.

If a revised form is submitted, date of submission:

Development Narrative

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

New Construction

and/or:

Previous TDHCA #

17013

If Acquisition/Rehab or Rehab, original construction year:

If Reconstruction,

Units Demolished

Units Reconstructed

If Adaptive Reuse, Additional Phase, or Scattered Site, include detailed information in the Narrative (4.) below.

2. The Target Population will be:

General

*Applicants seeking to be scored as Supportive Housing **must** select Supportive Housing as the population.*

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Approximately half of the site is currently developed with a +/-7,500 square foot building with an asphalt parking lot and is currently used as a funeral home (Occupied Development tab is not applicable). This building and the parking lot will be demolished in its entirety.

If a revised form is submitted, date of submission:

3/6/2018

5. Funding Request:

Complete the table below to describe this Application's funding request.

Department Funds applying for with this Application	Requested Amount	If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:		
		Interest Rate (%)	Amortization (Years)	Permanent Term (Years)
Multifamily Direct Loan: Const. to Perm (Repayable)	\$ 1,950,000	3.25%	30	30
Multifamily Direct Loan: Construction Only (Repayable)				
Multifamily Direct Loan: Supportive Housing (Soft Repayable)		0.00%		
Multifamily Direct Loan: 30% AMI (Soft Repayable)				
CHDO Operating Expenses Grant				
Housing Tax Credits	\$ 1,198,439			
Private Activity Mortgage Revenue				

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

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

Competitive HTC Only				Multifamily Direct Loan Only			
At-Risk	Nonprofit	USDA		CHDO	SH/SR		

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

7. Previously Awarded State and Federal Funding

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

Has this site/activity previously received TDHCA funds? Yes

If "Yes" Enter Project Number: 17013 and TDHCA funding source: 9% HTC

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

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

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

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

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

If a revised form is submitted, date of submission:

18

Development Activities

Development Activities

1. Common Amenities (ALL Multifamily Applications §10.101(b)(5))

of Units must qualify for Points

- Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to §10.101(b)(5) of the Uniform Multifamily Rules. Applications for scattered site developments should refer to §10.101(b)(5)(B) of the Uniform Multifamily Rules.

2. Unit Requirements (ALL Multifamily Applications §10.101(b)(6)(A) and (B))

A. Unit Sizes

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

Bedroom Size	0	1	2	3	4
Square Footage	500	600	800	1,000	1,200

OR;

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

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

- Application is a Tax Exempt Bond Development and will meet a minimum of seven (7) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

- Application is HOME only or other Department Direct Loan and will meet a minimum of four (4) points as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.

**** Rehabilitation Developments will start with a base score of three (3) points and Supportive Housing Developments will start with a base score of five (5) points.****

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

- Application is a **Tax Exempt Bond Development** and will meet a minimum of eight (8) points as outlined in §10.101(b)(7) of the Uniform Multifamily Rules.
- Application is **only requesting Direct Loan funds** and will meet a minimum four (4) points as outlined in §10.101(b)(7) of the Uniform Multifamilv Rules.

4. Development Accessibility Requirements (ALL Multifamily Applications)

- Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to §10.101(b)(8) of the Uniform Multifamily Rules.

All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).

- Development will meet all specifications and accessibility requirements reflected in 10 TAC Chapter 1, Subchapter B, §1.207.

Development is built after July 11, 1988 and has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired.

Regardless of building type, all Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §10.101(b)(8)(B).

19

Development Activities Continued

Development Activities (Continued)

self score 10

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

Development is Rehabilitation and either Supportive Housing or USDA financed **OR** meets the minimum size requirements identified below: Points claimed: 0

Bedroom Size	0	1	2	3	4
Square Footage	550	650	850	1,050	1,250

Specific amenities and quality features will be provided in every Unit at no extra charge to the tenant; Development will maintain the points selected and associated with those amenities as outlined in §10.101(b)(6)(B) of the Uniform Multifamily Rules.* Points claimed: 0

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

2. Rent Levels of Tenants and Tiebreaker (Direct Loan Applications only) [§13.6(e) and (f)]

At least 20 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 12

At least 5 percent of all low-income Units at 30% or less of AMGI* Direct Loan Points: 0

In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.

** Applicants electing to restrict units at 30% AMGI for Competitive HTC purposes may not count those units for point scoring under §13.6(e). However, 50% AMGI and 60% AMGI units that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(e). Points claimed here will not appear on the Self Score tab.*

3. Income Levels of Tenants (Competitive HTC Applications only) [§11.9(c)(1)]

34 Total Number of Units at 50% or less of AMGI

Number of 30% Units used to score points under §11.9(c)(2)* **CHECK YOUR MATH!**

Number of 30% Units used under §11.4(c)(3)(D) regarding an Increase in Eligible Basis (30% boost)

34 Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)

50.75% Percentage used for calculation of eligible points under §11.9(c)(1)

Mark **only one** box below:

Development is located within a Non-Rural Area of the Dallas, Fort Worth, Houston, San Antonio or Austin MSA; or Points Claimed: 0

Developments proposed in all other areas. Points Claimed: 0

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

Points Claimed: 0

4. Rent Levels of Tenants (Competitive HTC Applications only) [§11.9(c)(2)]

Mark **only one** box below:

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

Development is urban and at least 10% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or Points Claimed: 0

Development is located in a Rural Area and 7.5% (less Units used for eligibility for boost) of all low-income Units are restricted at 30% or less of AMGI; or Points Claimed: 0

At least 5% of all low-income Units at 30% or less of AMGI Points Claimed: 0

Points Claimed: 0

5. **Tenant Services (Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under §13.6) [§11.9(c)(3)]**

Development will provide a combination of supportive services as identified in §10.101(b)(7) and those services will be recorded in the Development's LURA.

Supportive Housing Development proposed by a Qualified Nonprofit 0

All other Developments. 9

The Applicant certifies that the Development will contact local service providers, and will make

Development community space available to them on a regularly-scheduled basis to provide 1

outreach services and education to the tenants. Points Claimed: 10

6. **Tenant Populations with Special Housing Needs (Competitive HTC Applications only) [§11.9(c)(7)]**

Select **only one** scoring scenario below:

Applicant or Affiliate Owns or Controls an Existing Development that is eligible to participate in the Section 811 PRA Program

Attached behind this tab is the TDHCA approval letter for the participation of an Existing Development.

Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.

OR

Points Claimed: 0

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

Attached behind this tab is a Self-Certification that the Applicant and any Affiliate do not have an ownership interest or control of any Existing Development that meets the criteria outlined in the Section 811 PRA Program Existing Development Criteria; or

Attached behind this tab is the TDHCA approval letter for the participation of a Proposed Development.

Attached behind this tab is the executed Certification for Section 811 PRA Program Participation.

OR

Points Claimed: 0

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

Attached behind this tab a Self-Certification that the Development applying for funding has a disqualifying factor named below:

Mark **any** of the following factors that disqualify the development applying for funding from participating in the Section 811 PRA Program:

The Development is not proposing to use and previously did not use federal funding requiring lead based remediation (such as HOME or CDBG funds), and the Development was originally constructed before 1978;

Development only has units available that have other sources of project-based rental or long-term operating assistance that will be in effect when the property is operating or within six months of receiving Section 811 PRA Program assistance;

Development only has units that have an existing use restriction for Extremely Low-income households.

Development only has units available that are restricted for persons with disabilities.

cont.

- Development is not located in Austin-Round Rock MSA, Brownsville-Harlingen MSA, Corpus Christi MSA, Dallas-Fort Worth-Arlington MSA, El Paso MSA, Houston-The Woodlands-Sugar Land MSA, McAllen-Edinburg-Mission MSA, or San Antonio-New Braunfels MSA.
- The Development is a new construction project and located in the mapped 500-year floodplain or in the 100-year floodplain according to FEMA's most current Flood Insurance
- The Development is located in a coastal high hazard area (V Zone) or regulatory floodway.
- Other disqualifying factor [\(please explain\)](#)

Points Claimed:


7. Pre-Application Participation (Competitive HTC Applications only) [§11.9(e)(3)]

- Development is requesting Pre-Application Points.

8. Extended Affordability (Competitive HTC Applications only) [§11.9(e)(5)]

- Development will maintain a 35 year Affordability Period.

9. Historic Preservation (Competitive HTC Applications only) [§11.9(e)(6)]

- Application requests points for Historic Preservation.
- Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.
- Application includes documentation from the Texas Historical Commission that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.
- Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.
- At least 75% of the residential units will be within the Certified Historic Structure.
- Attached behind this tab are the THC letter and other documentation described above.**
- Application is eligible for five (5) points. 

10. Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]

- Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.

11. Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]

- Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/5/2017.

20

Existing Development Information

NOT APPLICABLE

21

Occupied Developments

~~NOT APPLICABLE~~

Rio Lofts Ltd.

c/o The NRP Group LLC • 200 Concord Plaza, Suite 900 • San Antonio, TX 78216
Office: (210) 487-7878 • Fax: (210) 487-7880

GENERAL INFORMATION NOTICE (GIN) NONRESIDENTIAL TENANT TO BE DISPLACED

March 27, 2018

Delgado Funeral Home
Attn: Guadalupe Delgado
319 W. Mitchell St.
San Antonio, TX 78204

Dear Mr. Delgado:

Rio Lofts Ltd. is interested in acquiring the property you currently occupy at 319 W. Mitchell Street, San Antonio, Texas 78204 for a project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the Texas Department of Housing and Community Affairs (TDHCA) HOME Investment Partnership (HOME); Neighborhood Stabilization Program (NSP); Emergency Solutions Grants (ESG); or Community Development Block Grant (CDBG) program.

The purpose of this notice is to inform you that your business, Delgado Funeral Home, may be displaced as a result of this proposed project. This notice also serves to inform you of your potential rights as a displaced person under a federal law known as the Uniform Relocation Assistance and Real Property Acquisitions Policies Act (URA). You may be eligible for relocation assistance and payments under the URA, if the proposed project receives HUD funding and if you are displaced as a result of acquisition, rehabilitation, or demolition for the project.

- This is not a notice to vacate the premises
- This is not a notice of relocation eligibility

If you are determined to be eligible for relocation assistance in the future, you may be eligible for: 1) Relocation advisory services including help to find you a replacement location; 2) At least 90-days advance written notice of the date you will be required to move; 3) Payment for your moving and reestablishment expenses. You also have the right to appeal the agency's determination, if you feel that your application for assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance To Displaced Businesses, Nonprofit Organizations, and Farms" provides an explanation of this assistance and other helpful information.

Delgado Funeral Home
March 27, 2018
Page 2 of 2

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)

Please be advised that you should continue to pay your rent and meet any other obligations as specified in your lease agreement. Failure to do so may be cause for eviction. If you choose to move or if you are evicted prior to receiving a formal notice of relocation eligibility you will not be eligible to receive relocation assistance. It is important for you to contact us before making any moving plans.

Again, this is not a notice to vacate the premises and does not establish your eligibility for relocation payments or assistance at this time. If you are determined to be displaced and are required to vacate the premises in the future, you will be informed in writing. In the event the proposed project does not proceed or if you are determined not to be displaced, you will also be notified in writing.

If you have any questions about this notice or the proposed project, please contact Jason Archiga, Vice President of Development, C/O The NRP Group LLC, 200 Concord Plaza, Suite 900, San Antonio, Texas 78216, (210) 487-7878 ext. 2105

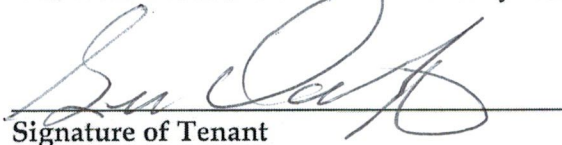
Sincerely,



Anne M. Tyler
Project Manager

Tenant's Affidavit

General Information Notice Received by Guadalupe Delgado:


Signature of Tenant

3/28/18

Date Signed

Property Address: 319 W. Mitchell St., San Antonio, TX 78204

22

Architectural Drawings

Architectural Drawings Must be Submitted Behind this Tab [§10.204(b)(9)]

(If development is scattered site, consult staff.)

- Site Plan which:
 - states the size of the site on its face
 - includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings, stating sizes, etc.
 - identifies all residential and common buildings and labels them consistently with the Building/Unit Type Configuration form
 - clearly delineates the flood plain boundary lines or states there is no floodplain
 - identifies all easements, regardless of how they are held
 - indicates placement of detention/retention pond(s) or states there are no detention ponds
 - indicates the location and number of parking spaces, garages and carports
 - indicates the location and number of accessible parking spaces (review application webinar)
 - includes information regarding local parking requirements
 - indicates compliant accessible routes
 - includes a unit and building type table matrix that indicates the distribution of accessible Units
 - describes if applicable how flood mitigation or other required mitigation will be accomplished.
- Residential Building floor plans should include the following, building by building:
 - separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, porches and patios, and any other square footage not included in NRA
 - location of accessible units
- Common Building floor plans should include the following, building by building:
 - tabulation of the square footage of conditioned (heated and cooled) spaces that are accessible to tenants, e.g., offices for tenant/management contact, clubrooms, kitchens, exercise rooms, laundries, etc. (state each area separately).
 - tabulation of the square footage of conditioned areas that are restricted to employees, only, e.g., administrative offices, maintenance areas, etc. (state each area separately).
 - tabulation of the square footage of unconditioned areas that are accessible to tenants, e.g., porches, patios, mailbox areas, etc. (state each area separately)
 - tabulation of the square footage of unconditioned areas that are restricted to employees, only, e.g., maintenance areas, equipment rooms, storage, etc. (state each area separately)
 - For Supportive Housing only**, specification of space to be used for 50 sq ft/unit common space
- Unit floor plans for each type of Unit
 - 5% of each Unit type are accessible to tenants with a mobility impairment, and 2% are accessible to tenants with a vision or hearing impairment
 - All Units accessed by the ground floor or by elevator comply with the visitability requirements of 10.101(b)(8)(B)(iii)
- Elevations for each side of each building type and must include:
 - a percentage estimate of the exterior composition of each elevation
 - roof pitch
- Photos of building elevations (Rehab and Adaptive Reuse not altering the unit configuration)

RIO LOFTS

SAN ANTONIO, TEXAS

APPLICATION PACKAGE SHEET INDEX	
#	SHEET NAME
AP-000	COVER
AP-101	SITE PLAN
AP-101a	SITE PLAN PARKING COUNT & ACCESSIBLE ROUTES
AP-102	PROJECT MATRIX
AP-201	BUILDING A 1ST FLOOR PLAN
AP-202	BUILDING A 2ND FLOOR PLAN
AP-203	BUILDING A 3RD FLOOR PLAN
AP-204	BUILDING A 4TH FLOOR PLAN
AP-205	BUILDING A ELEVATIONS
AP-211	COMMUNITY CENTER AND LEASING OFFICE PLAN
AP-212	MAINTENANCE/ LAUNDRY ENLARGED PLANS
AP-301	UNIT A- ENLARGED FLOOR PLAN
AP-302	UNIT A- ADA- ENLARGED FLOOR PLAN
AP-303	UNIT B- ENLARGED FLOOR PLAN
AP-304	UNIT B- ADA- ENLARGED FLOOR PLAN
AP-305	UNIT B2- ENLARGED FLOOR PLAN
AP-306	UNIT C- ENLARGED FLOOR PLAN
AP-307	UNIT C- ADA- ENLARGED FLOOR PLAN





muñoz & company
 1017 NORTH MAIN SUITE 300
 SAN ANTONIO, TEXAS 78212
 O. 210.399.1167 F. 210.525.1038
 WWW.MUNOZ-CO.COM

RIO LOFTS
 SAN ANTONIO, TX.
 Concept Package

Sheet Title
SITE PLAN

Date
 01/02/2018

Project Number
A16018.00

Sheet Number

AP-101

PROJECT SUMMARY- UNIT MIX CORRIDOR STYLE			
RIO LOFTS			
UNIT TYPE	DESCRIPTION	QUANTITY	SQUARE FOOTAGE
UNIT A	1 BEDROOM 1 BATH	23	650
TOTAL UNIT A			14,950
UNIT B	2 BEDROOM 2 BATH	40	908
TOTAL UNIT B			36,320
UNIT B2	2 BEDROOM 2 BATH	4	997
TOTAL UNIT C			3,988
UNIT C	3 BEDROOM 2 BATH	14	1050
TOTAL UNIT C			14,700
TOTAL UNITS		81	69,958
COMMUNITY CENTER/ LEASING OFFICE			2,100
TRASH ROOM			650
PROJECT TOTAL			72,708
FULLY ACCESSIBLE UNITS REQUIRED=			
FULLY ACCESSIBLE UNITS REQUIRED=		5% OF 81=4.05=5 UNITS	
FULLY ACCESSIBLE UNITS REQUIRED=		2% OF 81=1.62=2 UNITS	

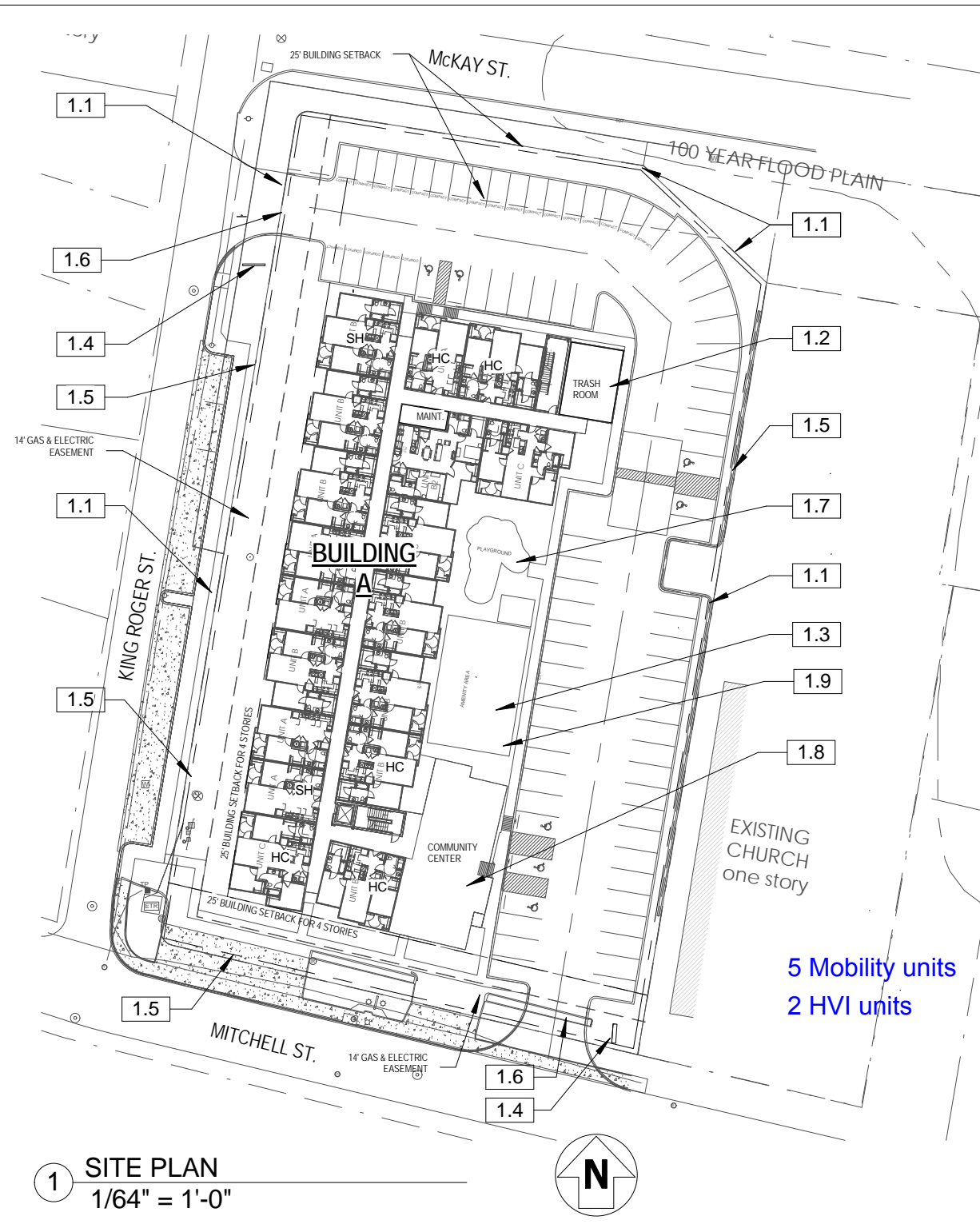
SITE KEYNOTES

- 1.1 - PROPERTY LINE
- 1.2 - TRASH ROOM
- 1.3 - SWIMMING POOL
- 1.4 - MONUMENT SIGN
- 1.5 - FULL PERIMETER FENCING
- 1.6 - CONTROLLED VEHICULAR ACCESS
- 1.7 - CHILDREN'S PLAY AREA
- 1.8 - COMMUNITY CENTER
- 1.9 - TRELLIS

NOTE: HC = HADICAPPED ACCESSIBLE UNITS
 SH = SIGHT & HEARING UNITS

GROSS ACREAGE: 1.66
 NOT IN THE 100 YEAR FLOOD PLAIN

NOTE: DETENTION POND NOT REQUIRED



5 Mobility units
 2 HVI units

1 **SITE PLAN**
 1/64" = 1'-0"



muñoz & company
 1017 NORTH MAIN SUITE 300
 SAN ANTONIO, TEXAS 78212
 O: 210.399.1163 F: 210.525.1038
 WWW.MUNOZ-CO.COM

RIO LOFTS
SAN ANTONIO, TX.
 Concept Package

Sheet Title
**SITE PLAN
 PARKING
 COUNT &
 ACCESSIBLE
 ROUTES**

Date
01/02/2018

Project Number
A16018.00

Sheet Number
AP-101a



6 Mobility units
 2 HVI units

LEGEND:
 - - - - - ACCESSIBLE ROUTE

PARKING	
STANDARD PARKING RATIO - 1.04 PER UNIT	PROVIDED
APARTMENT - PARKING	71
APARTMENT - HC PARKING	6
APARTMENT - SUBTOTAL PARKING	77
COMMUNITY CTR/ LEASING - PARKING	5
COMMUNITY CTR/ LEASING - HC PARKING	1
COMMUNITY CTR/ LEASING - SUBTOTAL PARKING	6
TOTAL PARKING	83

1 SITE PLAN - PARKING COUNT &
 ACCESSIBLE ROUTES
 1/64" = 1'-0"





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 SAN ANTONIO, TX.
 Concept Package

BUILDING SQUARE FOOTAGES						
BUILDING TYPE	DESCRIPTION	SF/BUILDING	QTY. per BLDG.	SF per BLDG	NO. OF BLDGS	TOTAL SF
BUILDING A	RENTABLE S.F.					
	UNIT A	650	23	14950	1	14950
	UNIT B	908	40	36320	1	36320
	UNIT B2	997	4	3988	1	3988
	UNIT C	1050	14	14700	1	14700
	BALCONY S.F.					
	UNIT A	37	23	851	1	851
	UNIT B	39	40	1560	1	1560
	UNIT B2	145	4	580	1	580
	UNIT C	46	14	644	1	644
	CORRIDOR	2247	4	8988	1	8988
	STAIR 1/ELEVATOR	492	4	1968	1	1968
	STAIR 2	455	4	1820	1	1820
	TOTAL BUILDING TYPE A (GROSS)				86369	1
TOTAL BUILDING TYPE A (NET-RENTABLE)				69958	1	69958
TOTAL APARTMENT GROSS						86369
COMMUNITY CENTER/LEASING OFFICE				2088		2088
MAINTENANCE/LAUNDRY				169		169
TRASH ROOM				650		650
TOTAL PROJECT GROSS						89276

Building Matrix																
RIO LOFTS																
Building Type	UNIT A			UNIT B			UNIT B2			UNIT C			UNIT/BLDG.	# of Bldgs.	TOTAL	
	FHA	SH	ADA	FHA	SH	ADA	FHA	SH	ADA	FHA	SH	ADA				
A	21	1	1	37	1	2	3	0	1	13	0	1	81	1	81	
TOTAL:																81

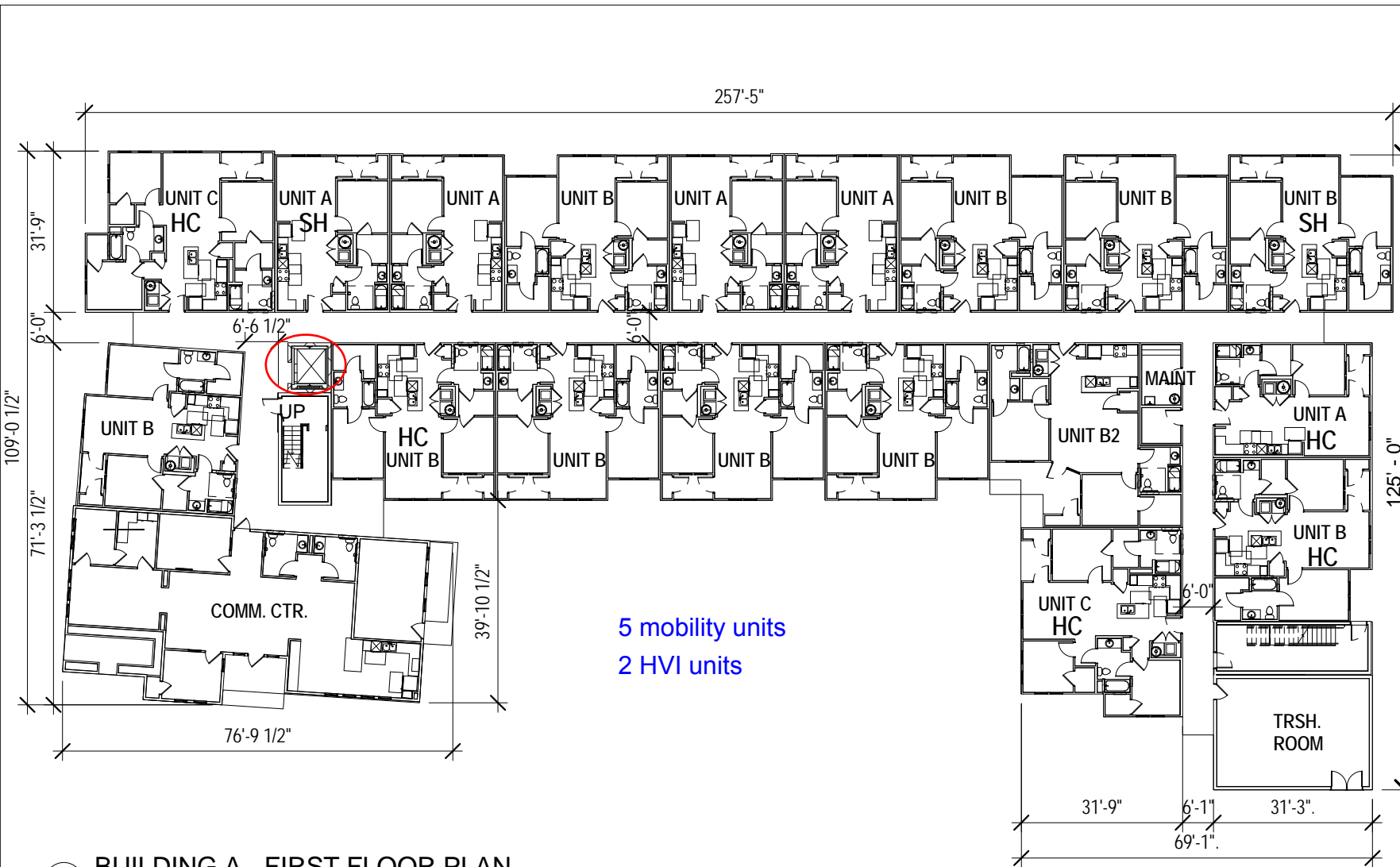
5 Mobility units
 2 HVI units

Sheet Title
PROJECT MATRIX

Date
 02/23/2017

Project Number
A16018.00

Sheet Number
AP-102

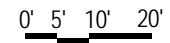


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1 BUILDING A - FIRST FLOOR PLAN
 1" = 30'-0"

Sheet Title
**BUILDING A
 1ST FLOOR
 PLAN**



BUILDING SQUARE FOOTAGES						
BUILDING TYPE	DESCRIPTION	SF/BUILDING	QTY. per BLDG.	SF per BLDG	NO. OF BLDGS	TOTAL SF
BUILDING A	RENTABLE S.F.					
	UNIT A	650	23	14950	1	14950
	UNIT B	908	40	36320	1	36320
	UNIT B2	997	4	3988	1	3988
	UNIT C	1050	14	14700	1	14700
	BALCONY S.F.					
	UNIT A	37	23	851	1	851
	UNIT B	39	40	1560	1	1560
	UNIT B2	145	4	580	1	580
	UNIT C	46	14	644	1	644
	CORRIDOR	2247	4	8988	1	8988
	STAIR 1/ELEVATOR	492	4	1968	1	1968
	STAIR 2	455	4	1820	1	1820
TOTAL BUILDING TYPE A (GROSS)				86369	1	86369
TOTAL BUILDING TYPE A (NET-RENTABLE)				69958	1	69958

Date
 02/23/2017

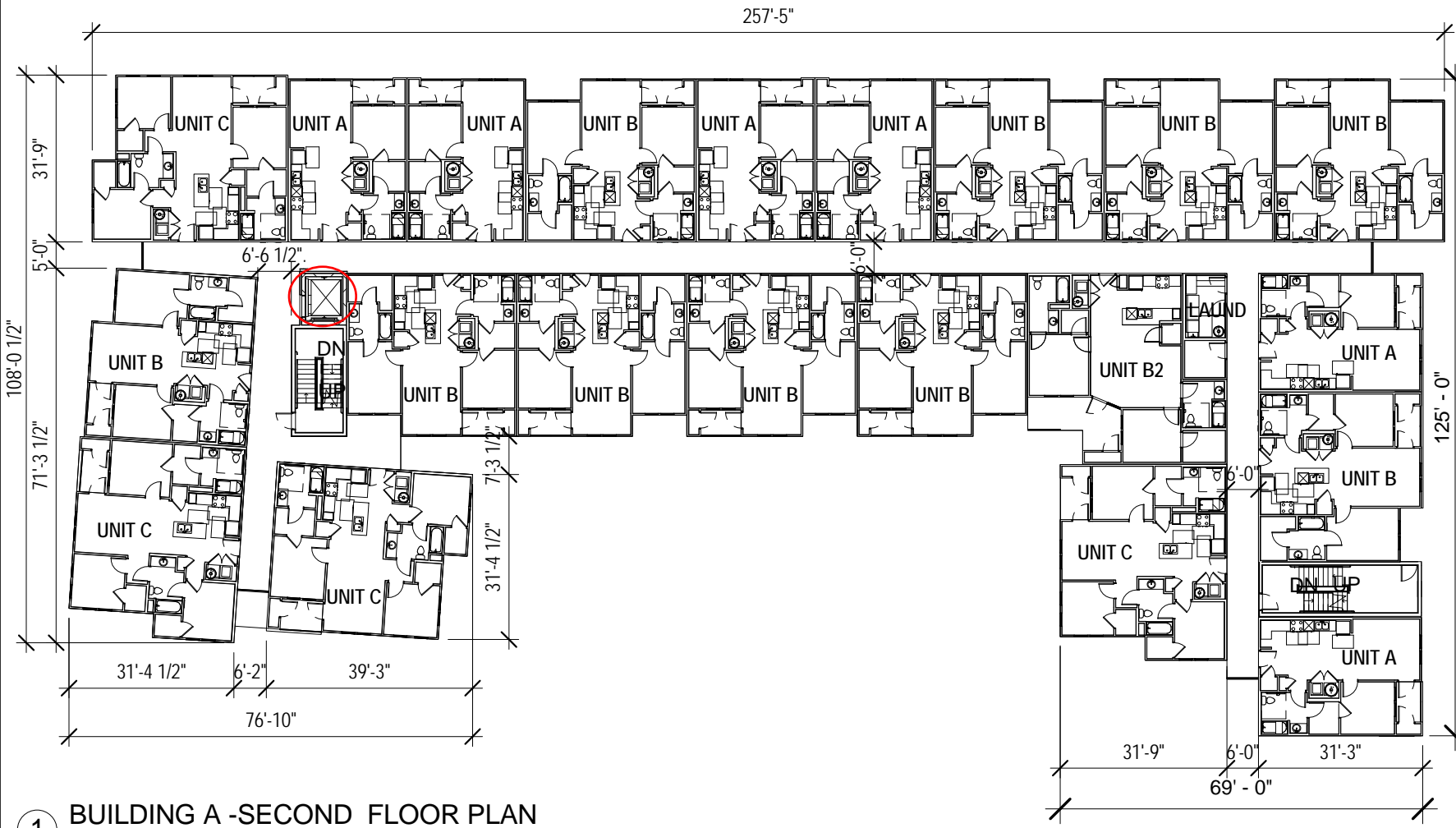
Project Number
 A16018.00

Sheet Number

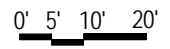
AP-201



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1 BUILDING A -SECOND FLOOR PLAN
1" = 30'-0"



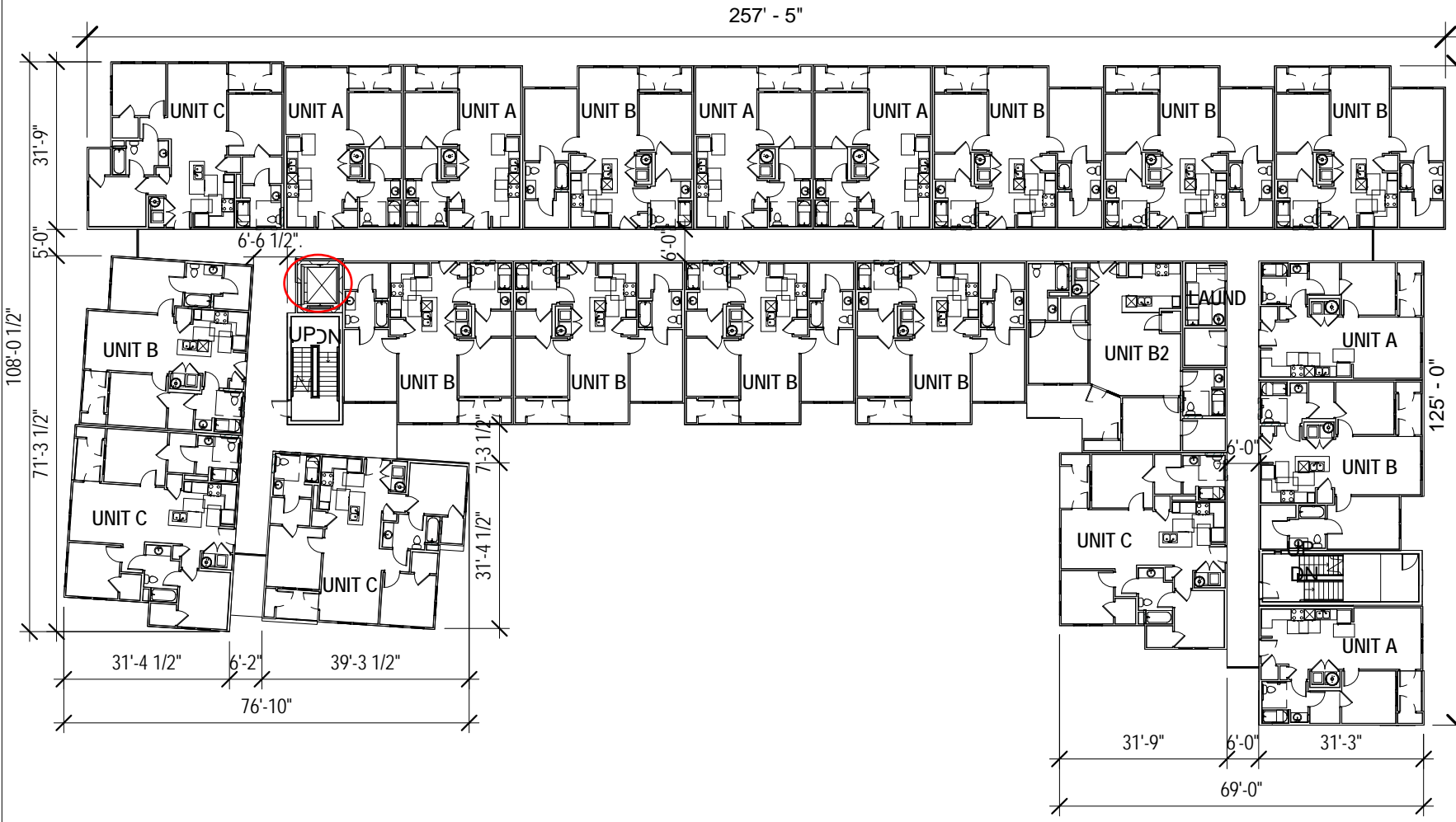
RIO LOFTS
SAN ANTONIO, TX.
Concept Package

Sheet Title
**BUILDING A
2ND FLOOR
PLAN**

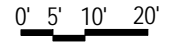
Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-202



1 BUILDING A - THIRD FLOOR PLAN
1" = 30'-0"



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Concept Package

Sheet Title
**BUILDING A
3RD FLOOR
PLAN**

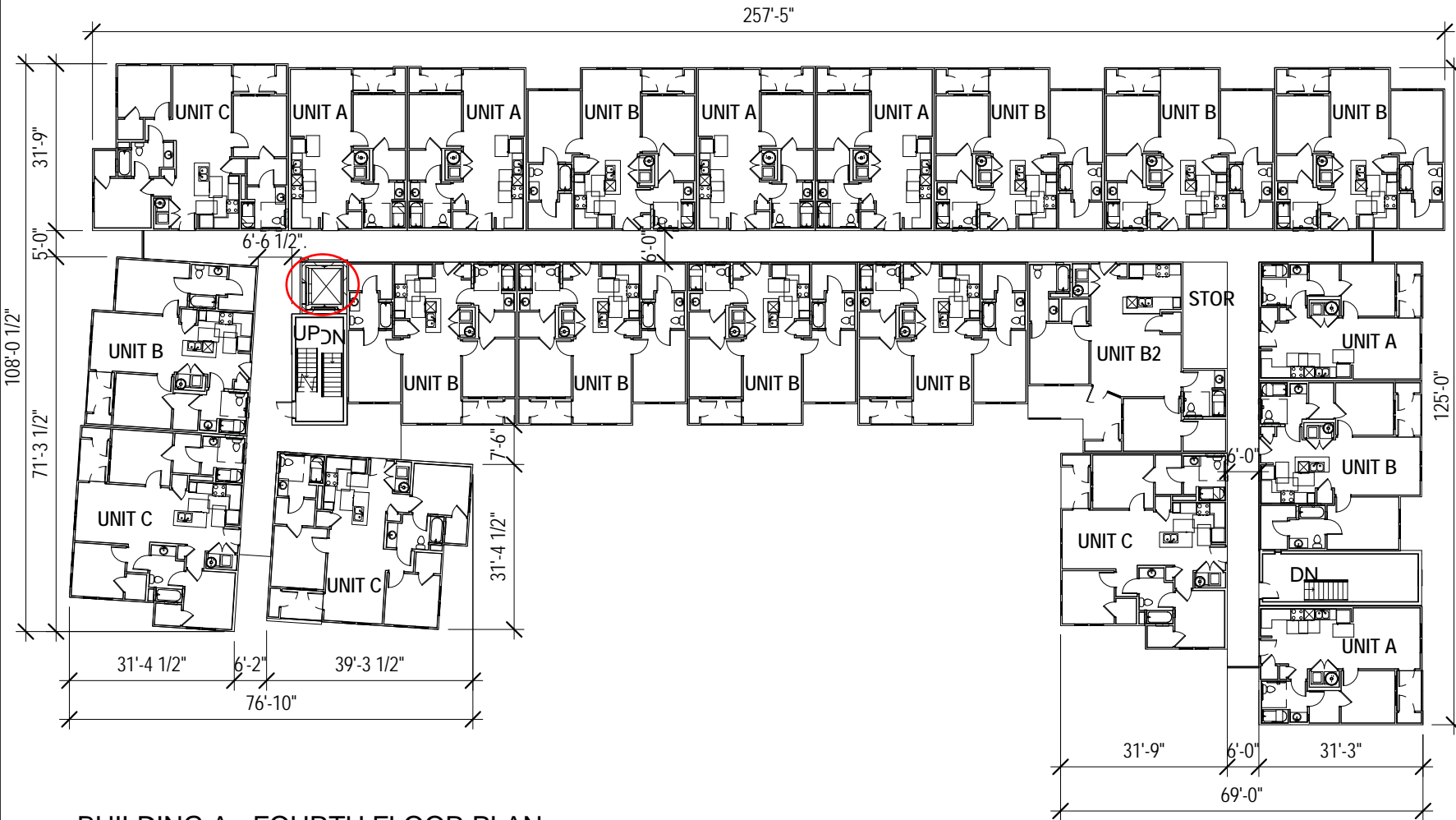
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Project Number
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Sheet Number
AP-203



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1 BUILDING A - FOURTH FLOOR PLAN
1" = 30'-0"



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Concept Package

Sheet Title
**BUILDING A
4TH FLOOR
PLAN**

Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-204



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1 NORTH ELEVATION
 1/32" = 1'-0"



2 SOUTH ELEVATION
 1/32" = 1'-0"



3 WEST ELEVATION
 1/32" = 1'-0"



4 EAST ELEVATION
 1/32" = 1'-0"

MATERIAL DESCRIPTION

10% MASORY
 90% SIDING
 100% SHINGLE ROOFING (30YR)

RIO LOFTS
 SAN ANTONIO, TX.
 Concept Package

Sheet Title
BUILDING A ELEVATIONS

Date
 02/23/2017

Project Number
 A16018.00

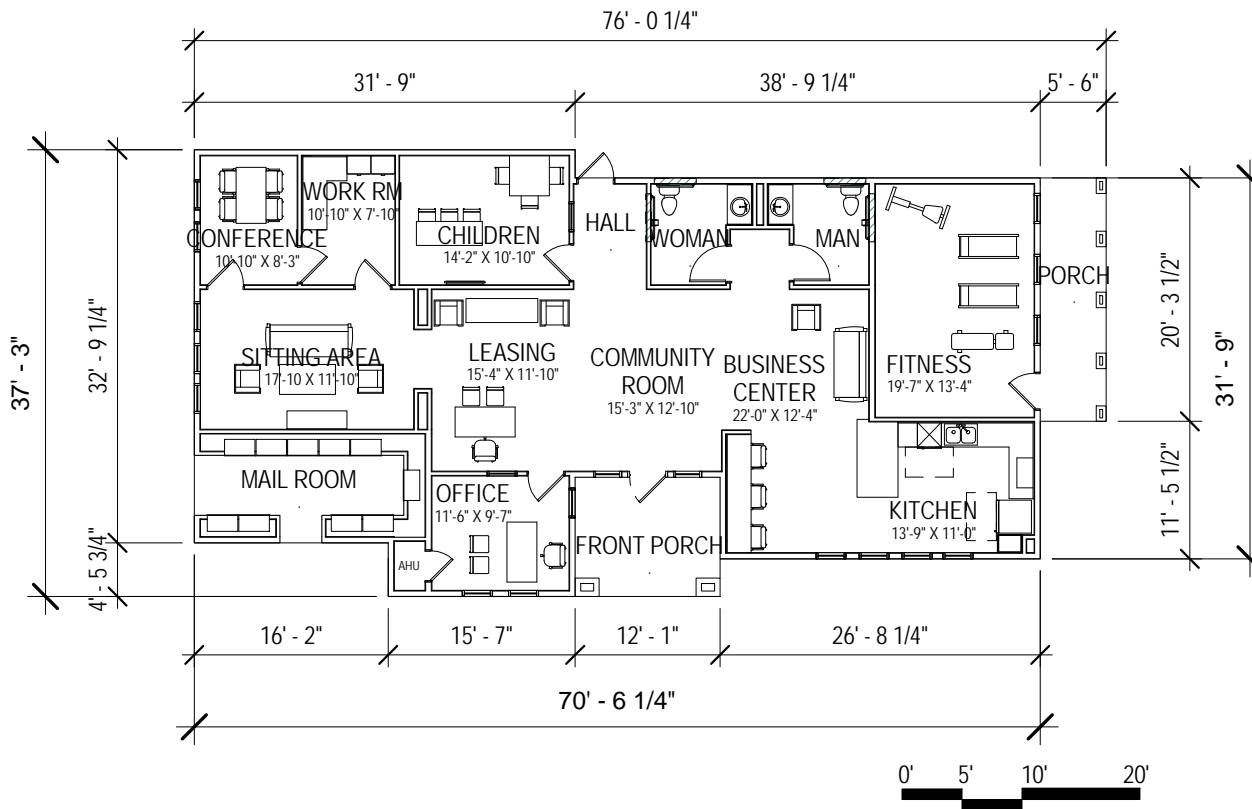
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RIO LOFTS
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 Concept Package



1 COMMUNITY CENTER FLOOR PLAN
 1/16" = 1'-0"

2,088 SF

COMMUNITY CENTER BUILDING		
RIO LOFTS		
		SQ. FT.
CONDITIONED SPACE	COMMUNITY ROOM	246
	LEASE AREA	188
	OFFICE	140
	SITTING AREA	237
	CONFERENCE	104
	WORK ROOM	99
	CHILDREN	168
	BUSINESS CENTER	287
	KITCHEN	169
	MEN/WOMEN	178
	FITNESS	272
TOTAL SQ. FT.:		2088
UNCONDITIONED SPACE	FRONT COVERED PORCH	120
	MAIL ROOM	175
	SIDE COVERED PORCH	112
TOTAL SQ. FT.:		407

Sheet Title
COMMUNITY CENTER AND LEASING OFFICE PLAN

Date
 02/23/2017

Project Number
A16018.00

Sheet Number
AP-211



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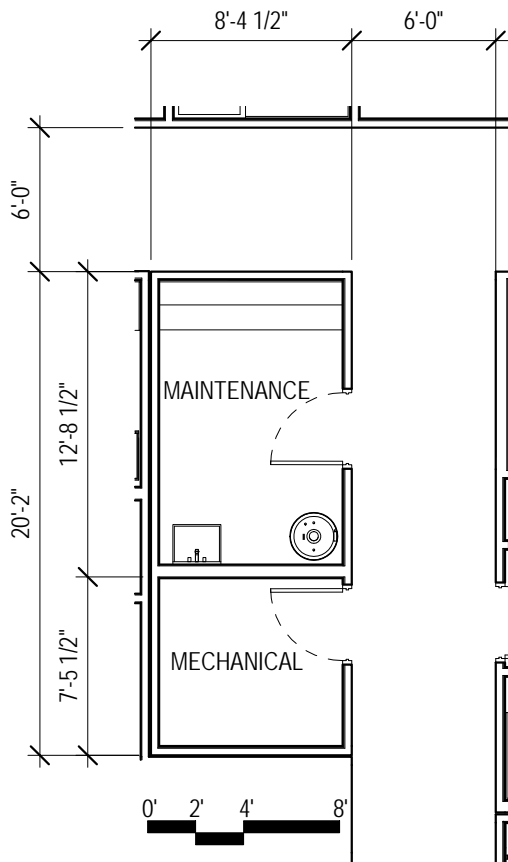
RIO LOFTS
SAN ANTONIO, TX.
Concept Package

Sheet Title
**MAINTENANCE/
LAUNDRY
ENLARGED
PLANS**

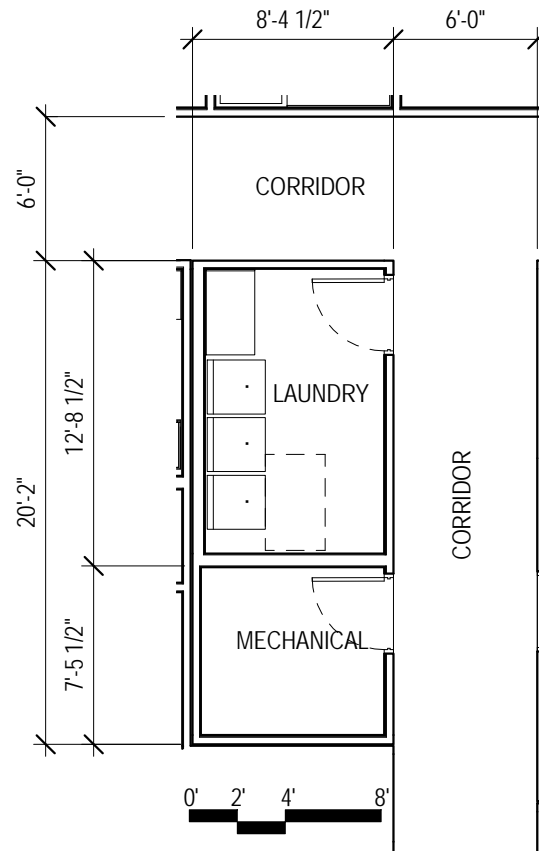
Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-212



1 MAINTENANCE - 1st FLOOR
1/8" = 1'-0" 169 S.F.

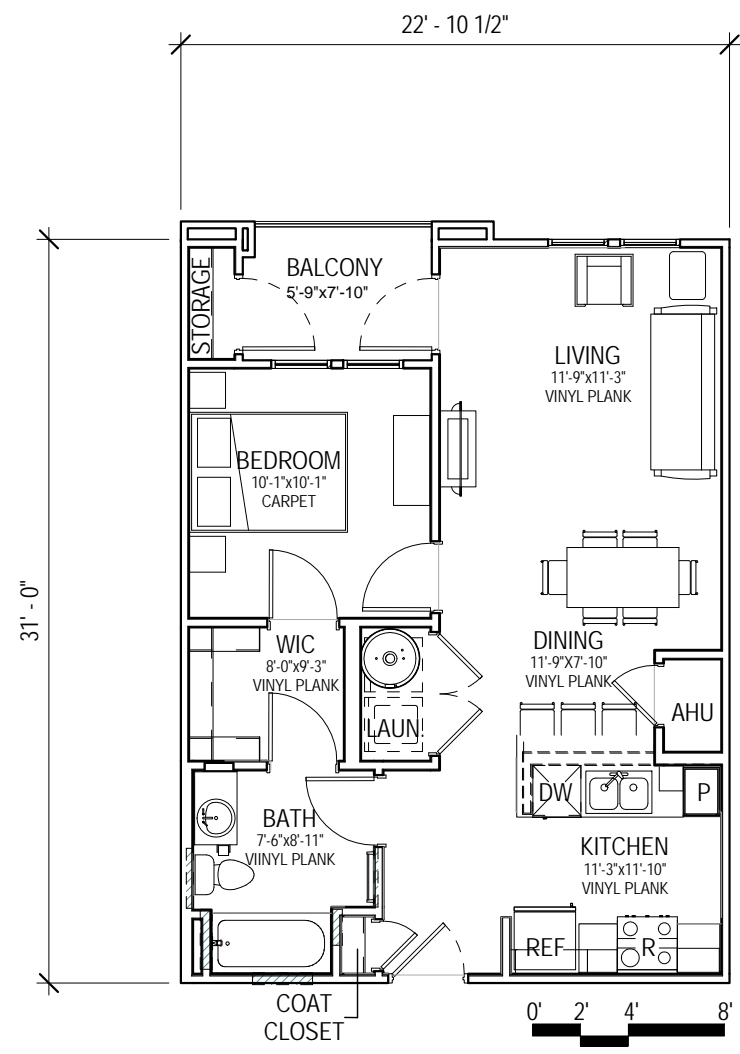


2 LAUNDRY - 2nd & 4th FLOOR
1/8" = 1'-0" 169 S.F.



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RIO LOFTS
SAN ANTONIO, TX.
Concept Package



① UNIT A
1/8" = 1'-0"

650 SF

Sheet Title
**UNIT A-
ENLARGED
FLOOR
PLAN**

Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-301



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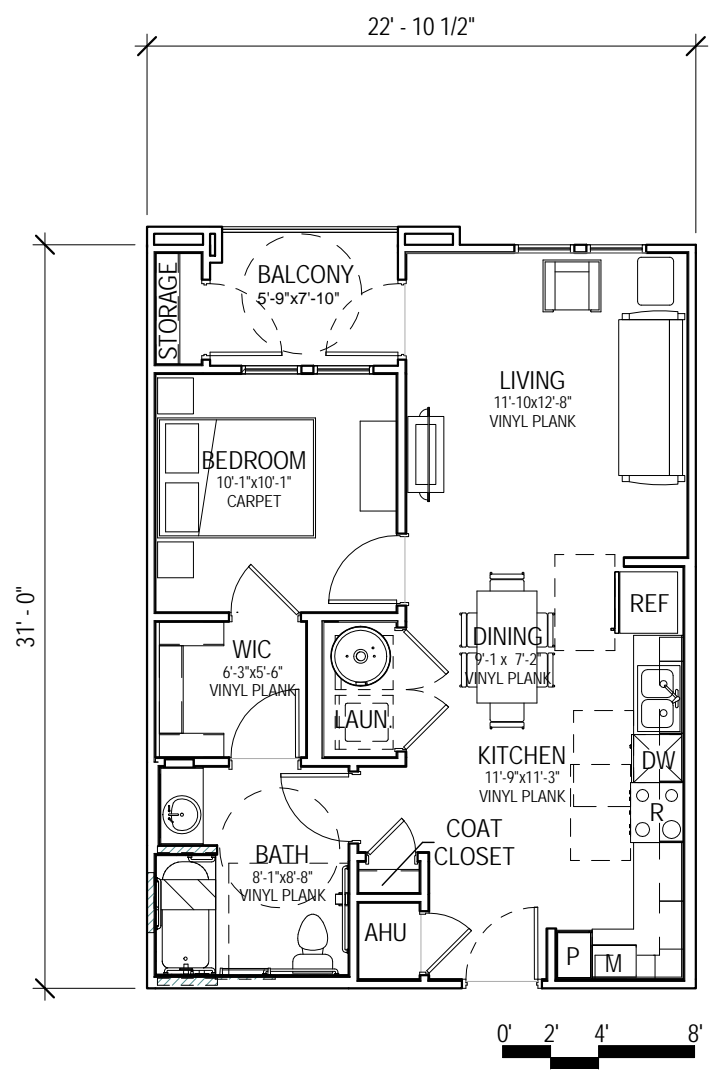
RIO LOFTS
SAN ANTONIO, TX.
Concept Package

Sheet Title
**UNIT A-
ADA-
ENLARGED
FLOOR
PLAN**

Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-302

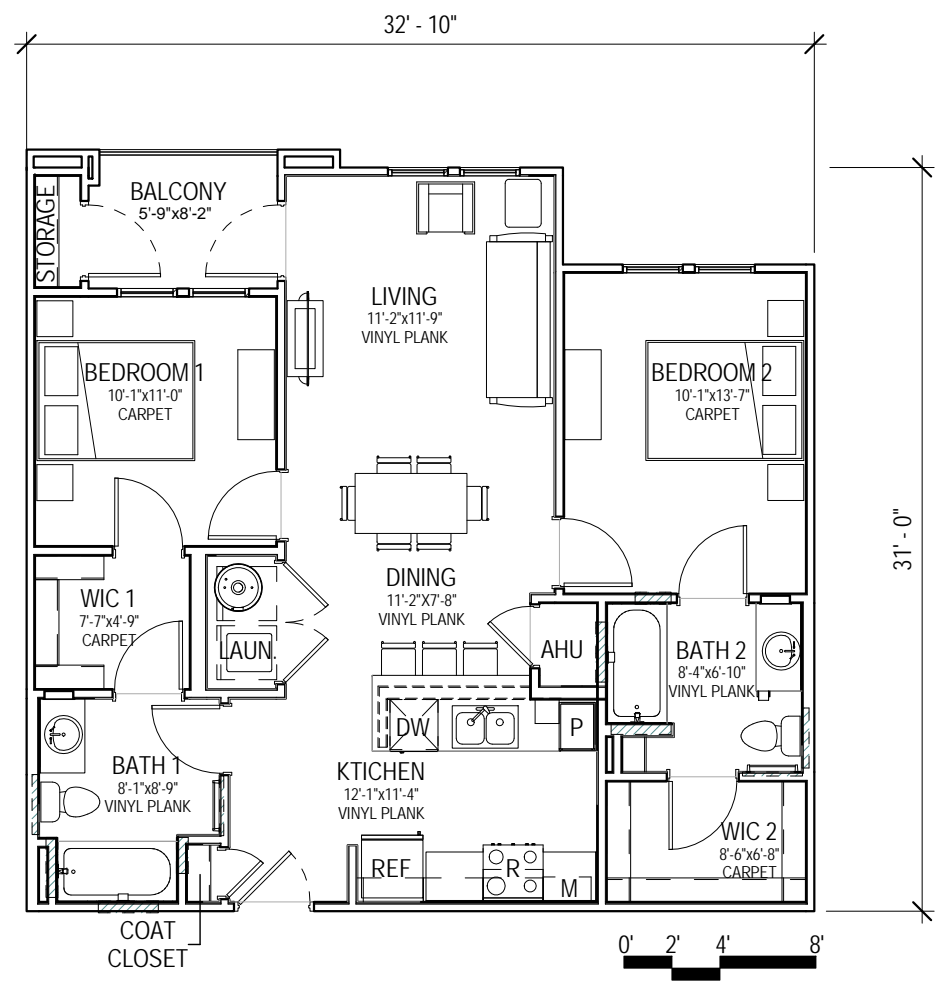


① UNIT A- ADA
1/8" = 1'-0" 650 SF



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Concept Package



① UNIT B
1/8" = 1'-0"

908 SF

Sheet Title
**UNIT B-
ENLARGED
FLOOR
PLAN**

Date
02/23/2017

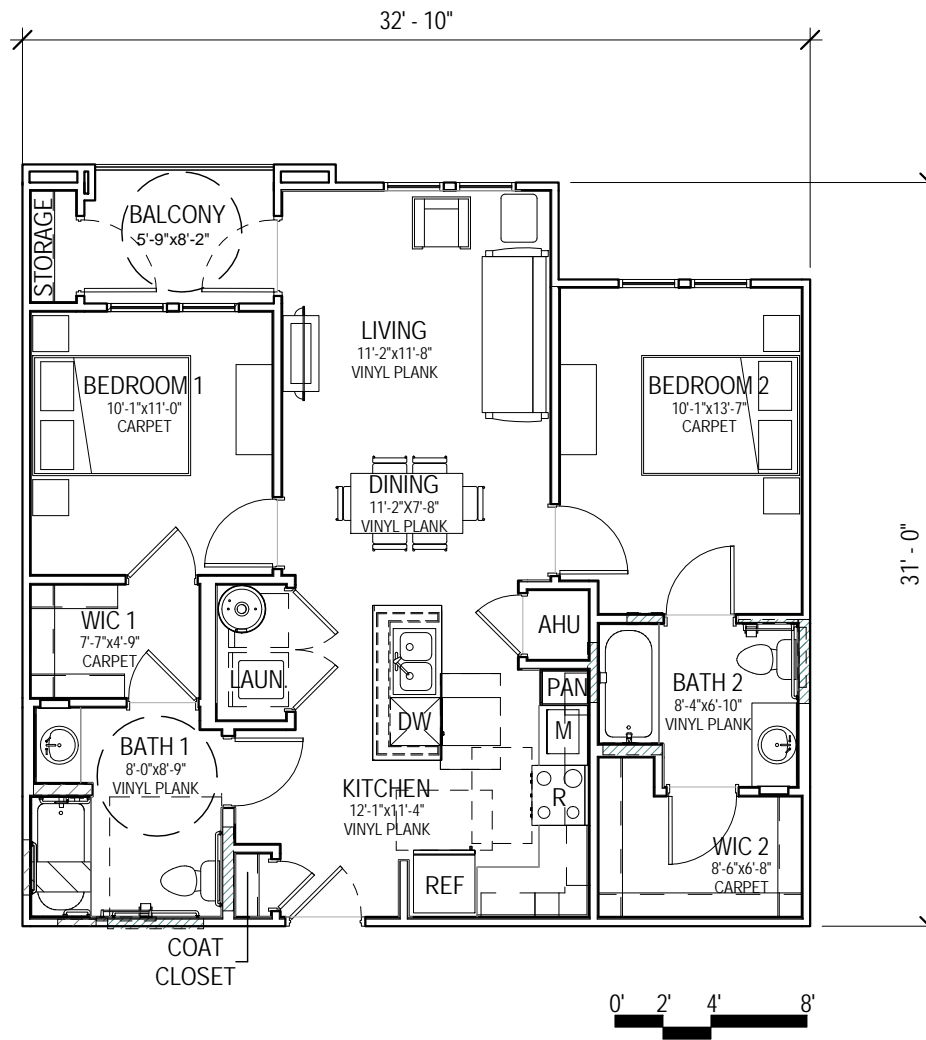
Project Number
A16018.00

Sheet Number
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① UNIT B-ADA
1/8" = 1'-0"

908 SF

Sheet Title
**UNIT B-
ADA-
ENLARGED
FLOOR
PLAN**

Date
02/23/2017

Project Number
A16018.00

Sheet Number

AP-304



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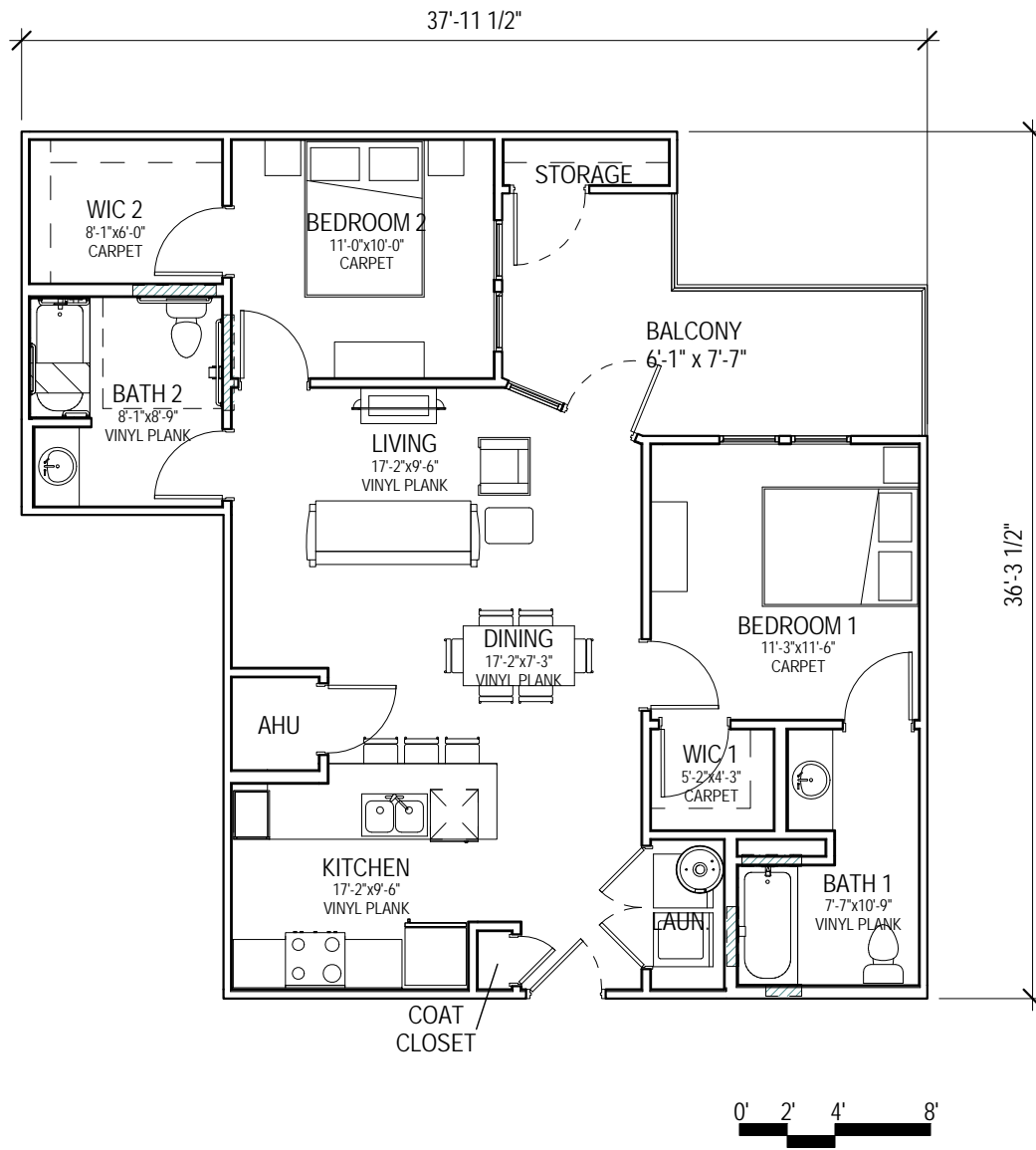
RIO LOFTS
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Concept Package

Sheet Title
**UNIT B2-
ENLARGED
FLOOR
PLAN**

Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-305



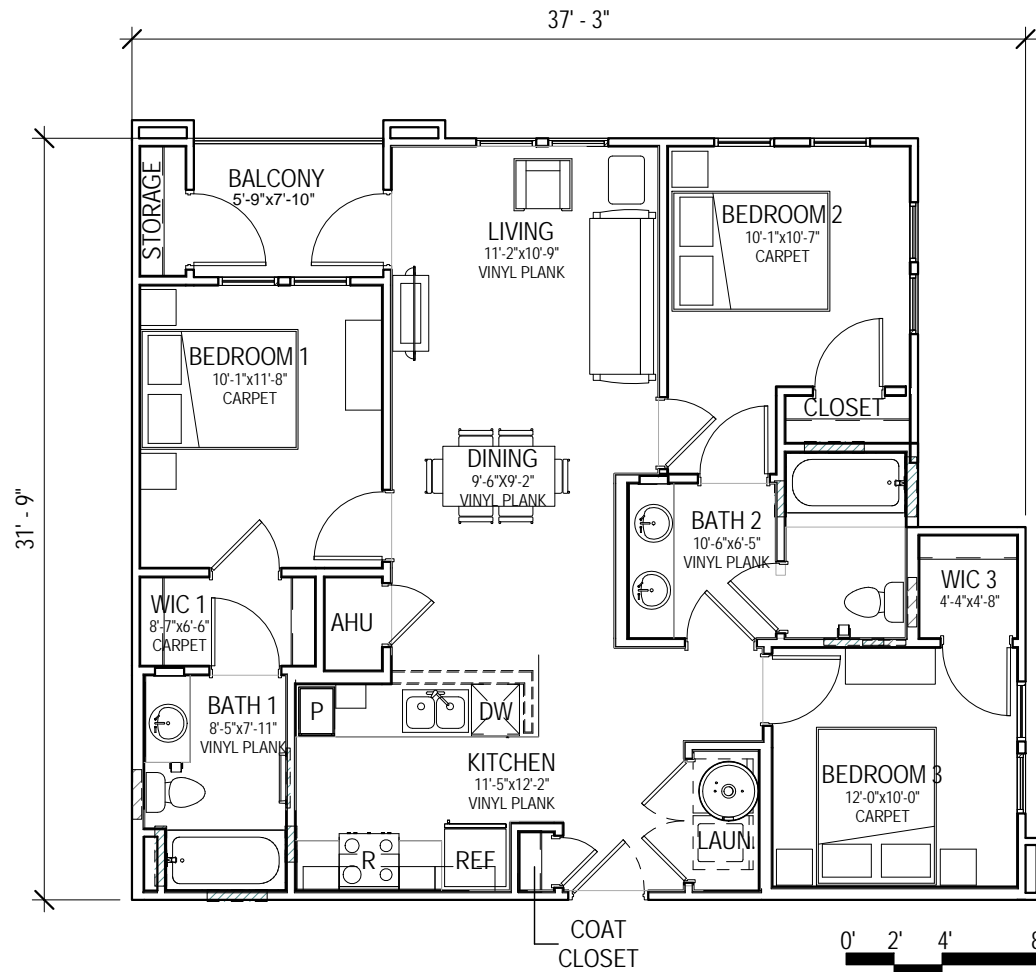
① **UNIT B2**
1/8" = 1'-0"

997 SF



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RIO LOFTS
SAN ANTONIO, TX.
Concept Package



① **UNIT C**
1/8" = 1'-0"

1050 SF

Sheet Title
**UNIT C-
ENLARGED
FLOOR
PLAN**

Date
02/23/2017

Project Number
A16018.00

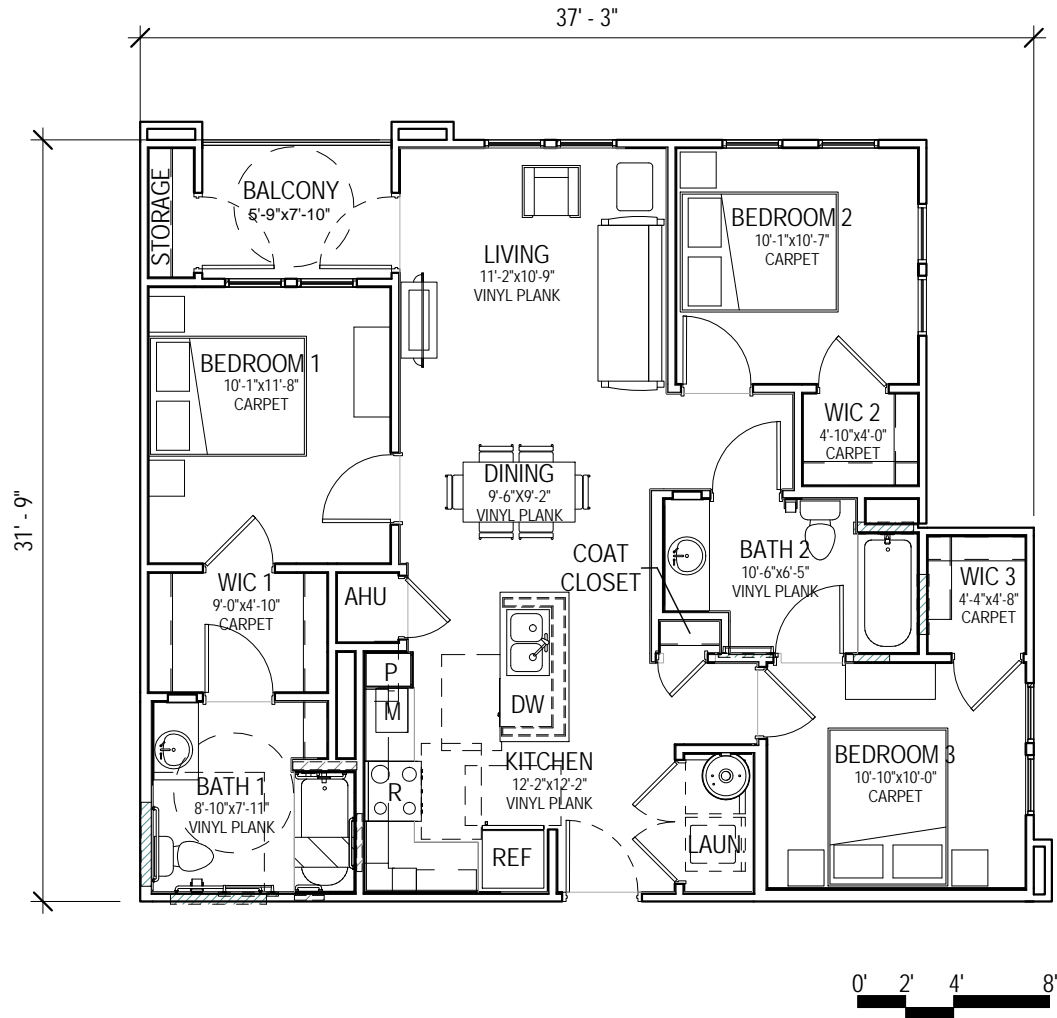
Sheet Number

AP-306



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RIO LOFTS
SAN ANTONIO, TX.
Concept Package



① UNIT C-ADA
1/8" = 1'-0"

1050 SE

Sheet Title
UNIT C-
ADA-
ENLARGED
FLOOR
PLAN

Date
02/23/2017

Project Number
A16018.00

Sheet Number
AP-307

23

Specifications and Building/Unit Type Configuration

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

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

Specifications and Amenities (check all that apply)

Building Configuration (Check all that apply):	<input type="checkbox"/> Single Family Construction	<input type="checkbox"/> SRO	<input type="checkbox"/> Transitional (per §42(i)(3)(B))	<input type="checkbox"/> Duplex
	<input type="checkbox"/> Scattered Site	<input type="checkbox"/> Fourplex	<input checked="" type="checkbox"/> > 4 Units Per Building	<input type="checkbox"/> Townhome

Development will have:

Fire Sprinklers Elevators # of Elevators: 1 Wt. Capacity: 3500

Number of Parking Spaces (consistent with Architectural Drawings):

Free		Paid	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed or Flat Roof Carport Spaces		Detached Garage Spaces	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 83	<input type="checkbox"/>
Attached Garage Spaces		Uncovered Spaces	
<input type="checkbox"/>	<input type="checkbox"/>	Structured Parking Garage Spaces	

Floor Composition/Wall Height: 100 % Carpet/Vinyl/Resilient Flooring 9 Ceiling Height

% Ceramic Tile Upper Floor(s) Ceiling Height (Townhome Only)

% Other Describe: _____

Unit Type				Number of Units Per Building									Total # of Residential Buildings	Total # of Units	Total Sq Ft for Unit Type		
Unit Label	# of Bed-rooms	# of Baths	Sq. Ft. Per Unit														
A	1	1	650	23											1	23	14,950
B	2	2	908	40												40	36,320
B2	2	2	997	4												4	3,988
C	3	2	1,050	14												14	14,700
																-	-
																-	-
																-	-
																-	-
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																-	-
																-	-
Totals				81	-	-	-	-	-	-	-	-	-	-	81	69,958	

Net Rentable Square Footage from Rent Schedule 69,958

Supportive Housing Applicants Only

Enter the total development common area from the architect's plans:
Ensure that this number matches your architectural drawings.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: 4,050

The lesser of these two numbers added to NRA: 69,958
Use this number to figure points under 11.9(e)(2)

If a revised form is submitted, date of submission:

23a

Accessible Mobility Units Calculation

Accessible Mobility Units Calculation

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

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

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

Multifamily Housing Developments covered by 10 TAC 10.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an **additional 2%** must be set aside for the hearing and/or visually impaired.

Mobility	Total Units	Required %	Calculated Units	Units Required	Units Proposed
Unit Description	81	5%	4.05	5	5
A	23	5%	1.15	1.15	1
B	44	5%	2.2	2.2	3
C	14	5%	0.7	1	1
D		5%	0	0	
E		5%	0	0	
	81		4.05	4.35	5

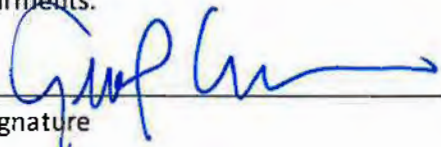
*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"

EXAMPLE:

Unit Description	Total Units	Required %	Calculated Units	Units Required	Units Proposed
	68	5%	3.4	4	4
1/1 (874sqft & 806	28	5%	1.4	1.4	1
2/2 (950 sqft & 100	36	5%	1.8	1.8	2
3/2 (1120 sqft & 11	4	5%	0.2	1	1
D		5%	0	0	
E		5%	0	0	
	68		3.4	4.2	4

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

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: 
Signature

GEOF EDWARDS
Printed Name

01-02-2018
Date

MUNOZ & COMPANY
Firm Name (if applicable)

23b

Accessible Hearing/Visual Units Calculation

Accessible Hearing/Visual Units Calculation

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

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

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

Multifamily Housing Developments covered by 10 TAC 10.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	81	2%	1.62	2	2
A	23	2%	0.46	1	1
B	44	2%	0.88	1	1
C	14	2%	0.28	1	1
D		2%	0	0	
E		2%	0	0	
	81		1.62	3	2

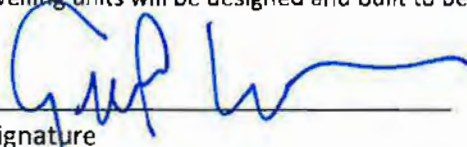
***NOTE:** If total is more than what is required, Applicant will select which to include under "Units Proposed"

EXAMPLE

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	68	2%	1.36	2	2
same	28	2%	0.56	1	1
same	36	2%	0.72	1	1
same	4	2%	0.08	1	
D		2%	0	0	
E		2%	0	0	
	68		1.36	3	2

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

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

By: 
Signature

GEOF EDWARDS
Printed Name

01.02.2018
Date

MUNOZ & COMPANY
Firm Name (If applicable)

23c

Accessible Parking Calculation

Accessible Parking Calculation

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

Parking requirements based on:

[-https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.r](https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.r)

[-https://www.huduser.gov/publications/pdf/fairhousing/](https://www.huduser.gov/publications/pdf/fairhousing/)

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.

When calculating additional spaces needed, use whichever yields the larger number of spaces.

If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.

If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

Use this chart to indicate number of parking spaces provided.

enter the total number of parking spaces

enter the parking type and the number of spaces in each, starting with the surface lot (*see the example)

make sure the totals match!

Total # of Spaces:	83	Percentage of Total
surface lot	83	1
carports	0	0
garages	0	0
	0	0
	0	0
	83	100

EXAMPLE*

Total # of Spaces:	450	Percentage of Total
Surface lot	300	0.666666667
Carports	100	0.222222222
Garages	50	0.111111111
Facility 4		
Facility 5		0
	450	100

Use this chart to figure out accessible parking requirements.

chart above must be completed first

In C32, enter the total number of accessible spaces required

(see Application Webinar, Part 3, from 0:00 - 14:20, or webinar slides starting at slide 136)

In D33, enter the number of units required per accessible Unit in the surface lot

In column F, distribute required van spaces among the different parking facilities

# Accessible Spaces:	7	Distribution	Van Spaces
Surface lot	7	7	5
Facility 2	0	0	0
Facility 3	0	0	0
Facility 4	0	0	0
Facility 5	0	0	0
Total	7	7	5

EXAMPLE*

# Accessible Spaces:	16	Distribution	Van Spaces
Surface lot	10.666667	10	1
Carports	3.555556	4	1
Garages	1.777778	2	1
Facility 4	0	0	0
Facility 5	0	0	0
Total	16	16	3

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

By: _____

Signature

Date

01-07-2018

GEORGE EDWARDS

Printed Name

MUNOZ & COMPANY

Firm Name (If applicable)

24

Rent Schedule

Rent Schedule

Self Score Total: 41

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

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

Rent Designations (select from Drop down menu)					# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
HTC Units	MF Direct Loan Units (HOME Rent/Inc)	State HTF Units	TDHCA MRB Units	Other/ Subsidy	(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%	LH/50%				2	1	1.0	650	1,300	357	40	317	634
TC 50%	LH/50%				0	1	1.0	650	0	595	40	555	-
TC 50%	HH/60%				8	1	1.0	650	5,200	595	40	555	4,440
TC 60%	HH/60%				0	1	1.0	650	0	714	40	674	-
TC 60%					10	1	1.0	650	6,500	714	40	674	6,740
MR					3	1	1.0	650	1,950			849	2,547
									0				-
TC 30%	LH/50%				2	2	2.0	908	1,816	429	53	376	752
TC 50%	HH/60%				14	2	2.0	908	12,712	715	53	662	9,268
TC 60%	HH/60%				0	2	2.0	908	0	858	53	805	-
TC 60%					17	2	2.0	908	15,436	858	53	805	13,685
MR					7	2	2.0	908	6,356			980	6,860
									0				-
TC 30%	LH/50%				1	2	2.0	997	997	429	53	376	376
TC 50%	HH/60%				1	2	2.0	997	997	715	53	662	662
TC 60%	HH/60%				2	2	2.0	997	1,994	858	53	805	1,610
									0				-
TC 30%	LH/50%				2	3	2.0	1050	2,100	495	65	430	860
TC 50%	HH/60%				4	3	2.0	1050	4,200	825	65	760	3,040
TC 60%	HH/60%				2	3	2.0	1050	2,100	990	65	925	1,850
TC 60%					2	3	2.0	1050	2,100	990	65	925	1,850
MR					4	3	2.0	1050	4,200			1,100	4,400
									0				-
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TOTAL					81				69,958				59,574
Non Rental Income								\$20.00	per unit/month for:		<i>Late Fees and Pet Deposits</i>		1,620
Non Rental Income								0.00	per unit/month for:				
Non Rental Income								0.00	per unit/month for:				
+ TOTAL NONRENTAL INCOME								\$20.00	per unit/month				1,620
= POTENTIAL GROSS MONTHLY INCOME													61,194
- Provision for Vacancy & Collection Loss										% of Potential Gross Income:	7.50%		(4,590)
- Rental Concessions <i>(enter as a negative number)</i>										Enter as a negative value			
= EFFECTIVE GROSS MONTHLY INCOME													56,604
x 12 = EFFECTIVE GROSS ANNUAL INCOME													679,253

If a revised form is submitted, date of submission:

Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	TC30%	10%	9%	7
	TC40%			0
	TC50%	40%	33%	27
	TC60%	49%	41%	33
	HTC LI Total			67
	EO			0
	MR			14
	MR Total			14
	Total Units			81
	MORTGAGE REVENUE BOND	MRB30%		
MRB40%				0
MRB50%				0
MRB60%				0
MRB LI Total				0
MRBMR				0
MRBMR Total				0
MRB Total				0

		% of LI	% of Total	
HOUSING TRUST FUND	HTF30%			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0
	DIRECT LOAN	30%		
LH/50%		18%	18%	7
HH/60%		82%	82%	31
HH/80%				0
Direct Loan LI Total				38
EO				0
MR				0
MR Total				0
Direct Loan Total			38	
OTHER	Total OT Units			0

BEDROOMS	0			0
	1			23
	2			44
	3			14
	4			0
	5			0

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Cost Per Sq Ft	\$ 122.40	
HARD		
Cost Per Sq Ft	\$ 122.40	
BUILDING		
Cost Per Sq Ft	\$ 77.94	

Rent Schedule

Self Score Total: **10**

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

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

Rent Designations (select from Drop down menu)					# of Units	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
HTC Units	MF Direct Loan Units (HOME Rent/Inc)	State HTF Units	TDHCA MRB Units	Other/ Subsidy	(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%	LH/50%				2	1	1.0	650	1,300	357	49	308	616
TC 50%	LH/50%				0	1	1.0	650	0	595	49	546	-
TC 50%	HH/60%				8	1	1.0	650	5,200	595	49	546	4,368
TC 60%	HH/60%				0	1	1.0	650	0	714	49	665	-
TC 60%					10	1	1.0	650	6,500	714	49	665	6,650
MR					3	1	1.0	650	1,950			849	2,547
									0				-
TC 30%	LH/50%				2	2	2.0	908	1,816	429	64	365	730
TC 50%	HH/60%				14	2	2.0	908	12,712	715	64	651	9,114
TC 60%	HH/60%				0	2	2.0	908	0	858	64	794	-
TC 60%					17	2	2.0	908	15,436	858	64	794	13,498
MR					7	2	2.0	908	6,356			980	6,860
									0				-
TC 30%	LH/50%				2	2	2.0	997	1,994	429	64	365	730
TC 50%	HH/60%				0	2	2.0	997	0	715	64	651	-
TC 60%	HH/60%				2	2	2.0	997	1,994	858	64	794	1,588
									0				-
TC 30%	LH/50%				2	3	2.0	1050	2,100	495	79	416	832
TC 50%	HH/60%				4	3	2.0	1050	4,200	825	79	746	2,984
TC 60%	HH/60%				2	3	2.0	1050	2,100	990	79	911	1,822
TC 60%					2	3	2.0	1050	2,100	990	79	911	1,822
MR					4	3	2.0	1050	4,200			1,100	4,400
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-

AMFI %	Number of Units			
	0	1	2	3
30	\$333	\$357	\$428	\$495
40	\$445	\$476	\$572	\$660
Low	\$556	\$595	\$715	\$825
High	\$623	\$768	\$964	\$1,147

AMFI %	Number of Units			
	0	1	2	3
30	\$333	\$357	\$429	\$495
40	\$445	\$476	\$572	\$660
50	\$556	\$595	\$715	\$825
60	\$667	\$714	\$858	\$990

								0					-
								0					-
								0					-
								0					-
								0					-
								0					-
								0					-
								0					-
								0					-
								0					-
					TOTAL	81			69,958				58,561
					Non Rental Income		\$20.00	per unit/month for:			<i>Late Fees and Pet Deposits</i>		1,620
					Non Rental Income		0.00	per unit/month for:					
					Non Rental Income		0.00	per unit/month for:					
					+ TOTAL NONRENTAL INCOME		\$20.00	per unit/month					1,620
					= POTENTIAL GROSS MONTHLY INCOME								60,181
					- Provision for Vacancy & Collection Loss			% of Potential Gross Income:	7.50%				(4,514)
					- Rental Concessions <i>(enter as a negative number)</i>						Enter as a negative value		
					= EFFECTIVE GROSS MONTHLY INCOME								55,667
					x 12 = EFFECTIVE GROSS ANNUAL INCOME								668,009

Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	TC30%	12%	10%	8
	TC40%			0
	TC50%	39%	32%	26
	TC60%	49%	41%	33
	HTC LI Total			67
	EO			0
	MR			14
	MR Total			14
	Total Units			81
MORTGAGE REVENUE BOND	MRB30%			0
	MRB40%			0
	MRB50%			0
	MRB60%			0
	MRB LI Total			0
	MRBMR			0
	MRBMR Total			0
	MRB Total			0

		% of LI	% of Total	
HOUSING TRUST FUND	HTF30%			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0
DIRECT LOAN	30%			0
	LH/50%	21%	21%	8
	HH/60%	79%	79%	30
	HH/80%			0
	Direct Loan LI Total			38
	EO			0
	MR			0
	MR Total			0
Direct Loan Total			38	
OTHER			Total OT Units	0

BEDROOMS	0			0
	1			23
	2			44
	3			14
	4			0
	5			0

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Cost Per Sq Ft	\$ 122.79	
HARD		
Cost Per Sq Ft	\$ 122.79	
BUILDING		
Cost Per Sq Ft	\$ 77.94	

25

Utility Allowances

Utility Allowances [§10.614]

Applicant must attach to this form documentation from the source of the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application Packet. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. This exhibit must clearly indicate which utility costs are included in the estimate.

Note: If more than one entity (Sec. 8 administrator, public housing authority) is responsible for setting the utility allowance(s) in the area of the development location, then the selected utility allowance must be the one that most closely reflects the actual expenses.

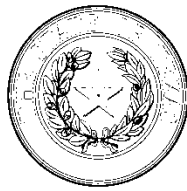
If an independent utility cost evaluation is conducted, it must include confirming documentation from all the relevant utility providers.

If other reductions to the tenant rent are required, such as the cost of flood insurance for tenants' contents, documentation for these reductions to gross rent should also be attached.

Utility	Who Pays	Energy Source	OBR	1BR	2BR	3BR	4BR	Source of Utility Allowance & Effective Date
Heating	Tenant			\$ 11	\$ 11	\$ 11		TDHCA generated HUSM for this Development
Cooking	Tenant			\$ 2	\$ 4	\$ 5		
Other Electric	Tenant			\$ 9	\$ 13	\$ 16		
Air Conditioning	Tenant			\$ 12	\$ 18	\$ 24		
Water Heater	Tenant			\$ 5	\$ 7	\$ 9		
Water	Landlord							
Sewer	Landlord							
Trash	Landlord							
Flat Fee								
Other								
Total Paid by Tenant			\$ -	\$ 40	\$ 52	\$ 65	\$ -	

Other (Describe)

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



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

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J.B. Goodwin

February 17, 2017

Writer's direct phone # (512) 475-2330
Email: stephanie.naquin@tdhca.state.tx.us

Isabelle Atkinson
Structure Development
Austin, TX
isabelle@structuretexas.com

RE: 2017 HTC and MFDL Application – proposed site located in
San Antonio, Texas

HTC File: 17013

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs (the Department) has calculated the utility allowance a proposed 2017 Housing Tax Credit (“HTC”) and Multifamily Direct Loan (“MFDL”) application, located in San Antonio, Texas using the HUD Utility Schedule Model in accordance with 10TAC §10.614(k)(4). This allowance is calculated based on the following representations:

1. That the residents are financially responsible for electricity, water and sewer and that the utilities are not paid to or through the owner of the building based on an allocation formula or RUBS;
2. That the only building type is Apartments (5+ units); and,
3. The unit types are one bedroom, two bedroom, and three bedroom.

As a reminder, HTC buildings with MFDL units are considered to be HUD Regulated buildings under Treasury Regulation §1.42-10 and, as such, the applicable utility allowance for all rent restricted Units in the building is the applicable this utility allowance calculated for the MFDL program. No other utility method described in this section can be used by HUD-regulated buildings.

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

Please see attached schedule dated February 9, 2017. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, the Owner may elect to use the Written Local Estimate, HUD Utility Schedule Model, Energy Consumption Model, or the Agency Estimate for leasing; however, a request identifying the chosen method to establish the utility allowance must be submitted to the Department for review and approval, at minimum, 90 days prior to the commencement of leasing activities. Please see §10.614(d) for guidance.

If you have any further questions, please contact Stephanie Naquin toll free in Texas at (800) 643-8204, directly at (512) 475-2330, or email: stephanie.naquin@tdhca.state.tx.us.

Sincerely

Stephanie Naquin
Director, Multifamily Compliance



**Allowances for
Tenant-Furnished Utilities
and Other Services**

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

Locality		Green Discount	Unit Type				Date (mm/dd/yyyy)
Rio Lofts (17013)		None	Larger Apartment Bldgs. (5+ units)				2/9/2017
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$ -	\$ -	\$ -	\$ -		
	Bottled Gas	\$ -	\$ -	\$ -	\$ -		
	Electric Resistance	\$ -	\$ -	\$ -	\$ -		
	Electric Heat Pump	\$ 10.68	\$ 11.04	\$ 11.32			
	Fuel Oil	\$ -	\$ -	\$ -			
Cooking	Natural Gas	\$ -	\$ -	\$ -	\$ -		
	Bottled Gas	\$ -	\$ -	\$ -	\$ -		
	Electric	\$ 2.45	\$ 3.55	\$ 4.64			
	Other	\$ -	\$ -	\$ -			
Other Electric	\$ 9.25	\$ 12.87	\$ 16.49				
Air Conditioning	\$ 11.77	\$ 17.81	\$ 23.86				
Water Heating	Natural Gas	\$ -	\$ -	\$ -	\$ -		
	Bottled Gas	\$ -	\$ -	\$ -	\$ -		
	Electric	\$ 5.49	\$ 7.01	\$ 8.53			
	Fuel Oil	\$ -	\$ -	\$ -			
Water	\$ 34.98	\$ 56.20	\$ 88.03				
Sewer	\$ 31.82	\$ 49.87	\$ 76.96				
Trash Collection	\$ -	\$ -	\$ -				
Range/Microwave	\$ -	\$ -	\$ -				
TOTAL		\$ 106.45	\$ 158.35	\$ 229.83			
TOTAL ALLOWANCE (rounded up)		\$ 107.00	\$ 159.00	\$ 230.00			

Spreadsheet (ver13) based on form HUD-52667 (12/97).

Previous editions are obsolete

ref. Handbook 7420.8

Utility Allowances [§10.614]

Applicant must attach to this form documentation from the source of the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application Packet. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. This exhibit must clearly indicate which utility costs are included in the estimate.

Note: If more than one entity (Sec. 8 administrator, public housing authority) is responsible for setting the utility allowance(s) in the area of the development location, then the selected utility allowance must be the one that most closely reflects the actual expenses.

If an independent utility cost evaluation is conducted, it must include confirming documentation from all the relevant utility providers.

If other reductions to the tenant rent are required, such as the cost of flood insurance for tenants' contents, documentation for these reductions to gross rent should also be attached.

Utility	Who Pays	Energy Source	0BR	1BR	2BR	3BR	4BR	Source of Utility Allowance & Effective Date
Heating	Tenant			\$ 13.70	\$ 14.63	\$ 15.35		TDHCA generated HUSM for this Development dated 1/19/2018
Cooking	Tenant			\$ 3.39	\$ 4.91	\$ 6.43		
Other Electric	Tenant			\$ 12.81	\$ 17.83	\$ 22.84		
Air Conditioning	Tenant			\$ 10.89	\$ 16.57	\$ 22.28		
Water Heater	Tenant			\$ 7.61	\$ 9.71	\$ 11.81		
Water	Landlord							
Sewer	Landlord							
Trash	Landlord							
Flat Fee								
Other								
Total Paid by Tenant			\$ -	\$ 48	\$ 64	\$ 79	\$ -	

Other (Describe)

If a revised form is submitted, date of submission: 3/6/2018



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Sharon Thomason, Member
Leo Vasquez, Member

January 19, 2018

Writer's direct phone # (512) 475-4603
Email: cody.campbell@tdhca.state.tx.us

Isabelle Atkinson
Structure Development
Austin, Texas
isabelle@structuretexas.com

RE: 2018 HTC and MFDL Application – proposed site located in
San Antonio, Texas

HTC File: 17013

Dear Ms. Atkinson:

The Texas Department of Housing and Community Affairs (the Department) has calculated the utility allowance a proposed 2018 Housing Tax Credit (“HTC”) and Multifamily Direct Loan (“MFDL”) application, located in San Antonio, Texas using the HUD Utility Schedule Model in accordance with 10TAC §10.614(k)(4). This allowance is calculated based on the following representations:

1. That the residents are financially responsible for electricity, water and sewer and that the utilities are not paid to or through the owner of the building based on an allocation formula or RUBS;
2. That the only building type is Apartments 5+; and,
3. The unit types are one, two, and three bedroom.

As a reminder, HTC buildings with MFDL units are considered to be HUD Regulated buildings under Treasury Regulation §1.42-10 and, as such, the applicable utility allowance for all rent restricted Units in the building is the applicable this utility allowance calculated for the MFDL program. No other utility method described in this section can be used by HUD-regulated buildings.

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

Please see attached schedule dated January 19, 2018. This allowance can be used for underwriting purposes. If you are successful in obtaining an allocation, the Owner may elect to use the Written Local Estimate, HUD Utility Schedule Model, Energy Consumption Model, or the Agency Estimate for leasing; however, a request identifying the chosen method to establish the utility allowance must be submitted to the Department for review and approval, at minimum, 90 days prior to the commencement of leasing activities. Please see §10.614(d) for guidance.

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

Sincerely,

Cody Campbell
Compliance Administrator



**Allowances for
Tenant-Furnished Utilities
and Other Services**

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

Locality		Green Discount	Unit Type				Date (mm/dd/yyyy)
Rio Lofts		None	Larger Apartment Bldgs. (5+ units)				1/19/2018
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas						
	Bottled Gas						
	Electric Resistance						
	Electric Heat Pump		\$13.70	\$14.63	\$15.35		
	Fuel Oil						
Cooking	Natural Gas						
	Bottled Gas						
	Electric		\$3.39	\$4.91	\$6.43		
	Other						
Other Electric		\$12.81	\$17.83	\$22.84			
Air Conditioning		\$10.89	\$16.57	\$22.28			
Water Heating	Natural Gas						
	Bottled Gas						
	Electric		\$7.61	\$9.71	\$11.81		
	Fuel Oil						
Water		\$19.51	\$26.34	\$38.56			
Sewer		\$30.76	\$49.46	\$77.52			
Trash Collection							
Range/Microwave							
Refrigerator							
Other - specify							
Total			\$98.67	\$139.46	\$194.80		
Total Allowance (Rounded Up)			\$99.00	\$140.00	\$195.00		

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Annual Operating Expenses

ANNUAL OPERATING EXPENSES

General & Administrative Expenses				
Accounting	\$	16,200		
Advertising	\$	8,100		
Legal fees	\$	8,100		
Leased equipment	\$	4,860		
Postage & office supplies	\$	1,620		
Telephone	\$	1,620		
Other		<i>describe</i>		
Other		<i>describe</i>		
Total General & Administrative Expenses:			\$	40,500
Management Fee:	Percent of Effective Gross Income:	5.00%	\$	33,963
Payroll, Payroll Tax & Employee Benefits				
Management	\$	45,288		
Maintenance	\$	31,855		
Other		<i>Workers Comp, Benefits and Taxes</i>	\$	20,057
Other		<i>describe</i>		
Total Payroll, Payroll Tax & Employee Benefits:			\$	97,200
Repairs & Maintenance				
Elevator	\$	8,505		
Exterminating	\$	5,670		
Grounds	\$	7,315		
Make-ready	\$	8,100		
Repairs	\$	12,200		
Pool	\$	8,835		
Other		<i>Contract Services</i>	\$	8,100
Other		<i>describe</i>		
Total Repairs & Maintenance:			\$	58,725
Utilities (Enter Only Property Paid Expense)				
Electric		<i>CPS Energy estimates</i>	\$	25,394
Natural gas			\$	
Trash		<i>Waste Management, Inc. estimates</i>	\$	7,695
Water/Sewer		<i>San Antonio Water System estimates</i>	\$	43,862
Other		<i>describe</i>	\$	
Other		<i>describe</i>	\$	
Total Utilities:			\$	76,950
Annual Property Insurance:	Rate per net rentable square foot:	\$ 0.32	\$	22,275
Property Taxes:				
Published Capitalization Rate:	10.00%	Source:	Bexar County CAD	
Annual Property Taxes	\$	38,475		
Payments in Lieu of Taxes	\$			
Total Property Taxes:			\$	38,475
Reserve for Replacements:	Annual reserves per unit:	\$ 250	\$	20,250
Other Expenses				
Cable TV	\$			
Supportive Services (Staffing/Contracted Services)	\$	14,985		
TDHCA Compliance fees	\$	4,940		
TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)	\$			
Security	\$			
Other		<i>Internal 811 Compliance Monitoring</i>	\$	3,241
Other		<i>describe</i>	\$	
Total Other Expenses:			\$	23,166
TOTAL ANNUAL EXPENSES	Expense per unit:	\$ 5080	\$	411,504
	Expense to Income Ratio:	60.58%		
NET OPERATING INCOME (before debt service)				\$ 267,749
Annual Debt Service				
		<i>Community Bank of Texas</i>	\$	130,848
		<i>TDHCA MFDL</i>	\$	101,838
			\$	
			\$	
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:	1.15	\$	232,686
NET CASH FLOW			\$	35,063

If a revised form is submitted, date of submission:

ANNUAL OPERATING EXPENSES			
General & Administrative Expenses			
Accounting	\$	16,200	
Advertising	\$	8,100	
Legal fees	\$	8,100	
Leased equipment	\$	4,860	
Postage & office supplies	\$	1,620	
Telephone	\$	1,620	
Other		<i>describe</i>	
Other		<i>describe</i>	
Total General & Administrative Expenses:			\$ 40,500
Management Fee:	Percent of Effective Gross Income:	5.00%	\$ 33,400
Payroll, Payroll Tax & Employee Benefits			
Management	\$	45,288	
Maintenance	\$	31,855	
Other		<i>Workers Comp, Benefits and Taxes</i>	20,057
Other		<i>describe</i>	
Total Payroll, Payroll Tax & Employee Benefits:			\$ 97,200
Repairs & Maintenance			
Elevator	\$	8,505	
Exterminating	\$	5,670	
Grounds	\$	7,315	
Make-ready	\$	8,100	
Repairs	\$	12,200	
Pool	\$	8,835	
Other		<i>Contract Services</i>	8,100
Other		<i>describe</i>	
Total Repairs & Maintenance:			\$ 58,725
Utilities (Enter Only Property Paid Expense)			
Electric		<i>CPS Energy estimates</i>	25,394
Natural gas			
Trash		<i>Waste Management, Inc. estimates</i>	7,695
Water/Sewer		<i>San Antonio Water System estimates</i>	43,862
Other		<i>describe</i>	
Other		<i>describe</i>	
Total Utilities:			\$ 76,950
Annual Property Insurance:	Rate per net rentable square foot:	\$ 0.32	\$ 22,275
Property Taxes:			
Published Capitalization Rate:	10.00%	Source:	Bexar County CAD
Annual Property Taxes	\$	38,475	
Payments in Lieu of Taxes	\$		
Total Property Taxes:			\$ 38,475
Reserve for Replacements:	Annual reserves per unit:	\$ 250	\$ 20,250
Other Expenses			
Cable TV	\$		
Supportive Services (Staffing/Contracted Services)	\$	14,985	
TDHCA Compliance fees	\$	4,940	
TDHCA Bond Administration Fees (TDHCA as Bond Issuer <u>Only</u>)	\$		
Security	\$		
Other	\$		
Other		<i>describe</i>	
Total Other Expenses:			\$ 19,925
TOTAL ANNUAL EXPENSES	Expense per unit:	\$ 5033	\$ 407,700
	Expense to Income Ratio:	61.03%	
NET OPERATING INCOME (before debt service)			\$ 260,309
Annual Debt Service			
		<i>Community Bank of Texas</i>	126,682
		<i>TDHCA MFDL</i>	99,227
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:	1.15	\$ 225,909
NET CASH FLOW			\$ 34,400

If a revised form is submitted, date of submission: 3/6/18

27

15 Year Rental Housing Operating Pro Forma

15 Year Rental Housing Operating Pro Forma (All Programs)

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

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$714,888	\$729,186	\$743,769	\$758,645	\$773,818	\$854,357	\$943,280
Secondary Income	\$ 19,440	\$ 19,829	\$ 20,225	\$ 20,630	\$ 21,042	\$ 23,233	\$ 25,651
POTENTIAL GROSS ANNUAL INCOME	\$734,328	\$749,015	\$763,995	\$779,275	\$794,860	\$877,590	\$968,930
Provision for Vacancy & Collection Loss	(\$55,075)	(\$56,176)	(\$57,300)	(\$58,446)	(\$59,615)	(\$65,819)	(\$72,670)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$679,253	\$692,838	\$706,695	\$720,829	\$735,245	\$811,771	\$896,260
EXPENSES							
General & Administrative Expenses	\$40,500	\$41,715	\$42,966	\$44,255	\$45,583	\$52,843	\$61,260
Management Fee	\$ 33,963	\$ 34,642	\$ 35,335	\$ 36,042	\$ 36,763	\$ 40,589	\$ 44,813
Payroll, Payroll Tax & Employee Benefits	\$ 97,200	\$ 100,116	\$ 103,120	\$ 106,213	\$ 109,400	\$ 126,824	\$ 147,024
Repairs & Maintenance	\$ 58,725	\$ 60,487	\$ 62,301	\$ 64,170	\$ 66,096	\$ 76,623	\$ 88,827
Electric & Gas Utilities	\$ 25,394	\$ 26,155	\$ 26,940	\$ 27,748	\$ 28,581	\$ 33,133	\$ 38,410
Water, Sewer & Trash Utilities	\$ 51,557	\$ 53,103	\$ 54,696	\$ 56,337	\$ 58,027	\$ 67,270	\$ 77,984
Annual Property Insurance Premiums	\$ 22,275	\$ 22,943	\$ 23,632	\$ 24,340	\$ 25,071	\$ 29,064	\$ 33,693
Property Tax	\$ 38,475	\$ 39,629	\$ 40,818	\$ 42,043	\$ 43,304	\$ 50,201	\$ 58,197
Reserve for Replacements	\$ 20,250	\$ 20,858	\$ 21,483	\$ 22,128	\$ 22,792	\$ 26,422	\$ 30,630
Other Expenses	\$ 23,166	\$ 23,861	\$ 24,577	\$ 25,314	\$ 26,074	\$ 30,226	\$ 35,041
TOTAL ANNUAL EXPENSES	\$411,504	\$423,510	\$435,869	\$448,591	\$461,689	\$533,195	\$615,878
NET OPERATING INCOME	\$267,749	\$269,329	\$270,827	\$272,238	\$273,557	\$278,576	\$280,382
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848
Second Deed of Trust Annual Loan Payment	101,838	101,838	101,838	101,838	101,838	101,838	101,838
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$35,063	\$36,643	\$38,141	\$39,552	\$40,871	\$45,890	\$47,696
CUMULATIVE NET CASH FLOW	\$35,063	\$71,706	\$109,847	\$149,399	\$190,270	\$407,173	\$641,139
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.20
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)



 Signature, Authorized Representative, Construction or Permanent Lender

STEPHEN W ROSE

 Printed Name
 1/5/2018

 Date

Phone: (713) 308-5754
 Email: srose@cbdx.com

 Signature, Authorized Representative, Syndicator

 Printed Name

 Date

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

15 Year Rental Housing Operating Pro Forma (All Programs)

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

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$714,888	\$729,186	\$743,769	\$758,645	\$773,818	\$854,311	\$943,280
Secondary Income	\$ 19,440	\$ 19,829	\$ 20,225	\$ 20,630	\$ 21,042	\$ 21,233	\$ 25,651
POTENTIAL GROSS ANNUAL INCOME	\$734,328	\$749,015	\$763,995	\$779,275	\$794,860	\$877,590	\$968,930
Provision for Vacancy & Collection Loss	(\$55,075)	(\$56,176)	(\$57,300)	(\$58,446)	(\$59,615)	(\$65,819)	(\$72,670)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$679,253	\$692,838	\$706,695	\$720,829	\$735,246	\$811,771	\$896,260
EXPENSES							
General & Administrative Expenses	\$40,500	\$41,715	\$42,966	\$44,255	\$45,583	\$52,843	\$61,260
Management Fee	\$ 33,963	\$ 34,642	\$ 35,335	\$ 36,042	\$ 36,763	\$ 40,589	\$ 44,813
Payroll, Payroll Tax & Employee Benefits	\$ 97,200	\$ 100,116	\$ 103,120	\$ 106,213	\$ 109,400	\$ 126,824	\$ 147,024
Repairs & Maintenance	\$ 58,725	\$ 60,487	\$ 62,301	\$ 64,170	\$ 66,096	\$ 76,623	\$ 88,827
Electric & Gas Utilities	\$ 25,394	\$ 26,155	\$ 26,940	\$ 27,748	\$ 28,581	\$ 33,133	\$ 38,410
Water, Sewer & Trash Utilities	\$ 51,557	\$ 53,103	\$ 54,696	\$ 56,337	\$ 58,027	\$ 67,270	\$ 77,984
Annual Property Insurance Premiums	\$ 22,275	\$ 22,943	\$ 23,637	\$ 24,340	\$ 25,071	\$ 29,064	\$ 33,693
Property Tax	\$ 38,475	\$ 39,629	\$ 40,818	\$ 42,043	\$ 43,304	\$ 50,201	\$ 58,197
Reserve for Replacements	\$ 20,250	\$ 20,858	\$ 21,483	\$ 22,128	\$ 22,792	\$ 26,422	\$ 30,630
Other Expenses	\$ 23,166	\$ 23,861	\$ 24,577	\$ 25,314	\$ 26,074	\$ 30,226	\$ 35,041
TOTAL ANNUAL EXPENSES	\$411,504	\$423,510	\$435,869	\$448,591	\$461,689	\$533,195	\$615,878
NET OPERATING INCOME	\$267,749	\$269,328	\$270,827	\$272,238	\$273,557	\$278,576	\$280,382
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848
Second Deed of Trust Annual Loan Payment	101,838	101,838	101,838	101,838	101,838	101,838	101,838
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$35,063	\$36,643	\$38,141	\$39,552	\$40,871	\$45,890	\$47,696
CUMULATIVE NET CASH FLOW	\$35,063	\$71,706	\$109,847	\$149,399	\$190,270	\$407,173	\$641,139
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.20
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Printed Name

Date
 Printed Name
 JOEL HAUENSTEIN

Phone: 746 927 1077
 Email: JOEL.HAUENSTEIN@CALLIANTCAPITAL.COM

Date
 1-10-18

If a revised form is submitted, date of submission:

15 Year Rental Housing Operating Pro Forma (All Programs)

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

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$702,732	\$716,787	\$731,122	\$745,745	\$760,660	\$839,830	\$927,240
Secondary Income	\$ 19,440	\$ 19,829	\$ 20,225	\$ 20,630	\$ 21,042	\$ 23,233	\$ 25,651
POTENTIAL GROSS ANNUAL INCOME	\$722,172	\$736,615	\$751,348	\$766,375	\$781,702	\$863,062	\$952,891
Provision for Vacancy & Collection Loss	(\$54,163)	(\$55,246)	(\$56,351)	(\$57,478)	(\$58,628)	(\$64,730)	(\$71,467)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$668,009	\$681,369	\$694,997	\$708,897	\$723,075	\$798,333	\$881,424
EXPENSES							
General & Administrative Expenses	\$40,500	\$41,715	\$42,966	\$44,255	\$45,583	\$52,843	\$61,260
Management Fee	\$ 33,400	\$ 34,068	\$ 34,749	\$ 35,444	\$ 36,153	\$ 39,916	\$ 44,071
Payroll, Payroll Tax & Employee Benefits	\$ 97,200	\$ 100,116	\$ 103,120	\$ 106,213	\$ 109,400	\$ 126,824	\$ 147,024
Repairs & Maintenance	\$ 58,725	\$ 60,487	\$ 62,301	\$ 64,170	\$ 66,096	\$ 76,623	\$ 88,827
Electric & Gas Utilities	\$ 25,394	\$ 26,155	\$ 26,940	\$ 27,748	\$ 28,581	\$ 33,133	\$ 38,410
Water, Sewer & Trash Utilities	\$ 51,557	\$ 53,103	\$ 54,696	\$ 56,337	\$ 58,027	\$ 67,270	\$ 77,984
Annual Property Insurance Premiums	\$ 22,275	\$ 22,943	\$ 23,632	\$ 24,340	\$ 25,071	\$ 29,064	\$ 33,693
Property Tax	\$ 38,475	\$ 39,629	\$ 40,818	\$ 42,043	\$ 43,304	\$ 50,201	\$ 58,197
Reserve for Replacements	\$ 20,250	\$ 20,858	\$ 21,483	\$ 22,128	\$ 22,792	\$ 26,422	\$ 30,630
Other Expenses	\$ 19,925	\$ 20,523	\$ 21,138	\$ 21,773	\$ 22,426	\$ 25,998	\$ 30,138
TOTAL ANNUAL EXPENSES	\$407,700	\$419,597	\$431,844	\$444,452	\$457,431	\$528,293	\$610,233
NET OPERATING INCOME	\$260,309	\$261,772	\$263,152	\$264,444	\$265,643	\$270,040	\$271,191
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$126,682	\$126,682	\$126,682	\$126,682	\$126,682	\$126,682	\$126,682
Second Deed of Trust Annual Loan Payment	99,227	99,227	99,227	99,227	99,227	99,227	99,227
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$34,400	\$35,863	\$37,243	\$38,535	\$39,734	\$44,131	\$45,282
CUMULATIVE NET CASH FLOW	\$34,400	\$70,263	\$107,506	\$146,042	\$185,776	\$395,438	\$618,969
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.20
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender	Printed Name	Phone:	
	Date	Email:	
Signature, Authorized Representative, Syndicator	Printed Name	Date	

If a revised form is submitted, date of submission:

3/6/18

28

Off-Site Cost Breakdown

Off-Site Cost Breakdown

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

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

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

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

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


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

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

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

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

A. Activity	B. Labor or Unit Price	C. Materials or # of Units	D. Total Construction Costs	E. Acquisition Costs	F. Engineering / Architectural Costs	G. Total Activity Costs
Off Site Paving	\$ 125,000.00	1 LS	\$ 125,000.00			\$ 125,000.00
Lines 35-37 Hidden						
Total						125,000



 Signature of Registered Engineer responsible for Budget Justification

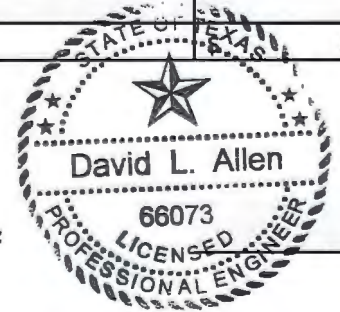
David Allen, P.E.

 Printed Name

1/4/2018

 Date

Seal



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

INTRODUCTION:

This report outlines the feasibility of developing approximately 1.66 acres of land into a multi-family apartment complex. Site acreage is based on a boundary survey conducted by MBC Engineers using monuments located in the field and the recorded plat. The subject tract is located at the northwest corner of Mitchell Street and King Roger Street in Bexar County within the city limits of San Antonio, Texas. The site is platted as Lots 21 and 22 of the Ladd Little Subdivision Unit 4. Information included in this report is based on utility maps and availability letters obtained from various entities including CPS Energy, San Antonio Water System (SAWS), AT&T, Charter Communications, and Waste Management. In addition, zoning and development regulations outlined in the City of San Antonio's Unified Development Code, and floodplain and topographic conditions of the site have been reviewed for this site to identify potential impacts to the proposed development and summarized in this report.

EXECUTIVE SUMMARY:

The subject property lies within 700 feet of the San Antonio River. The tract has reasonable topography for the intended use. The tract is currently zoned as IDZ CD RIO-4 (Infill Development Zone, Conditional, River Improvement Overlay 4 District and is within the AHO (Airport Hazard Overlay) District. Multi-family development is permitted within this zoning district. The project is within the Inner City Reinvestment and Infill Policy program area and is eligible for fee waivers and tax incentives associated with this program. Additionally, an IDZ zoning designation allows the project to be exempt from parkland dedication requirements and rough proportionality requirements and the stormwater fee. The RIO overlay districts establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. A portion of the site is currently developed with a structure, paved parking and driveways that will be demolished with the proposed development. **The city will require curbs be constructed along W. Mitchell St. where driveways are being removed. In addition, the city will require public sidewalks be constructed along the adjacent streets. Utilities appear to be available to serve the proposed development; however, the tie-in locations will require the adjacent street to be cut and repaired. No other off-site improvements will be required for this development.** Low Impact Development and water quality standards will not apply to this development. A downstream drainage study is needed to determine if detention will be required. This report does not specifically address any environmental concerns and a Phase One Environmental Site Assessment is recommended.

offsite
require-
ments

SITE CHARACTERISTICS:

The site is situated at the northeast corner of W. Mitchell Street and King Roger Street, approximately 700 feet west of the San Antonio River. Roughly half of the site is currently developed with a ±7,500 square foot structure with an asphalt parking lot and is currently being used as a funeral home. The project area contains several scattered trees and open grassland. Based on aerial topography obtained from the San Antonio River Authority, the highest elevation is 613 feet at the existing structure on site and the lowest elevation is 610 feet on the eastern side.

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Site Work Cost Breakdown

Site Work Cost Breakdown

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

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

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

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**

The use of unit price (Column B) and the number of units (Column C) data for the activity.

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

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

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

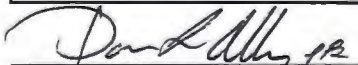
Column F: Engineering/architectural costs must be broken out by the Site Work activity.

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

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

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

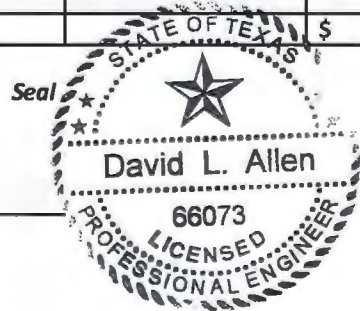
A. Activity	B. Labor or Unit Price	C. Materials or # of Units	D. Total Construction Costs	E. Acquisition Costs	F. Engineering / Architectural Costs	G. Total Activity Costs
Clearing/Grading	\$ 436,460.00	1 LS	\$ 436,460.00			\$ 436,460
Erosion Control	\$ 24,000.00	1 LS	\$ 24,000.00			\$ 24,000
Concrete (SF)	\$ 8.00	1,750 SF	\$ 14,000.00			\$ 14,000
Paving	\$ 30.00	4,000 SF	\$ 120,000.00			\$ 120,000
Curbs	\$ 11.00	1,540 LF	\$ 16,940.00			\$ 16,940
Water/Vault	\$ 50,000.00	1 LS	\$ 50,000.00			\$ 50,000
Sewer (LF)	\$ 90.00	340 LF	\$ 30,600.00			\$ 30,600
Fine Grading	\$ 136,000.00	1 LS	\$ 136,000.00			\$ 136,000
On-site Electrical	\$ 135,000.00	1 LS	\$ 135,000.00			\$ 135,000
Demolition	\$ 225,000.00	1 LS	\$ 225,000.00			\$ 225,000
Retaining Walls	\$ 25,000.00	1 LS	\$ 25,000.00			\$ 25,000
On-Site Storm Drain	\$ 212,000.00	1 LS	\$ 212,000.00			\$ 212,000
Staking/Engineering	\$ 50,000.00	1 LS	\$ 50,000.00			\$ 50,000
Total						\$ 1,475,000



 Signature of Registered Engineer
 1/4/2018

David Allen, P.E.

 Printed Name



Date _____ If a revised form is submitted, date of submission: _____



**NOVOGRADAC
& COMPANY** LLP®

CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT ACCOUNTANTS' REPORT
ON APPLYING AGREED-UPON PROCEDURES**

To: Rio Lofts Ltd. (the "Owner")
5309 Transportation Boulevard
Cleveland, Ohio 44125

RE: Name of Property: Rio Lofts (the "Property")
Name of Property Owner: Rio Lofts Ltd.

Pursuant to the request of the Texas Department of Housing and Community Affairs (the "Agency") and at the request of the Owner, we have performed the procedures enumerated below, which were agreed to by the Owner, solely to assist you with respect to the tax credit application documents of the Owner submitted to the Agency. The Owner's management is responsible for the Property's accounting records, detailed cost breakdown of estimated sitework costs, detailed site work estimate and the Owner's tax credit application documents. The sufficiency of these procedures is solely the responsibility of the Owner. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Our procedures and findings are as follows:

- We read the detailed cost breakdown for all estimated sitework costs and off-site costs, submitted by the Owner to the Agency as a requirement of the 2018 Low Income Housing Tax Credit Program Qualified Allocation Plan and Rules for the 2018 Low Income Housing Tax Credit Program Application;
- We read the detailed cost breakdown for all estimated sitework and off-site costs for the Property, as revised by the Owner;
- We read the detailed site work estimate, prepared by MBC Engineers (the "Registered Professional Engineer");
- We read IRC Section 42 and the Treasury Regulations thereunder;
- We read Internal Revenue Service ("IRS") Technical Advice Memoranda 200044005, 200044004, 200043017, 200043016, 200043015, 200203011; 200203012, 200203013, 200203014; and
- We discussed the estimated sitework costs and off-site costs and their respective accounting treatments with the Owner.

Rio Lofts Ltd.
Page 2 of 2

Based on our understanding of the IRS Technical Advice Memoranda and representations made to us by the Owner regarding the probable character and nature of the estimated sitework costs and estimated off-site costs, we determined that estimated site work costs of \$1,250,000 are potentially includible in eligible basis at cost certification, based on an estimate of sitework costs of \$1,475,000 by the Registered Professional Engineer for the Property. We also determined that \$0 of the estimated off-site costs are potentially includible in eligible basis at cost certification, based on an estimate of off-site costs of \$125,000. The breakout of sitework costs from the application is as follows:

	<u>Total Costs</u>	<u>Eligible Basis</u>
Site work costs	<u>\$ 1,475,000</u>	<u>\$ 1,250,000</u>
Off-site costs	<u>\$ 125,000</u>	<u>\$ 0</u>

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an examination or review, the objective of which would be the expression of an opinion or a conclusion on the estimated site work costs. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

The final determination of sitework costs and off-site costs that are includible in eligible basis at cost certification cannot be made until the sitework and off-sites are completed, and the character and nature of the sitework and off-sites can be evaluated. Furthermore, the Owner's treatment of sitework costs and off-site costs is not free from challenge by the IRS and the final outcome of these issues in an IRS examination is not free from doubt.

These agreed-upon procedures do not constitute an audit, the objective of which is the expression of an opinion on the estimated sitework costs. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

Novogradac & Company LLP

March 2, 2018

Contact person for questions about this report:

G. Tyler Gibbs
Phone# (248) 353-3106
E-Mail Tyler.Gibbs@novoco.com

30

Development Cost Schedule

BUILDING COSTS*:

Concrete	645,505		645,505
Masonry	105,899		105,899
Metals	76,297		76,297
Woods and Plastics	1,220,213		1,220,213
Thermal and Moisture Protection	253,140		253,140
Roof Covering			0
Doors and Windows	317,522		317,522
Finishes	1,130,251		1,130,251
Specialties	52,245		52,245
Equipment	115,943		115,943
Furnishings	14,449		14,449
Special Construction	165,000		165,000
Conveying Systems (Elevators)	95,000		95,000
Mechanical (HVAC; Plumbing)	829,052		829,052
Electrical	432,111		432,111

Individually itemize costs below:

Detached Community Facilities/Building			
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehabilitation Only)			
Structured Parking			
Commercial Space Costs			
Other (specify) - see footnote 1			
Subtotal Building Costs Before 11.9(e)(2)	\$5,452,627	\$0	\$5,452,627

Voluntary Eligible Building Costs (After 11.9(e)(2))* \$0.00 psf
 Enter amount to be used to achieve desired score.

TOTAL BUILDING COSTS & SITE WORK (including site amenities) \$7,567,627 \$0 \$7,342,627

Contingency	5.00%	\$384,631	192,315
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TOTAL HARD COSTS \$8,077,258 \$0 \$7,534,942

OTHER CONSTRUCTION COSTS	%THC			%EHC
General requirements (<6%)	5.71%	461,555	440,555	5.85%
Field supervision (within GR limit)				
Contractor overhead (<2%)	1.90%	153,852	146,852	1.95%
G & A Field (within overhead limit)				
Contractor profit (<6%)	5.71%	461,555	440,555	5.85%

TOTAL CONTRACTOR FEES \$1,076,962 \$0 \$1,027,962

TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2) \$9,154,220 \$0 \$8,562,904

Voluntary Eligible "Hard Costs" (After 11.9(e)(2))* \$0.00 psf
 Enter amount to be used to achieve desired score.

*To score points under §11.9(e)(2) related to Cost of Development per Square Foot, the Voluntary Eligible Building Costs OR the Voluntary Eligible Hard Costs indicated above must fall within the required thresholds. If voluntary costs are not entered, staff will consider the Subtotal Building Cost or the Total Construction Contract costs, as applicable. Enter score for Building OR Hard Costs at end of form.

SOFT COSTS³

Architectural - Design fees	380,000		380,000
Architectural - Supervision fees	60,000		60,000
Engineering fees	205,000		205,000
Real estate attorney/other legal fees	200,000		170,000
Accounting fees	55,000		55,000
Impact Fees	275,000		275,000
Building permits & related costs	49,900		49,900
Appraisal	8,000		8,000
Market analysis	25,800		25,800
Environmental assessment	30,000		30,000
Soils report	40,000		40,000
Survey	40,000		40,000
Marketing	30,375		
Hazard & liability insurance	75,000		75,000
Real property taxes	15,000		15,000
Personal property taxes			
Soft Cost Contingency	75,000		7,500
FF&E, Supportive Services Escrow	300,000		300,000
GC Oversight Fee	85,000		38,750
Subtotal Soft Cost	\$1,949,075	\$0	\$1,774,950

went up slightly due to add services

went up slightly due to add services

FINANCING:**CONSTRUCTION LOAN(S)³**

Interest	484,083		290,472
Loan origination fees	104,000		104,000
Title & recording fees	80,000		80,000
Closing costs & legal fees	40,000		40,000
Inspection fees	20,000		20,000
Credit Report			
Discount Points			
Equity Investor Due Dilligence	25,000		0
Other (specify) - see footnote 1			

PERMANENT LOAN(S)

Loan origination fees	29,700		
Title & recording fees	25,000		
Closing costs & legal	25,000		
Bond premium			
Credit report			
Discount points			
Credit enhancement fees			
Prepaid MIP			
Other (specify) - see footnote 1			
Conversion Fee	10,000		

BRIDGE LOAN(S)

Interest			
Loan origination fees			
Title & recording fees			
Closing costs & legal fees			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			

OTHER FINANCING COSTS³

Tax credit fees	68,898		
Tax and/or bond counsel			
Payment bonds			
Performance bonds			
Credit enhancement fees			
Mortgage insurance premiums			
Cost of underwriting & issuance			
Syndication organizational cost	15,000		
Tax opinion			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Financing Cost	\$916,681	\$0	\$534,472

DEVELOPER FEES³

Housing consultant fees ⁴			
General & administrative			
Profit or fee	1,608,000		1,608,000
Subtotal Developer Fees	\$1,608,000	\$0	\$1,608,000

14.09% 14.79%

RESERVES

Rent-up	91,125		
Operating	322,095		
Replacement			
Escrows			
Subtotal Reserves	\$413,220	\$0	\$0

TOTAL HOUSING DEVELOPMENT COSTS⁵

\$15,541,196	\$0	\$12,480,326	\$0
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The following calculations are for HTC Applications only.

Deduct From Basis:

Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			
Total Eligible Basis		\$0	\$12,480,326
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		\$0	\$16,224,424
Applicable Fraction			9%
Total Qualified Basis	\$1,460,198	\$0	\$1,460,198
Applicable Percentage ⁶			82.12%
Credits Supported by Eligible Basis (May be greater than actual request)	\$1,199,115	\$0	\$1,199,115

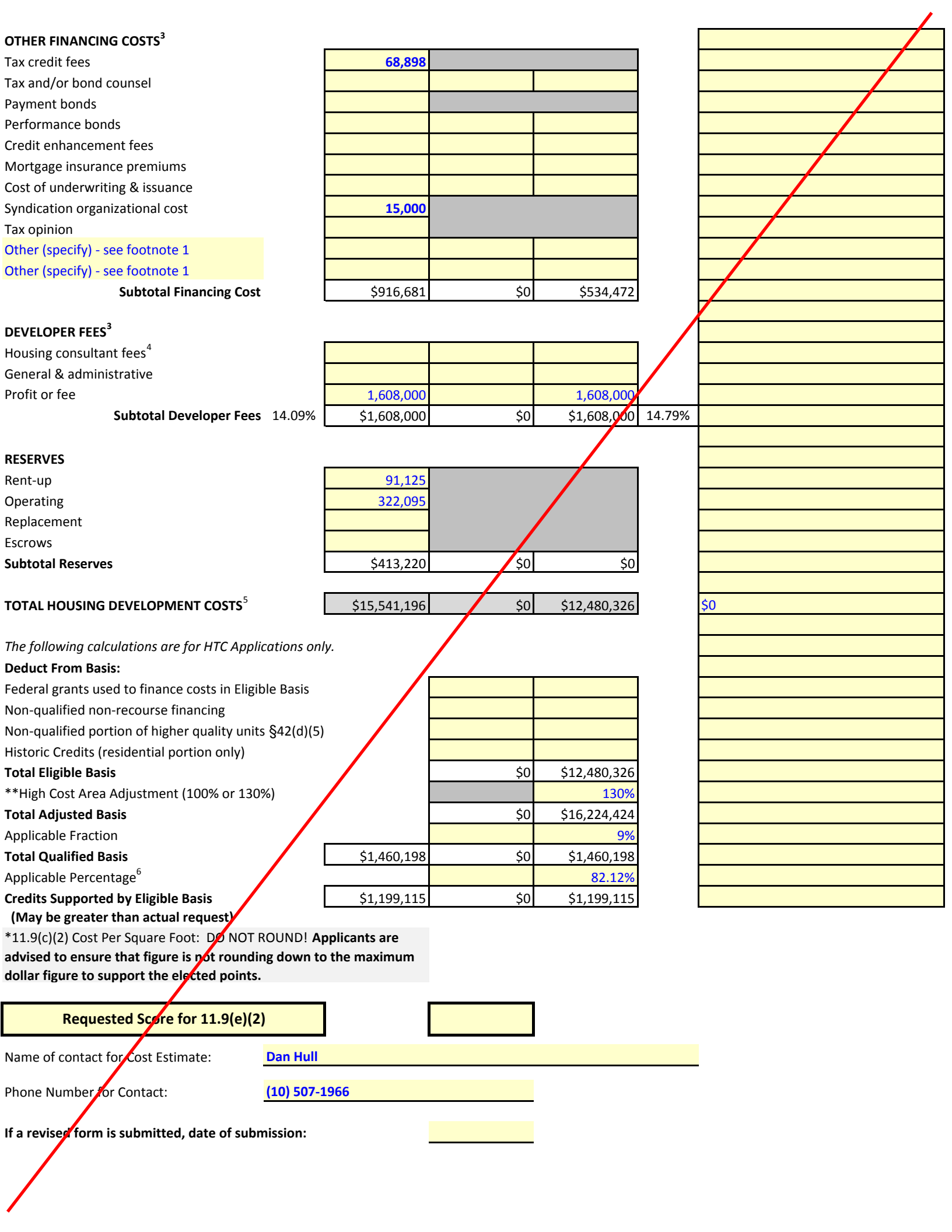
***11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.**

Requested Score for 11.9(e)(2)

Name of contact for Cost Estimate: **Dan Hull**

Phone Number for Contact: **(10) 507-1966**

If a revised form is submitted, date of submission:



Footnotes:

¹ An itemized description of all "other" costs must be included at the end of this exhibit.

² All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

³ (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

⁴ (HTC Only) Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

⁵ (HTC Only) Provide **all** costs & Eligible Basis associated with the Development.

⁶ (HTC Only) Use the appropriate Applicable Percentages as defined in §10.3 of the Uniform Mutifamily Rules.

Development Cost Schedule

Self Score Total: 0

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

	TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
	Total	Eligible Basis (If Applicable)		
	Cost	Acquisition	New/Rehab.	
ACQUISITION				
Site acquisition cost	1,500,000			
Existing building acquisition cost				
Closing costs & acq. legal fees				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Acquisition Cost	\$1,500,000	\$0	\$0	
OFF-SITES²				
Off-site concrete				
Storm drains & devices				
Water & fire hydrants				
Off-site utilities				
Sewer lateral(s)				
Off-site paving	125,000			
Off-site electrical				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Off-Sites Cost	\$125,000	\$0	\$0	
SITE WORK³				
Demolition	225,000			
Asbestos Abatement (Demolition Only)				
Detention	212,000		212,000	on Site Storm Drain
Rough grading	460,460		460,460	plus erosion control
Fine grading	136,000		136,000	
On-site concrete	14,000		14,000	
On-site electrical	135,000		135,000	
On-site paving	136,940		136,940	Plus Curbs
On-site utilities	80,600		80,600	Water/vault and Sewer
Decorative masonry	25,000		25,000	retaining walls
Bumper stops, striping & signs			0	
Staking/Engineering	50,000		50,000	
Subtotal Site Work Cost	\$1,475,000	\$0	\$1,250,000	
SITE AMENITIES				
Landscaping	275,000		275,000	
Pool and decking	165,000		165,000	
Athletic court(s), playground(s)	85,000		85,000	
Fencing	115,000		115,000	
Other (specify) - see footnote 1				
Subtotal Site Amenities Cost	\$640,000	\$0	\$640,000	

BUILDING COSTS*:

Concrete	645,505		645,505
Masonry	105,899		105,899
Metals	76,297		76,297
Woods and Plastics	1,220,213		1,220,213
Thermal and Moisture Protection	253,140		253,140
Roof Covering			0
Doors and Windows	317,522		317,522
Finishes	1,130,251		1,130,251
Specialties	52,245		52,245
Equipment	115,943		115,943
Furnishings	14,449		14,449
Special Construction	165,000		165,000
Conveying Systems (Elevators)	95,000		95,000
Mechanical (HVAC; Plumbing)	829,052		829,052
Electrical	432,111		432,111

Individually itemize costs below:

Detached Community Facilities/Building			
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehabilitation Only)			
Structured Parking			
Commercial Space Costs			
Other (specify) - see footnote 1			
Subtotal Building Costs Before 11.9(e)(2)	\$5,452,627	\$0	\$5,452,627

Voluntary Eligible Building Costs (After 11.9(e)(2))* \$0.00 psf
 Enter amount to be used to achieve desired score.

TOTAL BUILDING COSTS & SITE WORK (including site amenities) \$7,567,627 \$0 \$7,342,627

Contingency	5.00%	\$384,631		192,315
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TOTAL HARD COSTS \$8,077,258 \$0 \$7,534,942

OTHER CONSTRUCTION COSTS	%THC			%EHC	
General requirements (<6%)	5.71%	461,555		452,097	6.00%
Field supervision (within GR limit)					
Contractor overhead (<2%)	1.90%	153,852		150,699	2.00%
G & A Field (within overhead limit)					
Contractor profit (<6%)	5.71%	461,555		452,097	6.00%
TOTAL CONTRACTOR FEES		\$1,076,962	\$0	\$1,054,893	

TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2) \$9,154,220 \$0 \$8,589,835

Voluntary Eligible "Hard Costs" (After 11.9(e)(2))* \$0.00 psf
 Enter amount to be used to achieve desired score.

*To score points under §11.9(e)(2) related to Cost of Development per Square Foot, the Voluntary Eligible Building Costs OR the Voluntary Eligible Hard Costs indicated above must fall within the required thresholds. If voluntary costs are not entered, staff will consider the Subtotal Building Cost or the Total Construction Contract costs, as applicable. Enter score for Building OR Hard Costs at end of form.

SOFT COSTS³

Architectural - Design fees
 Architectural - Supervision fees
 Engineering fees
 Real estate attorney/other legal fees
 Accounting fees
 Impact Fees
 Building permits & related costs
 Appraisal
 Market analysis
 Environmental assessment
 Soils report
 Survey
 Marketing
 Hazard & liability insurance
 Real property taxes
 Personal property taxes
 Soft Cost Contingency
 FF&E
 GC Oversight Fee

Subtotal Soft Cost

380,000		380,000
60,000		60,000
205,000		205,000
200,000		170,000
55,000		55,000
275,000		275,000
49,900		49,900
8,000		8,000
25,800		25,800
30,000		30,000
40,000		40,000
40,000		40,000
30,375		
75,000		75,000
15,000		15,000
75,000		75,000
150,000		150,000
85,000		38,750
\$1,799,075	\$0	\$1,692,450

went up slightly due to add services
 went up slightly due to add services
 Supportive Services Escrow no longer ne

FINANCING:

CONSTRUCTION LOAN(S)³

Interest
 Loan origination fees
 Title & recording fees
 Closing costs & legal fees
 Inspection fees
 Credit Report
 Discount Points
 Equity Investor Due Dilligence
 Other (specify) - see footnote 1

484,083		290,472
104,000		104,000
80,000		80,000
40,000		40,000
20,000		20,000
25,000		0

PERMANENT LOAN(S)

Loan origination fees
 Title & recording fees
 Closing costs & legal
 Bond premium
 Credit report
 Discount points
 Credit enhancement fees
 Prepaid MIP
 Other (specify) - see footnote 1
 Conversion Fee

19,700		
25,000		
25,000		
10,000		

BRIDGE LOAN(S)

Interest
 Loan origination fees
 Title & recording fees
 Closing costs & legal fees
 Other (specify) - see footnote 1
 Other (specify) - see footnote 1

OTHER FINANCING COSTS³

Tax credit fees	68,898		
Tax and/or bond counsel			
Payment bonds			
Performance bonds			
Credit enhancement fees			
Mortgage insurance premiums			
Cost of underwriting & issuance			
Syndication organizational cost	15,000		
Tax opinion			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Financing Cost	\$916,681	\$0	\$534,472

DEVELOPER FEES³

Housing consultant fees ⁴			
General & administrative			
Profit or fee	1,608,000		1,608,000
Subtotal Developer Fees 14.16%	\$1,608,000	\$0	\$1,608,000

RESERVES

Rent-up	91,125		
Operating	322,095		
Replacement			
Escrows			
Subtotal Reserves	\$413,220	\$0	\$0

TOTAL HOUSING DEVELOPMENT COSTS⁵

\$15,391,196	\$0	\$12,424,757
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The following calculations are for HTC Applications only.

Deduct From Basis:

Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			
Total Eligible Basis		\$0	\$12,424,757
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		\$0	\$16,152,184
Applicable Fraction			9%
Total Qualified Basis	\$1,453,697	\$0	\$1,453,697
Applicable Percentage ⁶			82.12%
Credits Supported by Eligible Basis (May be greater than actual request)	\$1,193,776	\$0	\$1,193,776

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

Requested Score for 11.9(e)(2)

Name of contact for Cost Estimate: Dan Hull

Phone Number for Contact: (10) 507-1966

If a revised form is submitted, date of submission: 3/6/2018

Footnotes:

¹ An itemized description of all "other" costs must be included at the end of this exhibit.

² All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

³ (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

⁴ (HTC Only) Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

⁵ (HTC Only) Provide all costs & Eligible Basis associated with the Development.

⁶ (HTC Only) Use the appropriate Applicable Percentages as defined in §10.3 of the Uniform Mutifamily Rules.

31

Financing Narrative and Summary of Sources and Uses

Financing Narrative and Summary of Sources and Uses

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

Financing Participants	Funding Description	Construction Period			Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)			Loan/Equity Amount	Interest Rate (%)	Amortization	Term (Yrs)	Syndication Rate	
Debt											
TDHCA	Multifamily Direct Loan (Repayable)	\$1,950,000	3.25%	2	\$ 1,950,000	3.25%	30	30			2
TDHCA	Multifamily Direct Loan (Soft Repayment)	\$0	0.00%		\$ -	0.00%	0	0			
TDHCA	Mortgage Revenue Bond	\$0	0.00%		\$ -	0.00%	0	0			
Community Bank of Texas	Conventional Loan	\$10,400,000	4.75%	1	\$ 1,970,000	5.75%	35	17			
San Antonio Housing Trust Fac. Corp.	Local Government Loan	\$10		3							
Thrd Party Equity											
Alliant Asset Management Co., LLC	HTC	\$ 1,198,439	\$ 1,648,120		\$ 10,987,463					0.9775	
Grant											
Deferred Developer Fee											
					\$ 633,732						
Other											
City of San Antonio	Direct Loan Match	\$ 1			\$ 1						
Total Sources of Funds		\$ 13,998,131			\$ 15,547,196						
Total Uses of Funds					\$ 15,541,196						

INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications, this includes the anticipated date the HUD FHA application will be submitted.

The foregoing Summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists, with the exception of fee waivers provided by the City of San Antonio under its ICRIP Waiver and Parkand dedication waiver Programs. The cost of fees waived by this program is at least \$1, and that amount is included here. However, the true amount was estimated by the project engineer to be \$533,488. The amount was not included in either the development cost schedule or the sources and uses since no actual dollars will change hands. Lease up and Operating reserves are included in the cost schedule. The construction and perm financing is provided by Community Bank of Texas at the terms and rates shown above. The developer will defer its fee as required by the transaction. The current deferred developer fee is estimated to be the amount shown in the sources and uses. The San Antonio Housing Trust Facility Corporation has already committed to a \$10.00 loan for the construction period. Since Tax Credit award in July of 2017, pricing on equity has dropped resulting in a loss of \$397,706 in

Describe the replacement reserves:

Reserves are \$250 per unit per year for a total of \$20,250 per year. We have not assumed an upfront escrow payment of one year of reserves in the development cost schedule.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Rents are calculated at max tax credit rents less a utility allowance as shown in the rent schedule or at Max HOME rents less a utility allowance. There are no direct subsidies to the project such as vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones in this application. The project is projected to close in April of 2018. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.

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

Signature, Authorized Representative, Construction or Permanent Lender: STEPHEN W. ROSE Printed Name: STEPHEN W. ROSE Date: 1/5/2018

Telephone: (713) 308-5754
 Email address: SROSE@communitybankoftx.com

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

Financing Narrative and Summary of Sources and Uses

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

Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amortization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	Multifamily Direct Loan (Repayable)	\$1,900,000	3.25%	2	\$ 1,900,000	3.25%	30	30		2
TDHCA	Multifamily Direct Loan (Soft Repayment)	\$0	0.00%		\$ -	0.00%	0	0		
TDHCA	Mortgage Revenue Bond	\$0	0.00%		\$ -	0.00%	0	0		
Community Bank of Texas	Conventional Loan	\$10,400,000	4.75%	1	\$ 1,920,000	5.75%	35	17		1
San Antonio Housing Trust Fac. Corp.	Local Government Loan	\$10		3						
Third Party Equity										
Alliant Asset Management Co., LLC	HTC	\$ 1,198,439	\$ 1,648,120		\$ 11,114,410				0.9275	
Grant										
Deferred Developer Fee										
					\$ 456,785					
Other										
	Direct Loan Match									
City of San Antonio Fee Waivers		\$ 1			\$ 1					
Total Sources of Funds		\$ 13,948,131			\$ 15,391,196					
Total Uses of Funds					\$ 15,391,196					

INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications, this includes the anticipated date the HUD FHA application will be submitted.

The foregoing Summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists, with the exception of fee waivers provided by the City of San Antonio under its ICRIP Waiver and Parkland dedication waiver Programs. The cost of fees waived by this program is at least \$1, and that amount is included here. However, the true amount was estimated by the project engineer to be \$533,488. The exact amount is pending until late spring, 2018. The amount was not included in either the development cost schedule or the sources and uses since no actual dollars will change hands. Lease up and Operating reserves are included in the cost schedule. The construction and perm financing is provided by Community Bank of Texas at the terms and rates shown above. The developer will defer its fee as required by the transaction. The current deferred developer fee is estimated to be the amount shown in the sources and uses. The San Antonio Housing Trust Facility Corporation has already committed to a \$10.00 loan for the construction period. Since Tax Credit award in July of 2017, pricing on equity has dropped resulting in a loss of \$397,706 in revenue. We have restructured the project to use a MFDL award and adjusted all previous permanent sources accordingly.

see following page too

Describe the replacement reserves:

Reserves are \$250 per unit per year for a total of \$20,250 per year. We have not assumed an upfront escrow payment of one year of reserves in the development cost schedule.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments:

Rents are calculated at max tax credit rents less a utility allowance as shown in the rent schedule or at Max HOME rents less a utility allowance. There are no direct subsidies to the project such as vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones in this application. The project is projected to close in April of 2018. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.

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

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date


Telephone: _____

Email address: _____

If a revised form is submitted, date of submission:

3/6/18

Financing Narrative and Summary of Sources and Uses										
Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).										
Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	Multifamily Direct Loan (Repayable)	\$1,900,000	3.25%	2	\$ 1,900,000	3.25%	30	17		2
TDHCA	Multifamily Direct Loan (Soft Repayment)	\$0	0.00%		\$ -	0.00%	0	0		
TDHCA	Mortgage Revenue Bond	\$0	0.00%		\$ -	0.00%	0	0		
Community Bank of Texas	Conventional Loan	\$10,400,000	4.75%	1	\$ 1,920,000	5.75%	35	17		1
San Antonio Housing Trust Fac. Corp.	Local Government Loan	\$10		3						
Third Party Equity										
Alliant Asset Management Co., LLC	HTC	\$ 1,198,439	\$ 1,648,120		\$ 11,114,410				0.9275	
Grant										
Deferred Developer Fee										
					\$ 456,785					
Other										
City of San Antonio	Direct Loan Match	\$ 1			\$ 1					
Total Sources of Funds		\$ 13,948,131			\$ 15,391,196					
Total Uses of Funds					\$ 15,391,196					
<p>INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.</p> <p>Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications, this includes the anticipated date the HUD FHA application will be submitted.</p> <p>The foregoing Summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists, with the exception of fee waivers provided by the City of San Antonio under its ICRIP Waiver and Parkand dedication waiver Programs. The cost of fees waived by this program is at least \$1, and that amount is included here. However, the true amount was estimated by the project engineer to be \$533,488. The exact amount is pending until late spring, 2018. The amount was not included in either the development cost schedule or the sources and uses since no actual dollars will change hands. Lease up and Operating reserves are included in the cost schedule. The construction and perm financing is provided by Community Bank of Texas at the terms and rates shown above. The developer will defer its fee as required by the transaction. The current deferred developer fee is estimated to be the amount shown in the sources and uses. The San Antonio Housing Trust Facility Corporation has already committed to a \$10.00 loan for the construction period. Since Tax Credit award in July of 2017, pricing on equity has dropped resulting in a loss of \$397,706 in revenue. We have restructured the project to use a MFDL award and adjusted all previous permanent sources accordingly.</p> <p>Describe the replacement reserves: Reserves are \$250 per unit per year for a total of \$20,250 per year. We have not assumed an upfront escrow payment of one year of reserves in the development cost schedule.</p> <p>Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments: Rents are calculated at max tax credit rents less a utility allowance as shown in the rent schedule or at Max HOME rents less a utility allowance. There are no direct subsidies to the project such as vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones in this application. The project is projected to close in April of 2018. Reserves for this development are projected as shown in the development cost schedule for operating and lease up.</p>										
By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.										


STEPHEN V. ROSE
3/19/2018

Signature, Authorized Representative, Construction or Permanent Lender
 Printed Name
Date

Telephone: (713) 308-5754

Email address: srose@cbotx.com

If a revised form is submitted, date of submission: 3/6/2018

Financing Narrative – Rio Lofts 18500

The Summary of Sources and Uses for Rio Lofts exhaustively lists all sources of funds and no other financing exists, with the exception of fee waivers provided by the City of San Antonio under its ICRIP Waiver and Parkland Dedication Waiver Programs. The cost of fees waived by this program is at least \$1, and that amount is included in the Sources and Uses. However, the amount of these costs was *estimated* by the project engineer to be \$533,488. The City of San Antonio does not provide the *actual* waiver calculation until much later in the year. As show in the May 19, 2017 letter, only \$33,488 has been waived to date. We have budgeted \$325,000 in City Impact Fees and Building Permits in the development cost schedule to cover fees that are not waived through the ICRIP program. The \$533,488 amount was not included in either the development cost schedule or the sources and uses since no actual dollars will change hands nor are we certain of the exact waiver amount until all construction is complete.

Lease up and Operating reserves are included in the cost schedule. The construction and perm financing will be provided by Community Bank of Texas at the terms and rates shown in the Sources and Uses. The developer will defer its fee as required by the transaction. The current deferred developer fee is estimated to be the amount shown in the Sources and Uses. The San Antonio Housing Trust Facility Corporation has already committed to a \$10.00 loan for the construction period. Since Tax Credit award in July of 2017, pricing on equity has dropped resulting in a loss of \$397,706 in revenue. We have restructured the project to use a MFDL award and adjusted all previous permanent sources accordingly.

Reserves for Replacement are \$250 per unit per year for a total of \$20,250 per year. We have not assumed an upfront escrow payment of one year of reserves in the development cost schedule.

Rents are calculated at max tax credit rents less a utility allowance as shown in the rent schedule or at Max HOME rents less a utility allowance. There are no direct subsidies to the project such as vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones in this application. The project is projected to close in April of 2018.

32

Financial Capacity (MFDL Only)

NOT APPLICABLE

33

Match Funds (MFDL Only)

Match Funds (Multifamily Direct Loan Applications Only) [§10.204(7)(E)]

Match in the amount of at least 5% of the Multifamily Direct Loan funds requested must be documented with a letter from the anticipated provider of Match indicating the provider's willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(e) as well as the Match Guidance below.

Type of Match Pledged	Pledged Amount	Source of Funds
Non-Federal Grants		
Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) **CANNOT INCLUDE DEVELOPER FEES**	\$ 533,488	City of San Antonio ICRIP Program
Below Market Interest Rate Loan		
Property Tax Abatement		
Donated Non-Professional Labor		
Non-Federally Funded Infrastructure		
Rental Value of Donated Use of Site Preparation or Construction Equipment		
Donated Construction Materials		
Donated Site Preparation		
Donated Demolition Services		
Donated Real Property		
Total Value of Match Pledged	\$ 533,488	
Total Amount of MF Direct Loan funds Requested	\$ 1,950,000	HOME or TCAP RF
Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan Funds Requested)	27.36%	

Match Funds (Multifamily Direct Loan Applications Only) [§10.204(7)(E)]

Match in the amount of at least 5% of the Multifamily Direct Loan funds requested must be documented with a letter from the anticipated provider of Match indicating the provider's willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(e) as well as the Match Guidance below.

Type of Match Pledged	Pledged Amount	Source of Funds
Non-Federal Grants		
Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) **CANNOT INCLUDE DEVELOPER FEES**	\$ 533,488	\$33,488 from City of San Antonio ICRIP Program (committed) and \$500,000 from SAWS (applied for)
Below Market Interest Rate Loan		
Property Tax Abatement		
Donated Non-Professional Labor		
Non-Federally Funded Infrastructure		
Rental Value of Donated Use of Site Preparation or Construction Equipment		
Donated Construction Materials		
Donated Site Preparation		
Donated Demolition Services		
Donated Real Property		
Total Value of Match Pledged	\$ 533,488	
Total Amount of MF Direct Loan funds Requested	\$ 1,900,000	HOME or TCAP RF
Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan Funds Requested)	28.08%	

From Deficiency Response email dated 3/6/18:

"We applied for full ICRIP and SAWS fee waivers for this project. Our engineer estimated that we would receive waivers of up to \$533,488 which is the figure in the original application. However, the City of San Antonio has only approved \$33,488 at this time. The remainder of the fee waivers are in the April 2018 round of funding and we will know if they have been approved in early May. The Match form has been revised to reflect this. If ICRIP waivers are not approved, the developer will obtain match from other sources."



CITY OF SAN ANTONIO

February 22, 2017

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

**Re: Rio Lofts
TDHCA # 17013**

Dear Mr. Irvine:

The City of San Antonio City Council has formally approved a Resolution of Support for the above-referenced 9% tax credit application. The development will receive fee waivers from the City of San Antonio because it is located within an Inner City Reinvestment and Infill Policy (ICRIP) priority area of the City targeted for private reinvestment. As part of the ICRIP program, the City of San Antonio will waive a portion of the building permit fee in an amount of at least \$1.00 as determined at the time building plans are submitted.

The fee waivers are being provided pursuant to Section 11.9 (d) (2) of the 2017 Qualified Allocation Plan (QAP) and is conditioned upon the award of low-income housing tax credits and the appropriate rezoning of the above-referenced development. The funds to be awarded were not first provided to the City of San Antonio or any of its affiliated governmental instrumentalities by the Applicant or a Related Party as defined in the 2017 QAP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Houston'.

Lori Houston
Assistant City Manager

Anne Tyler

From: Sarah Esserlieu (CCDO) <Sarah.Esserlieu@sanantonio.gov>
Sent: Friday, May 19, 2017 7:08 PM
To: Debra Guerrero
Cc: Beth Barker; ICRIP Program (CCDO); Cheryl Lardy (CCDO)
Subject: RE: Fee Waiver Application Approved - Waiver ID #1787

Good evening,

Zoning verified that the rezoning for this project was approved by City Council yesterday. **Your application for a City fee waiver has been approved.** Cheryl in our office will generate an invoice for \$100 for the processing charge outlined below that must be paid prior to activating the City fee waiver. Please let me know if you have any questions.

Thank you,

Sarah Esserlieu

Senior Management Analyst

City of San Antonio

Center City Development & Operations Department, Development Division

P.O. Box 839966

San Antonio, TX 78283-3966

(210) 207-0108

Sarah.Esserlieu@sanantonio.gov

From: ICRIPAdmin@sanantonio.gov [mailto:ICRIPAdmin@sanantonio.gov]
Sent: Friday, May 19, 2017 6:05 PM
To: dguerrero@nrpgroup.com
Cc: Sarah Esserlieu (CCDO)
Subject: Fee Waiver Application Approved - Waiver ID #1787

Your application for a project fee waiver has been approved but is not yet active. In order to activate your waiver, you must pay the administrative fee of \$100 for a City fee waiver and/or \$100 for a SAWS impact fee waiver. Within 24 hours, you will receive another email with your Invoice #. Your waiver will be activated and ready to use once this invoice is paid. You may pay in person at the Development Services One Stop Center at 1901 S. Alamo St., or you can email Cheryl Lardy at Cheryl.Lardy@sanantonio.gov to arrange for payment by phone.

Please note the following:

- City fee waivers are valid for one year from the date of approval and are eligible for one free renewal. Every renewal thereafter is \$100.

- SAWS impact fee waivers have limited funding and may require additional review prior to approval.
- SAWS impact fee waivers are valid for six months from the date of approval and are eligible for one free renewal. Every renewal thereafter is \$100.

- If a fee waiver is not renewed within 30 days of expiration, the reserved funds will be released for other

projects and a new application must be submitted for a new fee waiver.

- Waivers attach to the property, not individuals, so all project tradesmen can utilize the same waiver.
- Waivers DO NOT provide reimbursement of fees already paid.

Please visit the ICRIP website <http://www.sanantonio.gov/ccdo/IncentivesAndPrograms/ICRIP.aspx> for more information.

To redeem your waiver, simply mention your name, project address, or Waiver ID #1787 at the service counter when applying for your permits or requesting service. You could also present this email approval confirmation.

For any questions about this process, please email sarah.esserlieu@sanantonio.gov.

Thank you for investing in Center City San Antonio!

Sarah Esserlieu
Senior Management Analyst
Center City Development and Operations Department
For any questions, please email sarah.esserlieu@sanantonio.gov

*** Waived Request Detail ***

Waiver Request Id: 1787

Project Owner: Rio Lofts Ltd

Project Owner Type: Non-profit Organization

Other Project Owner
Type:

Project Role: Owner/Developer

Other Project Role:

Applicant: Debra Guerrero

Title: Authorized Representative

Company Name: The NRP Group LLC

Address: 200 Concord Plaza, Suite 900

City: San Antonio

State: TX

Zip: 78216

Phone: 210-487-7878

Fax: 210-487-7880

Email: dguerrero@nrpgroup.com

Project Address: 319 W. Mitchell Street

City Council District: 5

Property/Parcel Id: 136179

Acreage: 1.62+/-

Proposed Land Use of Residential
Project:

Other Proposed Land Use
of Project:

Housing Units Created: 78

Project Description: Rio Lofts will be a new construction residential community located at approximately 319 W. Mitchell Street serving individuals and working families in Council District 5. The development will be comprised of 78 units of which 93.6% will target households at or below 60% of the area median income and 6.4% will be offered at Market Rate. Residents in this near urban core of the city, close to the Mission Reach will soon have access to affordable, secure, quality housing options. Unit mix includes: Studios, 1, 2, and 3 bedroom units; a Community room; business center with Wifi; fitness center, sparkling swimming pool with deck; playground, BBQ/picnic areas and controlled access entryway. All units will have energy star rated appliances, HVAC heat/air conditioning and other green build and water conservation features. Square footage will range from 600SF-1,050SF. The creation of jobs will also assist in building the local economy near the Mission reach, and help showcase our lovely river attraction.

Proposed level of \$16,190,946.00
investment:

Estimated Project Start 5/1/2017
Date:

Estimated Project 9/1/2019
Completion Date:

Current Zoning of Project C-3
Site:

Estimate of City Fees: \$33,488.00

Has your project applied No
for incentives through any
other City departments?:

If so, what departments?:

Is your project seeking a Yes
SAWS sewer and water
fee waiver?:

Estimated amount of
SAWS sewer and water
impact fee waiver?

Request Submitted Date: 2/1/2017 3:24:54 PM

Request Status: Approved

Request Status Date: 5/19/2017 6:04:22 PM

Est. Claim Date: 5/1/2017

City Approved: Yes

SAWS Approved: No

City Expiration Date: 5/19/2018 6:05:28 PM SAWS Expiration Date:



City of San Antonio Invoice

Bill To Ms. Debra Guerrero 200 Concord Plaza, Suite 900 SAN ANTONIO TX 78216			Facility Location Ms. Debra Guerrero 200 Concord Plaza, Suite 900 SAN ANTONIO TX 78216	
Invoice Date	Invoice Number	Customer Number	Due Date	Responsible Department
05/22/17	91102920	1	05/22/17	Dt Ops 207-3677
Application Fee for ICRIP, City Fee Waiver #1787 at:			319 W. Mitchell Street	
Description	Quantity	Rate	Amount	
ICRIP FEE WAIVER 4407741	1.000	100.0000	100.00	
Serv Date	Ordin/Preced Doc	Reference Document	Subtotal	
05/22/17		91102920	\$ 100.00	
			Tax	
			0.00	
			Total Amount Due	
			\$ 100.00	

**QUESTIONS REGARDING
THIS INVOICE SHOULD BE MADE TO:
DT OPS
PHONE NUMBER 207-3677**

1900000000000100911029200000000100001

DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



City of San Antonio
Financial Services Division
Revenue Collections
PO Box 839975
San Antonio, TX 78283-3975

Due Date	Amount Due	Amount Enclosed
05/22/17	\$ 100.00	

Payer Name and Address :
Ms. Debra Guerrero
200 Concord Plaza, Suite 900
SAN ANTONIO TX 78216

Facility Location :
Ms. Debra Guerrero
200 Concord Plaza, Suite 900
SAN ANTONIO TX 78216

Invoice Date	05/22/17
Invoice Number	91102920
Paid By Customer	1

1900000000000100911029200000000100001

NRP Holdings LLC

CITY OF SAN ANTONIO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
5-22-17	91102920	app fee for icrip	100.00	.00	100.00		
CHECK DATE	5-25-17	CHECK NUMBER	15468	TOTAL >	100.00	.00	100.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

NRP Holdings LLC

CITY OF SAN ANTONIO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
5-22-17	91102920	app fee for icrip	100.00	.00	100.00		
CHECK DATE	5-25-17	CHECK NUMBER	15468	TOTAL >	100.00	.00	100.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

NRP Holdings LLC
 5309 Transportation Blvd
 Cleveland OH 44125
 216-475-8900

First National Bank
 4140 East State Street
 Hermitage, PA 16148

15468

DATE 05/25/2017

Pay:*****One hundred dollars and no cents

\$ ****100.00

Two Signatures Required Over \$10,000

Edna Astorian

Void After 180 Days

TO THE ORDER OF
 CITY OF SAN ANTONIO
 Revenue Dept.
 PO Box 839975
 San Antonio, TX 78283-3975

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000015468⑈ ⑆043318092⑆95066606⑈

34

Finance Scoring

NOT APPLICABLE

35

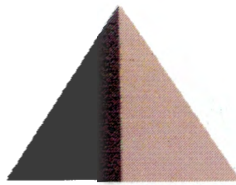
Supporting Documents

Supporting Documents Should be Included Behind this Tab

ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES

- Executed Pro Forma from Permanent or Construction Lender
- Letter from lender regarding approval of Principals (consistent with Template)
- Evidence of **all** Permanent and Construction Financing (term sheets, loan agreements)
- Evidence of any Gap Financing, terms included
- Evidence of any Owner Contributions, with financial support if required
- Evidence of Equity Financing (HTC applications only)
- Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6) was submitted behind TAB 19.
- Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- Evidence of Rental Assistance/Subsidy





ALLIANT

January 9, 2018

NRP Rio Lofts SLP LLC
200 Concord Plaza, Suite 900
San Antonio, TX 78216
Attn: Andrew Tanner, CFO

NRP Lone Star Development LLC
200 Concord Plaza, Suite 900
San Antonio, TX 78216

Re: Rio Lofts Ltd.

Dear Mr. Tanner:

We are pleased to advise you that we have conditionally approved an equity investment in Rio Lofts Ltd., a to-be-formed Texas Limited Partnership, which will own and operate a 81 unit affordable multi-family housing development to be known as Rio Lofts Apartments located in San Antonio, TX. This firm commitment is made subject to compliance with the financial information and projections provided to us in support of your request, and under the following terms and conditions:

Investment Entity:

Rio Lofts Ltd., a to-be-formed Texas Limited Partnership (the "Partnership"), Rio Lofts Apartments SLP LLC as General Partner with a .01% ownership interest in the Partnership, and Alliant Capital, Ltd. or its designated affiliate, as Partner with a 99.99% ownership interest in the Partnership.

Federal Tax Credits Available:

\$1,198,439 ("Federal projected credits").

The Partner is acquiring 99.99% of the Partnership's tax credits; annual housing credit allocation of \$1,198,319.

Federal Credit Price to Partnership: **\$0.928**

this is rounded up from .9275, the number used in the calculation of equity is .9275

Net Capital Contribution:

\$11,114,410

ALLIANT CAPITAL, LTD.
340 ROYAL POINCIANA PLAZA, SUITE 305, PALM BEACH, FL 33480
561.833.5050 561.833.3694 FAX
www.alliantcapital.com

Equity Proceeds Pay-In Schedule: Based on the terms of this letter agreement and the information, projections, and assumptions you have provided to us, equity contributions will be made to the Partnership by the Partner at the times and in the amounts set forth below:

1. \$1,667,162 (15.00%) will be funded prior to or simultaneous with construction loan closing; said funds to be used solely for site acquisition, development and construction costs.
2. \$3,334,323 (30.00%) will be funded the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1); and (b) completion of construction of all the improvements sufficient for all units to be "placed in service," pursuant to IRC Section 42.
3. \$6,001,781 (54.00%) will be funded upon the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1), and (2), (b) the issuance of temporary or final Municipal or County Occupancy Certificates, (d) receipt of the certification of qualified expenditures by an independent certified public accountant, (e) 90% qualified occupancy for three consecutive months ("Stabilized Operations").
4. \$111,144 (1.00%) will be funded upon the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1), (2), and (3), (b) the issuance of all Treasury Forms 8609.

Obligations of the General Partner and Guarantor(s):

Operating Deficit Guaranty: The General Partner and Guarantors will guarantee and agree to loan to the Partnership sufficient funds, for a period of 60 months following the date stabilized operations is achieved (the "Operating Deficit Guarantee Period"), to fund operating deficits.

Development Completion Guaranty: The General Partner and Guarantors will guarantee completion of construction of the Project substantially in accordance with plans and

specifications approved by Alliant Capital, Ltd., including, without limitation, a guaranty: (i) to pay any amounts needed in excess of the construction loan and other available proceeds to complete the improvements; and (ii) to pay operating deficits prior to the conclusion of Project construction.

Credit Adjusters: The General Partners will provide that, if in any year actual credits are less than Projected Credits, then Partner shall be owed an amount necessary to preserve its anticipated return based on the Projected Credit.

Asset Management Fee (AMF):

The Partnership will pay out of project operating expenses, an annual Asset Management Fee (“AMF”) to Alliant or its designated affiliate or agent in the amount of \$7,500, commencing in the year Completion is attained.

Cash Flow Split:

Cash Flow to the Partnership shall be distributed as follows:

- a. To the Partner to make any tax credit adjuster payment not previously made;
- b. To the payment of any debts, excluding any unpaid Development Fee, owed to the Partners and/or their affiliates, until all such debts have been paid in full;
- c. To the payment of the AMF plus all accrued AMF unpaid from prior years;
- d. To the payment of any unpaid Development Fee, until such fee has been paid in full;
- e. The balance, 90% to the General Partner as an Incentive Property Management Fee and 10% to the partners in accordance with their ownership percentages.

All tax profits, losses, and credits from operations will be allocated 0.01% to the General Partner and 99.99% to the Partner.

Residual Split:

From Refinancing or Sale. Taxable profits and/or losses from a sale of the Property will be allocated among the Partners of the Partnership to adjust capital accounts as required by the Internal Revenue Code and in accordance with sale proceeds distributions.

Sale and Refinancing Proceeds will be distributed as follows:

- a. Payment in full of all Partnership debts except those due to Partners and/or their affiliates;

- b. To the Partner, to make any tax credit adjuster payment not previously made;
- c. To the payment of any debts owed to Partners and/or their affiliates until all such debts have been paid in full, and General Partners capital contribution;
- d. The balance, 90% to the General Partner and 10% to the Partner.

Replacement Reserves:

\$250/unit/year.

Other Terms and Conditions:

- 1) Allocation of tax credits from the State of Texas of at least \$1,198,439 Federal;
- 2) Receipt, review, and approval of market study, environmental and geological reports, plans and specifications, contractor and such other conditions which are customary and reasonable for an equity investment of this nature and amount;
- 3) The Capital Contributions are determined on the projected credits delivered to Alliant Capital, Ltd. based on the lease-up schedule provided to Alliant Capital by the General Partner. Any changes in the timing of construction and/or lease-up may impact the timing and amounts of Capital Contributions.
- 4) Alliant has reviewed the application, including the proposed rents and operating expenses used in preparing the operating budget.


In recognition of the time and expense to be spent by Alliant in evaluating this transaction prior to closing, Rio Lofts Ltd., will deal exclusively with Alliant with respect to the transactions noted in this firm commitment letter until this firm commitment letter is terminated by either party. You hereby confirm that no other party presently has any right to acquire an interest in the Property or the Partnership.

Please execute and promptly return to us a copy of this commitment letter. The terms herein shall expire 10 business days after the date of this letter if your signed copy has not been received by us.

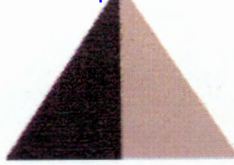
Very truly yours,

Alliant Capital, Ltd.

By: Alliant, Inc., its General Partner

By: 

Joel Hauenstein
V.P., Acquisitions



ALLIANT

March 5, 2018

NRP Rio Lofts SLP LLC
200 Concord Plaza, Suite 900
San Antonio, TX 78216
Attn: Andrew Tanner, CFO

NRP Lone Star Development LLC
200 Concord Plaza, Suite 900
San Antonio, TX 78216

Re: Rio Lofts Ltd.

Dear Mr. Tanner:

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Investment Entity: Rio Lofts Ltd., a to-be-formed Texas Limited Partnership (the "Partnership"), Rio Lofts Apartments SLP LLC as General Partner with a .01% ownership interest in the Partnership, and Alliant Capital, Ltd. or its designated affiliate, as Partner with a 99.99% ownership interest in the Partnership.

Federal Tax Credits Available: \$1,198,439 ("Federal projected credits").
The Partner is acquiring 99.99% of the Partnership's tax credits; annual housing credit allocation of \$1,198,319.

Federal Credit Price to Partnership: \$0.9275

Net Capital Contribution: \$10,987,463

Equity Proceeds Pay-In Schedule: Based on the terms of this letter agreement and the information, projections, and assumptions you have provided to us, equity contributions will be made to the Partnership by the Partner at the times and in the amounts set forth below:

1. \$1,648,120 (15.00%) will be funded prior to or simultaneous with construction loan closing; said funds to be used solely for site acquisition, development and construction costs.
2. \$3,296,238 (30.00%) will be funded the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1); and (b) completion of construction of all the improvements sufficient for all units to be "placed in service," pursuant to IRC Section 42.
3. \$5,933,270 (54.00%) will be funded upon the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1), and (2), (b) the issuance of temporary or final Municipal or County Occupancy Certificates, (d) receipt of the certification of qualified expenditures by an independent certified public accountant, (e) 90% qualified occupancy for three consecutive months ("Stabilized Operations").
4. \$109,875 (1.00%) will be funded upon the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1), (2), and (3), (b) the issuance of all Treasury Forms 8609.

Sources of other funds:

The following debt financing is expected to be available to finance the construction of the Project:

1. Construction financing provided in the approximate principal amount of \$10,400,000 with an interest rate reasonably acceptable to the Investor, a term of up to 36 months and repayable interest only prior to stabilization of the Project.
2. Construction and Permanent financing provided in the approximate principal amount of \$1,950,000

with a interest rate of 3.25% and repayable interest only prior to stabilization of the Project.

The following permanent debt financing is expected to be available to the Partnership for the benefit of the Project:

1. Financing provided in the approximate principal amount of \$1,950,000, with a fixed interest rate of 3.25% per annum, a term and amortization period of 30 years after stabilization of the Project, which financing must provide 1.15:1.00 debt service coverage for all must pay debt at conversion.

Obligations of the General Partner and Guarantor(s):

Operating Deficit Guaranty: The General Partner and Guarantors will guarantee and agree to loan to the Partnership sufficient funds, for a period of 60 months following the date stabilized operations is achieved (the "Operating Deficit Guarantee Period"), to fund operating deficits.

Development Completion Guaranty: The General Partner and Guarantors will guarantee completion of construction of the Project substantially in accordance with plans and specifications approved by Alliant Capital, Ltd., including, without limitation, a guaranty: (i) to pay any amounts needed in excess of the construction loan and other available proceeds to complete the improvements; and (ii) to pay operating deficits prior to the conclusion of Project construction.

Credit Adjusters: The General Partners will provide that, if in any year actual credits are less than Projected Credits, then Partner shall be owed an amount necessary to preserve its anticipated return based on the Projected Credit.

Asset Management Fee (AMF):

The Partnership will pay out of project operating expenses, an annual Asset Management Fee ("AMF") to Alliant or its designated affiliate or agent in the amount of \$7,500, commencing in the year Completion is attained.

Developer Fee:

The Developer shall be paid a Development Fee in the amount not to exceed the maximum amount allowed by the LIHTC allocating agency, to be paid under a development agreement (reasonably acceptable to the Administrative

Limited Partner) from the equity installments as follows: (i) 25% of the cash portion at closing installment, (ii) 25% at completion installment (iii) the balance from funds in the 3rd installment. Any portion of the Development Fee which has not been paid by the thirteenth anniversary of the completion of the Property shall be paid from the proceeds of an advance from the General Partner to the Partnership in an amount equal to the unpaid portion of the Development Fee, payment of which advance shall be guaranteed by the Guarantor.

Cash Flow Split:

Cash Flow to the Partnership shall be distributed as follows:

- a. To the Partner, to make any tax credit adjuster payment not previously made;
- b. To the payment of any debts, excluding any unpaid Development Fee, owed to the Partners and/or their affiliates, until all such debts have been paid in full;
- c. To the payment of the AMF plus all accrued AMF unpaid from prior years;
- d. To the payment of any unpaid Development Fee, until such fee has been paid in full;
- e. The balance, 90% to the General Partner as an Incentive Property Management Fee and 10% to the partners in accordance with their ownership percentages.

All tax profits, losses, and credits from operations will be allocated 0.01% to the General Partner and 99.99% to the Partner.

Residual Split:

From Refinancing or Sale. Taxable profits and/or losses from a sale of the Property will be allocated among the Partners of the Partnership to adjust capital accounts as required by the Internal Revenue Code and in accordance with sale proceeds distributions.

- a. Payment in full of all Partnership debts except those due to Partners and/or their affiliates;
- b. To the Partner, to make any tax credit adjuster payment not previously made;
- c. To the payment of any debts owed to Partners and/or their affiliates until all such debts have been paid in full, and General Partners capital contribution;
- d. The balance, 90% to the General Partner and 10% to the Partner.

Replacement Reserves: \$250/unit/year.


- Other Terms and Conditions:
- 1) Allocation of tax credits from the State of Texas of at least \$1,198,439 Federal;
 - 2) Receipt, review, and approval of market study, environmental and geological reports, plans and specifications, contractor and such other conditions which are customary and reasonable for an equity investment of this nature and amount;
 - 3) The Capital Contributions are determined on the projected credits delivered to Alliant Capital, Ltd. based on the lease-up schedule provided to Alliant Capital by the General Partner. Any changes in the timing of construction and/or lease-up may impact the timing and amounts of Capital Contributions.
 - 4) Alliant has reviewed the application, including the proposed rents and operating expenses used in preparing the operating budget.
 - 5) Upon the closing and full funding of the first capital contribution, the Partnership shall be required to pay \$50,000 to the Investor on account of the costs associated with the preparation of such documents and with the due diligence, underwriting and closing process.

In recognition of the time and expense to be spent by Alliant in evaluating this transaction prior to closing, Rio Lofts Ltd., will deal exclusively with Alliant with respect to the transactions noted in this firm commitment letter until this firm commitment letter is terminated by either party. You hereby confirm that no other party presently has any right to acquire an interest in the Property or the Partnership.

Very truly yours,

Alliant Capital, Ltd.

By: Alliant, Inc., its General Partner

By: 
Joel Hauenstein
V.P., Acquisitions



March 12, 2018

NRP Rio Lofts SLP LLC
 200 Concord Plaza, Suite 900
 San Antonio, TX 78216
 Attn: Andrew Tanner, CFO

NRP Lone Star Development LLC
 200 Concord Plaza, Suite 900
 San Antonio, TX 78216

Re: Rio Lofts Ltd.

Dear Mr. Tanner:

We are pleased to advise you that we have conditionally approved an equity investment in Rio Lofts Ltd., a to-be-formed Texas Limited Partnership, which will own and operate a 81 unit affordable multi-family housing development to be known as Rio Lofts Apartments located in San Antonio, TX. This firm commitment is made subject to compliance with the financial information and projections provided to us in support of your request, and under the following terms and conditions:

Investment Entity: Rio Lofts Ltd., a to-be-formed Texas Limited Partnership (the "Partnership"), Rio Lofts Apartments SLP LLC as General Partner with a .01% ownership interest in the Partnership, and Alliant Capital, Ltd. or its designated affiliate, as Partner with a 99.99% ownership interest in the Partnership.

Federal Tax Credits Available: \$1,198,439 ("Federal projected credits").
 The Partner is acquiring 99.99% of the Partnership's tax credits; annual housing credit allocation of \$1,198,319.

Federal Credit Price to Partnership: \$0.9275

Net Capital Contribution: \$10,987,463

see email from Alliant following this LOI

Equity Proceeds Pay-In Schedule: Based on the terms of this letter agreement and the information, projections, and assumptions you have provided to us, equity contributions will be made to the

Partnership by the Partner at the times and in the amounts set forth below:

1. \$1,648,120 (15.00%) will be funded prior to or simultaneous with construction loan closing; said funds to be used solely for site acquisition, development and construction costs.
2. \$3,296,238 (30.00%) will be funded the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1); and (b) completion of construction of all the improvements sufficient for all units to be "placed in service," pursuant to IRC Section 42.
3. \$5,933,230 (54.00%) will be funded upon the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1), and (2), (b) the issuance of temporary or final Municipal or County Occupancy Certificates, (d) receipt of the certification of qualified expenditures by an independent certified public accountant, (e) 90% qualified occupancy for three consecutive months ("Stabilized Operations").
4. \$109,875 (1.00%) will be funded upon the later to occur of: (a) satisfaction of all conditions precedent to the payment set forth in paragraph (1), (2), and (3), (b) the issuance of all Treasury Forms 8609.

Sources of other funds:

The following debt financing is expected to be available to finance the construction of the Project:

1. Construction financing provided in the approximate principal amount of \$10,400,000 with an interest rate reasonably acceptable to the Investor, a term of up to 36 months and repayable interest only prior to stabilization of the Project.
2. Construction and Permanent financing provided in the approximate principal amount of \$1,900,000 with a interest rate of 3.25% and repayable interest only prior to stabilization of the Project.

The following permanent debt financing is expected to be available to the Partnership for the benefit of the Project:

1. Financing provided in the approximate principal amount of \$1,920,000, with a fixed interest rate of 5.75% per annum, a term of 17 years and amortization period of 30 years after stabilization of the Project, which financing must provide 1.15:1.00 debt service coverage for all must pay debt at conversion.
2. Permanent financing provided by TDHCA in the approximate principal amount of \$1,900,000 with a interest rate of 3.25% and a term of 17 years and amortization of 30 years.

Obligations of the General Partner and Guarantor(s):

Operating Deficit Guaranty: The General Partner and Guarantors will guarantee and agree to loan to the Partnership sufficient funds, for a period of 60 months following the date stabilized operations is achieved (the "Operating Deficit Guarantee Period"), to fund operating deficits.

Development Completion Guaranty: The General Partner and Guarantors will guarantee completion of construction of the Project substantially in accordance with plans and specifications approved by Alliant Capital, Ltd., including, without limitation, a guaranty: (i) to pay any amounts needed in excess of the construction loan and other available proceeds to complete the improvements; and (ii) to pay operating deficits prior to the conclusion of Project construction.

Credit Adjusters: The General Partners will provide that, if in any year actual credits are less than Projected Credits, then Partner shall be owed an amount necessary to preserve its anticipated return based on the Projected Credit.

Asset Management Fee (AMF):

The Partnership will pay out of project operating expenses, an annual Asset Management Fee ("AMF") to Alliant or its designated affiliate or agent in the amount of \$7,500, commencing in the year Completion is attained.

Developer Fee:

The Developer shall be paid a Development Fee in the amount not to exceed the maximum amount allowed by the LIHTC allocating agency, to be paid under a development agreement (reasonably acceptable to the Administrative Limited Partner) from the equity installments as follows: (i) 25% of the cash portion at closing installment, (ii) 25% at completion installment (iii) the balance from funds in the 3rd installment. Any portion of the Development Fee which has not been paid by the thirteenth anniversary of the completion of the Property shall be paid from the proceeds of an advance from the General Partner to the Partnership in an amount equal to the unpaid portion of the Development Fee, payment of which advance shall be guaranteed by the Guarantor.

Cash Flow Split:

Cash Flow to the Partnership shall be distributed as follows:

- a. To the Partner, to make any tax credit adjuster payment not previously made;
- b. To the payment of any debts, excluding any unpaid Development Fee, owed to the Partners and/or their affiliates, until all such debts have been paid in full;
- c. To the payment of the AMF plus all accrued AMF unpaid from prior years;
- d. To the payment of any unpaid Development Fee, until such fee has been paid in full;
- e. The balance, 90% to the General Partner as an Incentive Property Management Fee and 10% to the partners in accordance with their ownership percentages.

All tax profits, losses, and credits from operations will be allocated 0.01% to the General Partner and 99.99% to the Partner.

Residual Split:

From Refinancing or Sale. Taxable profits and/or losses from a sale of the Property will be allocated among the Partners of the Partnership to adjust capital accounts as required by the Internal Revenue Code and in accordance with sale proceeds distributions.

- a. Payment in full of all Partnership debts except those due to Partners and/or their affiliates;
- b. To the Partner, to make any tax credit adjuster payment not previously made;

- c. To the payment of any debts owed to Partners and/or their affiliates until all such debts have been paid in full, and General Partners capital contribution;
- d. The balance, 90% to the General Partner and 10% to the Partner.

Replacement Reserves:

\$250/unit/year.

Other Terms and Conditions:


- 1) Allocation of tax credits from the State of Texas of at least \$1,198,439 Federal;
- 2) Receipt, review, and approval of market study, environmental and geological reports, plans and specifications, contractor and such other conditions which are customary and reasonable for an equity investment of this nature and amount;
- 3) The Capital Contributions are determined on the projected credits delivered to Alliant Capital, Ltd. based on the lease-up schedule provided to Alliant Capital by the General Partner. Any changes in the timing of construction and/or lease-up may impact the timing and amounts of Capital Contributions.
- 4) Alliant has reviewed the application, including the proposed rents and operating expenses used in preparing the operating budget.
- 5) Upon the closing and full funding of the first capital contribution, the Partnership shall be required to pay \$50,000 to the Investor on account of the costs associated with the preparation of such documents and with the due diligence, underwriting and closing process.

In recognition of the time and expense to be spent by Alliant in evaluating this transaction prior to closing, Rio Lofts Ltd., will deal exclusively with Alliant with respect to the transactions noted in this firm commitment letter until this firm commitment letter is terminated by either party. You hereby confirm that no other party presently has any right to acquire an interest in the Property or the Partnership.

Very truly yours,

Alliant Capital, Ltd.

By: Alliant, Inc., its General Partner

By: 

Joel Hauenstein
V.P., Acquisitions

From: Joel Hauenstein <Joel.Hauenstein@alliantcapital.com>
Sent: Wednesday, March 28, 2018 3:31 PM
To: Daniel T. Jones
Cc: Kevin Loos
Subject: Re: 18500 Rio Lofts Deficiency #1 Response submitted

Hi Daniel. I agree our net contribution should be \$11,114,410.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Daniel T. Jones" <dtJones@nrpgroup.com>
Date: 3/28/18 3:39 PM (GMT-05:00)
To: Joel Hauenstein <Joel.Hauenstein@alliantcapital.com>
Cc: Kevin Loos <kloos@nrpgroup.com>
Subject: FW: 18500 Rio Lofts Deficiency #1 Response submitted

Joel,

Can you please see the attached and just **confirm via email** that Net Capital Contribution in your letter should be \$11,114,410. Per TDHCA, your email confirmation will sufficient and we will not need to draft another letter.

Much appreciated,

Daniel

Daniel Jones | Investment Analyst | The NRP Group LLC
5309 Transportation Blvd. | Cleveland OH, 44125
Direct: 216-584-0998 x1033 | Cell: 440-334-8304
dtJones@nrpgroup.com

From: Rebecca Broadbent [mailto:rebecca@structuretexas.com]
Sent: Wednesday, March 28, 2018 3:32 PM
Cc: Jason Arechiga <JArechiga@nrpgroup.com>; sarah@structuretexas.com; Anne Tyler <at Tyler@nrpgroup.com>; Isabelle Atkinson <isabelle@structuretexas.com>; Beth Barker <BBarker@nrpgroup.com>; Kevin Loos <kloos@nrpgroup.com>; Daniel T. Jones <dtJones@nrpgroup.com>; Debra Guerrero <dguerrero@nrpgroup.com>; Jennifer Baus <jbaus@nrpgroup.com>
Subject: Re: 18500 Rio Lofts Deficiency #1 Response submitted

Just got a call from Andrew Sinnott. The Net Capital Contribution on the attached Alliant letter should be \$11,114,410 to match the Sources and Uses.

Andrew said if we can get an email from Alliant confirming that the amount is \$11,114,410 instead of the \$10,987,463 shown on the letter, that would be sufficient. We will not have to get a new letter if we can get the email.

15 Year Rental Housing Operating Pro Forma (All Programs)

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

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$714,888	\$729,186	\$743,769	\$758,645	\$773,818	\$854,357	\$943,280
Secondary Income	\$ 19,440	\$ 19,829	\$ 20,225	\$ 20,630	\$ 21,042	\$ 23,233	\$ 25,651
POTENTIAL GROSS ANNUAL INCOME	\$734,328	\$749,015	\$763,995	\$779,275	\$794,860	\$877,590	\$968,930
Provision for Vacancy & Collection Loss	(\$55,075)	(\$56,176)	(\$57,300)	(\$58,446)	(\$59,615)	(\$65,819)	(\$72,670)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$679,253	\$692,838	\$706,695	\$720,829	\$735,246	\$811,771	\$896,260
EXPENSES							
General & Administrative Expenses	\$40,500	\$41,715	\$42,966	\$44,255	\$45,583	\$52,843	\$61,260
Management Fee	\$ 33,963	\$ 34,642	\$ 35,335	\$ 36,042	\$ 36,763	\$ 40,589	\$ 44,813
Payroll, Payroll Tax & Employee Benefits	\$ 97,200	\$ 100,116	\$ 103,120	\$ 106,213	\$ 109,400	\$ 126,824	\$ 147,024
Repairs & Maintenance	\$ 58,725	\$ 60,487	\$ 62,301	\$ 64,170	\$ 66,096	\$ 76,623	\$ 88,827
Electric & Gas Utilities	\$ 25,394	\$ 26,155	\$ 26,940	\$ 27,748	\$ 28,581	\$ 33,133	\$ 38,410
Water, Sewer & Trash Utilities	\$ 51,557	\$ 53,103	\$ 54,696	\$ 56,337	\$ 58,027	\$ 67,270	\$ 77,984
Annual Property Insurance Premiums	\$ 22,275	\$ 22,943	\$ 23,632	\$ 24,340	\$ 25,071	\$ 29,064	\$ 33,693
Property Tax	\$ 38,475	\$ 39,629	\$ 40,818	\$ 42,043	\$ 43,304	\$ 50,201	\$ 58,197
Reserve for Replacements	\$ 20,250	\$ 20,858	\$ 21,483	\$ 22,128	\$ 22,792	\$ 26,422	\$ 30,630
Other Expenses	\$ 23,166	\$ 23,861	\$ 24,577	\$ 25,314	\$ 26,074	\$ 30,226	\$ 35,041
TOTAL ANNUAL EXPENSES	\$411,504	\$423,510	\$435,869	\$448,591	\$461,689	\$533,195	\$615,878
NET OPERATING INCOME	\$267,749	\$269,329	\$270,827	\$272,238	\$273,557	\$278,576	\$280,382
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848
Second Deed of Trust Annual Loan Payment	101,838	101,838	101,838	101,838	101,838	101,838	101,838
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$35,063	\$36,643	\$38,141	\$39,552	\$40,871	\$45,890	\$47,696
CUMULATIVE NET CASH FLOW	\$35,063	\$71,706	\$109,847	\$149,399	\$190,270	\$407,173	\$641,139
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.20
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender

Signature, Authorized Representative, Syndicator

Printed Name

Date
JOEL HAUGENSTEIN
Printed Name

Phone: 746 927 1077
Email: JOEL.HAUGENSTEIN@CALLIANTCAPITAL.COM

1-10-18
Date

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



January 5, 2018

Jerry du Terroil
Rio Lofts, Ltd.
115 West Second Street, Suite 210
Fort Worth, Texas 76102

Re: Rio Lofts

Dear Jerry,

CommunityBank of Texas (the "Bank") is pleased to provide the following term sheet for construction and permanent financing to Rio Lofts, Ltd. (the "Borrower") for the development of Rio Lofts, Ltd., an 81-unit family LIHTC project to be built in San Antonio, Texas. The proposed terms and conditions are as follows:

Summary of Terms

- Borrower:** Rio Lofts, Ltd.
- Guaranty:** Construction loan guaranty – NRP Holdings, LLC, NRP Contractors II, LLC, NRP Investments, LLC, and any relevant related entities. Project General Contractor entity will provide a payment and performance bond. The permanent loan will be non-recourse except as to "bad-boy" carve outs.
- Project:** Rio Lofts
- Credit Facilities:** A) Construction loan of up to \$10,400,000:
- Priced at a variable rate of Prime Floating subject to a minimum all-in rate of 4.75% (floor of 4.75%)
 - 30-month construction loan term
 - one 6-month extension subject to 1) completion of project, 2) project sources and uses being balanced, 3) receipt of required tax credit equity payments, 4) No event of default has occurred or potential for default to occur, 5) 85% occupancy and 6) No material adverse change in the financial condition of the Project, Borrower and Guarantor(s).
 - Interest only due monthly during construction period
 - Total construction loan period including extension is 36-months

B) Permanent loan of approximately \$1,970,000 at an assumed underwriting rate of interest of 5.75%:

- Permanent loan rate to be locked at no later than construction loan closing of 30-month construction loan. The permanent loan rate would be 5.75% locked today.
- 17-year term upon conversion to permanent status based on 90% occupancy for 90 days and a 1.15:1 debt service coverage.
- No pre-payment penalty – you may pre-pay the construction or permanent loan off at any time without penalty.
- Principal and interest due monthly during permanent period based on a 35-year amortization; balloon payment due at maturity.
- Replacement reserves to be \$250 per unit per year with agreed upon increases for future years.
- Operating deficit and other reserve requirements subject to Bank review and approval. It is expected that these reserve requirements will mirror the equity LOI.

Note: Construction draws will be processed through the Bank, Title Company, and with approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Loan-to-value: 1) Actual loan amount will be based on LTV not to exceed 80% during construction period, based on rent-restricted value plus value of the tax credits; 2) LTV not to exceed 80% during permanent period, based on stabilized rent-restricted value. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st lien deed of trust and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Assignment of Tax Credits
- Security interest in operating and replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: Origination fee of 1.00% of the construction loan (payable at construction loan closing), a 0.25% fee for the extension (payable upon exercise) and a 1.00% fee for the permanent loan (payable at construction loan closing). Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, and inspecting architect fees, whether or not the facilities contemplated herein are funded. This obligation will survive whether or not the loans are approved.

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Annual financial statements of Guarantors
- Annual evidence of tax credit compliance
- Monthly operating statements on the property once construction is complete
- Quarterly operating statements on the property during the permanent loan period

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

Tax Credit Allocation: Receipt of an annual allocation of Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA) of approximately \$1,198,439.

Other Funds: The Bank acknowledges amounts and terms of other anticipated sources of project financing are to include the following estimated amounts:
- Equity - \$10,987,463
- TDHCA MDL - \$1,950,000
- Deferred Developer Fee - \$633,732 **should be \$506,785**
- City of San Antonio Fee Waivers - \$1
- **San Antonio Housing Trust FC loan of \$10**
should be \$11,114,410

Tax Credit Equity: Tax credit investor and equity terms (including price and pay-in schedule) subject to Bank approval.

Developer Fee: Timing of payment of developer profit to be mutually agreed upon between Bank and Borrower. It is expected that the developer fee payment will mirror the developer fee payment schedule negotiated in the equity LOI.

Project Budget: The Bank's current understanding of the project budget is based on initial verbal discussions and files provided by the Borrower on January 2, 2018. The Bank acknowledges that this project budget is subject to change.

However, significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.

Other Conditions: Receipt and approval of those items listed in the Due Diligence Checklist

Please note that in providing this proposal for submission to TDHCA as part of the applications process to get an award of 9% Housing Tax Credits, the Bank acknowledges the following:

- 2) **Bank has reviewed the sponsor's application for the proposed development and finds that the project is feasible for financing by the Bank. Please also see attached exhibit regarding the 15-year pro forma that the Bank finds acceptable which demonstrates a debt service coverage of no less than 1.15x for 15 years.**
- 3) **Bank has reviewed the creditworthiness and quality of the principals involved and has determined that the principals are acceptable to the Bank.**
- 4) **Bank has reviewed in substance, the creditworthiness and quality of the financial strength by the guarantors as noted above and finds such guarantors acceptable as part of the financing outlined in this proposal.**

In summary, the Bank's assessment find both the Development and Principals are acceptable.

This discussion letter does not represent a commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of loan documents, but is a framework upon which a loan request may be submitted and considered. Issuance of a commitment by the Bank is subject to the approval of the loan request under the Bank's internal approval process, which includes, but is not limited to, a review of the Borrower's then current financial condition and review and approval of all third party reports, in addition to completion of loan documents in form and substance acceptable to the Bank.

If you should have any questions concerning these terms and conditions, please feel free to call me at (713) 308-5754. Jerry, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

CommunityBank of Texas, N.A.

By: 
Stephen W. Rose, Senior Vice President

Agreed to:

By: _____
Authorized signer of Borrower

15 Year Rental Housing Operating Pro Forma (All Programs)

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

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$714,888	\$729,186	\$743,769	\$758,645	\$773,818	\$854,357	\$943,280
Secondary Income	\$ 19,440	\$ 19,829	\$ 20,225	\$ 20,630	\$ 21,042	\$ 23,233	\$ 25,651
POTENTIAL GROSS ANNUAL INCOME	\$734,328	\$749,015	\$763,995	\$779,275	\$794,860	\$877,590	\$968,930
Provision for Vacancy & Collection Loss	(\$55,075)	(\$56,176)	(\$57,300)	(\$58,446)	(\$59,615)	(\$65,819)	(\$72,670)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$679,253	\$692,838	\$706,695	\$720,829	\$735,246	\$811,771	\$896,260
EXPENSES							
General & Administrative Expenses	\$40,500	\$41,715	\$42,966	\$44,255	\$45,583	\$52,843	\$61,260
Management Fee	\$ 33,963	\$ 34,642	\$ 35,335	\$ 36,042	\$ 36,763	\$ 40,589	\$ 44,813
Payroll, Payroll Tax & Employee Benefits	\$ 97,200	\$ 100,116	\$ 103,120	\$ 106,213	\$ 109,400	\$ 126,824	\$ 147,024
Repairs & Maintenance	\$ 58,725	\$ 60,487	\$ 62,301	\$ 64,170	\$ 66,096	\$ 76,623	\$ 88,827
Electric & Gas Utilities	\$ 25,394	\$ 26,155	\$ 26,940	\$ 27,748	\$ 28,581	\$ 33,133	\$ 38,410
Water, Sewer & Trash Utilities	\$ 51,557	\$ 53,103	\$ 54,696	\$ 56,337	\$ 58,027	\$ 67,270	\$ 77,984
Annual Property Insurance Premiums	\$ 22,275	\$ 22,943	\$ 23,632	\$ 24,340	\$ 25,071	\$ 29,064	\$ 33,693
Property Tax	\$ 38,475	\$ 39,629	\$ 40,818	\$ 42,043	\$ 43,304	\$ 50,201	\$ 58,197
Reserve for Replacements	\$ 20,250	\$ 20,858	\$ 21,463	\$ 22,128	\$ 22,792	\$ 26,422	\$ 30,630
Other Expenses	\$ 23,166	\$ 23,861	\$ 24,577	\$ 25,314	\$ 26,074	\$ 30,226	\$ 35,041
TOTAL ANNUAL EXPENSES	\$411,504	\$423,510	\$435,869	\$448,591	\$461,689	\$533,195	\$615,878
NET OPERATING INCOME	\$267,749	\$269,329	\$270,827	\$272,238	\$273,557	\$278,576	\$280,382
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848	\$130,848
Second Deed of Trust Annual Loan Payment	101,838	101,838	101,838	101,838	101,838	101,838	101,838
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$35,063	\$36,643	\$38,141	\$39,552	\$40,871	\$45,890	\$47,696
CUMULATIVE NET CASH FLOW	\$35,063	\$71,706	\$109,847	\$149,399	\$190,270	\$407,173	\$641,139
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.20
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)



 Signature, Authorized Representative, Construction or Permanent Lender

STEPHEN W ROSE

 Printed Name
 1/5/2018

 Date

Phone: (713) 308-5754
 Email: srose@cbotx.com

 Signature, Authorized Representative, Syndicator

 Printed Name

 Date

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



March 19, 2018

Jerry du Terroil
Rio Lofts, Ltd.
115 West Second Street, Suite 210
Fort Worth, Texas 76102

Re: Rio Lofts

Dear Jerry,

CommunityBank of Texas (the "Bank") is pleased to provide the following term sheet for construction and permanent financing to Rio Lofts, Ltd. (the "Borrower") for the development of Rio Lofts, Ltd., an 81-unit family LIHTC project to be built in San Antonio, Texas. The proposed terms and conditions are as follows:

Summary of Terms

- Borrower:** Rio Lofts, Ltd.
- Guaranty:** Construction loan guaranty will be provided by NRP Holdings, LLC, NRP Investments, LLC, NRP Contractors, LLC, and NRP Contractors II, LLC. The permanent loan will be non-recourse except as to "bad-boy" carve outs.
- Project:** Rio Lofts
- Credit Facilities:** A) Construction loan of up to \$10,400,000:
- Priced at a variable rate of Prime – 0.25%, floating subject to a minimum all-in rate of 4.00% (floor of 4.00%)
 - 30-month construction loan term
 - one 6-month extension subject to 1) completion of project, 2) project sources and uses being balanced, 3) receipt of required tax credit equity payments, 4) No event of default has occurred or potential for default to occur, 5) 85% occupancy and 6) No material adverse change in the financial condition of the Project, Borrower and Guarantor(s).
 - Interest only due monthly during construction period
 - Total construction loan period including extension is 36-months

- B) Permanent loan of approximately \$1,920,000 at an assumed underwriting rate of interest of 5.70%:
- Permanent loan rate to be locked at no later than construction loan closing of 30-month construction loan. The permanent loan rate would be 5.70% locked today. Permanent Rate quoted requires a close by July 15, 2018.
 - 15-year term upon conversion to permanent status based on 90% occupancy for 90 days and a 1.15:1 debt service coverage.
 - No pre-payment penalty – you may pre-pay the construction or permanent loan off at any time without penalty.
 - Principal and interest due monthly during permanent period based on a 35-year amortization; balloon payment due at maturity.
 - Replacement reserves to be \$250 per unit per year with agreed upon increases for future years.
 - Operating deficit and other reserve requirements will be held at the Bank, subject to Bank review and approval. It is expected that these reserve requirements will mirror the equity LOI.

Note: Construction draws will be processed through the Bank, Title Company, and with approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Loan-to-value: 1) Actual loan amount will be based on LTV not to exceed 80% during construction period, based on rent-restricted value plus value of the tax credits; 2) LTV not to exceed 80% during permanent period, based on stabilized rent-restricted value. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st lien deed of trust and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Assignment of Tax Credits
- Security interest in operating and replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: Origination fee of 1.00% of the construction loan (payable at construction loan closing), a 0.25% fee for the extension (payable upon exercise) and a 1.00% fee for the permanent loan (payable at construction loan closing). Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, and inspecting architect fees, whether or not the facilities contemplated herein are funded. This obligation will survive whether or not the loans are approved.

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Annual financial statements of Guarantors
- Annual evidence of tax credit compliance
- Monthly operating statements on the property once construction is complete
- Quarterly operating statements on the property during the permanent loan period

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

Tax Credit Allocation: Receipt of an annual allocation of Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA) of approximately \$1,198,439.

Other Funds: The Bank acknowledges amounts and terms of other anticipated sources of project financing are to include the following estimated amounts:
- Equity - \$11,114,410
- TDHCA MDL loan (soft) - \$1,900,000
- Deferred Developer Fee - \$456,785

Tax Credit Equity: Tax credit investor and equity terms (including price and pay-in schedule) subject to Bank approval.

Developer Fee: Timing of payment of developer profit to be mutually agreed upon between Bank and Borrower. It is expected that the developer fee payment will mirror the developer fee payment schedule negotiated in the equity LOI.

Project Budget: The Bank's current understanding of the project budget is based on initial verbal discussions and files provided by the Borrower on March 12, 2018. The Bank acknowledges that this project budget is subject to change.

However, significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.

Other Conditions: Receipt and approval of those items listed in the Due Diligence Checklist

This discussion letter does not represent a commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of loan documents, but is a framework upon which a loan request may be submitted and considered. Issuance of a commitment by the Bank is subject to the approval of the loan request under the Bank's internal approval process, which includes, but is not limited to, a review of the Borrower's then current financial condition and review and approval of all third party reports, in addition to completion of loan documents in form and substance acceptable to the Bank.

If you should have any questions concerning these terms and conditions, please feel free to call me at (713) 308-5754. Jerry, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

CommunityBank of Texas, N.A.

By: 
Stephen W. Rose, Executive Vice President

Agreed to:


By: _____
Authorized signer of Borrower

15 Year Rental Housing Operating Pro Forma (All Programs)

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

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$702,732	\$716,787	\$731,122	\$745,745	\$760,660	\$839,830	\$927,240
Secondary Income	\$ 19,440	\$ 19,829	\$ 20,225	\$ 20,630	\$ 21,042	\$ 23,233	\$ 25,651
POTENTIAL GROSS ANNUAL INCOME	\$722,172	\$736,615	\$751,348	\$766,375	\$781,702	\$863,062	\$952,891
Provision for Vacancy & Collection Loss	(\$54,163)	(\$55,246)	(\$56,351)	(\$57,478)	(\$58,628)	(\$64,730)	(\$71,467)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$668,009	\$681,369	\$694,997	\$708,897	\$723,075	\$798,333	\$881,424
EXPENSES							
General & Administrative Expenses	\$40,500	\$41,715	\$42,966	\$44,255	\$45,583	\$52,843	\$61,260
Management Fee	\$ 33,400	\$ 34,068	\$ 34,749	\$ 35,444	\$ 36,153	\$ 39,916	\$ 44,071
Payroll, Payroll Tax & Employee Benefits	\$ 97,200	\$ 100,116	\$ 103,120	\$ 106,213	\$ 109,400	\$ 126,824	\$ 147,024
Repairs & Maintenance	\$ 58,725	\$ 60,487	\$ 62,301	\$ 64,170	\$ 66,096	\$ 76,623	\$ 88,827
Electric & Gas Utilities	\$ 25,394	\$ 26,155	\$ 26,940	\$ 27,748	\$ 28,581	\$ 33,133	\$ 38,410
Water, Sewer & Trash Utilities	\$ 51,557	\$ 53,103	\$ 54,696	\$ 56,337	\$ 58,027	\$ 67,270	\$ 77,984
Annual Property Insurance Premiums	\$ 22,275	\$ 22,943	\$ 23,632	\$ 24,340	\$ 25,071	\$ 29,064	\$ 33,693
Property Tax	\$ 38,475	\$ 39,629	\$ 40,818	\$ 42,043	\$ 43,304	\$ 50,201	\$ 58,197
Reserve for Replacements	\$ 20,250	\$ 20,858	\$ 21,483	\$ 22,128	\$ 22,792	\$ 26,422	\$ 30,630
Other Expenses	\$ 19,925	\$ 20,523	\$ 21,138	\$ 21,773	\$ 22,426	\$ 25,998	\$ 30,138
TOTAL ANNUAL EXPENSES	\$407,700	\$419,597	\$431,844	\$444,452	\$457,431	\$528,293	\$610,233
NET OPERATING INCOME	\$260,309	\$261,772	\$263,152	\$264,444	\$265,643	\$270,040	\$271,191
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$126,682	\$126,682	\$126,682	\$126,682	\$126,682	\$126,682	\$126,682
Second Deed of Trust Annual Loan Payment	99,227	99,227	99,227	99,227	99,227	99,227	99,227
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$34,400	\$35,863	\$37,243	\$38,535	\$39,734	\$44,131	\$45,282
CUMULATIVE NET CASH FLOW	\$34,400	\$70,263	\$107,506	\$146,042	\$185,776	\$395,438	\$618,969
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.20
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under \$11.9(e)(1) relating to Financial Feasibility)



 Signature, Authorized Representative, Construction or
 Permanent Lender

STEPHEN W. ROSE

 Printed Name
 3/19/2018

 Date

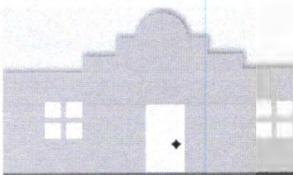
Phone: *(713) 308-5754*
 Email: *Srose@cbdx.com*

 Signature, Authorized Representative, Syndicator

 Printed Name

 Date

If a revised form is submitted, date of submission: 3/6/2018



San Antonio Housing Trust

Trust SAHT • Foundation SAHTF • Public Facility Corp SAHTIC • Finance Corp SAHTFC

February 17, 2017

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Rio Lofts Apartments TDHCA # 17013

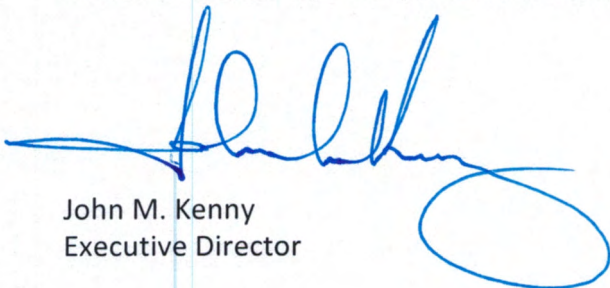
Dear Tim,

This letter is being provided to you in connection with the above referenced project. The San Antonio Housing Trust (SAHT) was formed by the City of San Antonio in 1988. The 11-member governing Board of Trustees is appointed by the San Antonio City Council. **The SAHT has agreed to make a loan of non-federal funds to the above development owner in connection with the project. The loan terms are as follows:**

Loan Amount:	\$ 10.00
Interest Rate:	One percent (1%)
Term:	Construction Period
Collateral:	Collateral and Guarantees Provided by Developer.

Funding of the loan shall take place upon the closing of the primary interim construction loan for the project and upon compliance with all other applicable conditions of TDHCA and the SAHT.

This loan is being provided pursuant to Section 11.09(d)(2) of the 2017 Qualified Allocation Plan and we acknowledge that a request for the above loan has been made to the SAHT. This loan is conditioned upon the award of low income housing tax credits for the above project. The above funds were not first provided to the City of San Antonio or any of its affiliated governmental instrumentalities by the Applicant or a Related Party as defined in the 2017 QAP.



John M. Kenny
Executive Director



CITY OF SAN ANTONIO

February 22, 2017

Mr. Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

**Re: Rio Lofts
TDHCA # 17013**

Dear Mr. Irvine:

The City of San Antonio City Council has formally approved a Resolution of Support for the above-referenced 9% tax credit application. The development will receive fee waivers from the City of San Antonio because it is located within an Inner City Reinvestment and Infill Policy (ICRIP) priority area of the City targeted for private reinvestment. As part of the ICRIP program, the City of San Antonio will waive a portion of the building permit fee in an amount of **at least \$1.00 as determined** at the time building plans are submitted.

The fee waivers are being provided pursuant to Section 11.9 (d) (2) of the 2017 Qualified Allocation Plan (QAP) and is conditioned upon the award of low-income housing tax credits and the appropriate rezoning of the above-referenced development. The funds to be awarded were not first provided to the City of San Antonio or any of its affiliated governmental instrumentalities by the Applicant or a Related Party as defined in the 2017 QAP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Houston'.

Lori Houston
Assistant City Manager

36

Sponsor Characteristics

NOT APPLICABLE

37

Owner and Developer Organization Charts

Owner and Developer Organization Charts

Applicants should note that subsequent changes to the Development Ownership structure presented in this section will require the written consent of the Department.

Pursuant to §10.204(13)(A) of the Uniform Multifamily Rules, submit three separate charts. One showing the complete organizational structure of each of the following entities: Development Owner, Developer, and Guarantor.

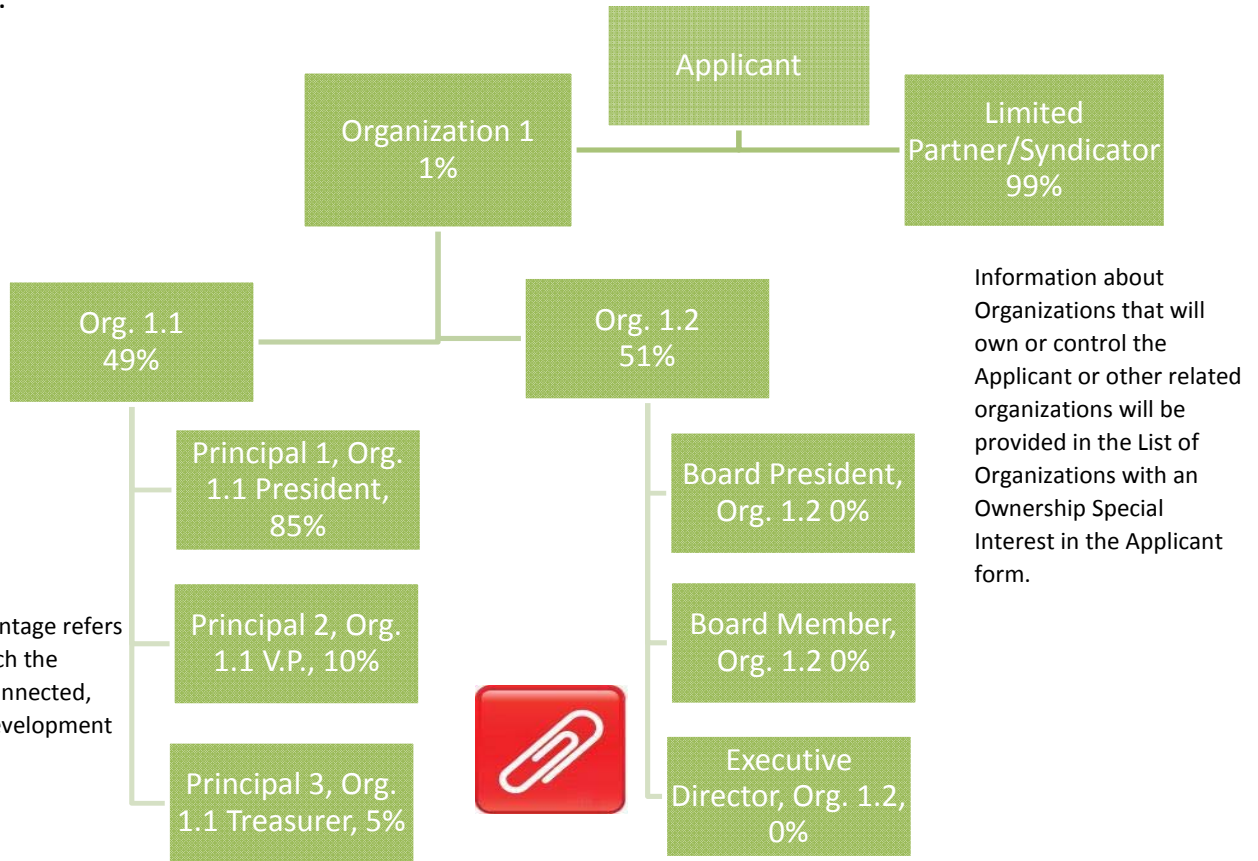
The organization charts must include:

- The names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer, and/or Guarantor.
- Nonprofit entities, public housing authorities, publicly traded corporations, individual board members and executive directors must be included in Organization charts.
- Any and all trusts must list all beneficiaries that have the legal ability to control or direct activities of the trust and are not just financial beneficiaries.

In the case of:

- (A) Partnerships - Principals include all general Partners and Special LPs (any LP that is not the Syndicator is a "Special LP");
- (B) Corporations - Principals include the executive director and all members of the board (shown with "0%" ownership as applicable). For to-be formed instrumentalities of PHAs, where the executive director and board remain to be determined, include the PHA, itself, and its members;
- (C) Limited liability companies - Principals include all the managing members and all other members.

Org. Chart Example:

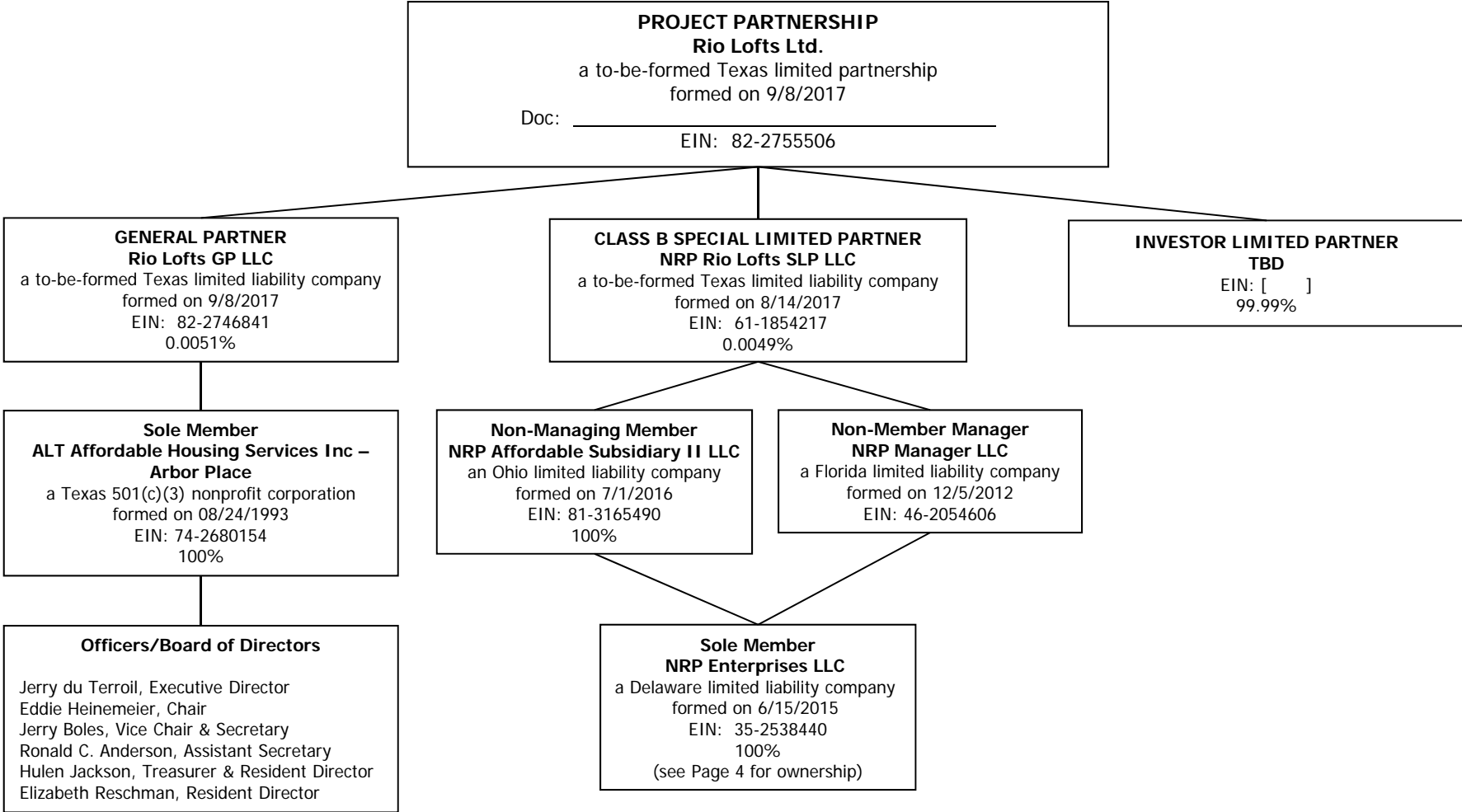


Note that the percentage refers to the entity to which the Person is directly connected, not to the whole Development Owner.



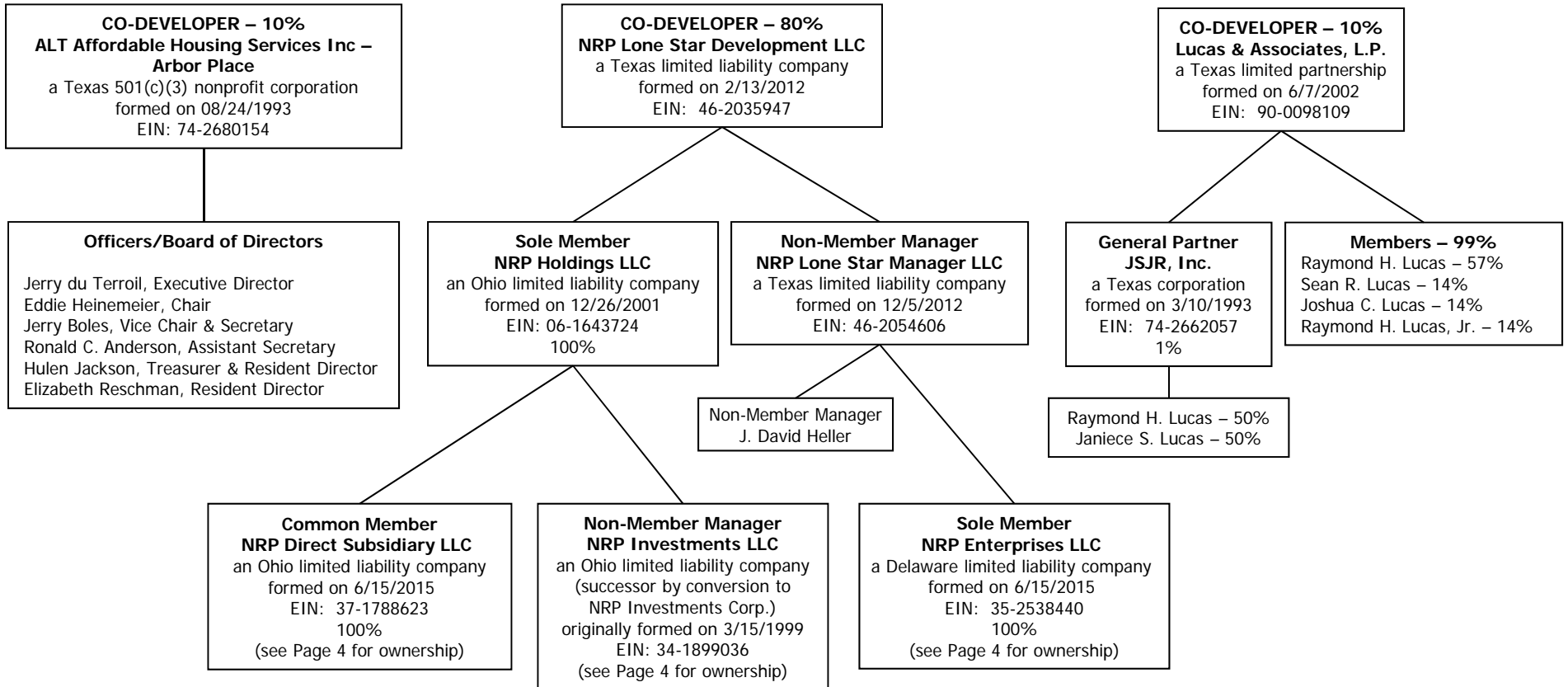
If a revised chart is submitted, include date of submission!

RIO LOFTS



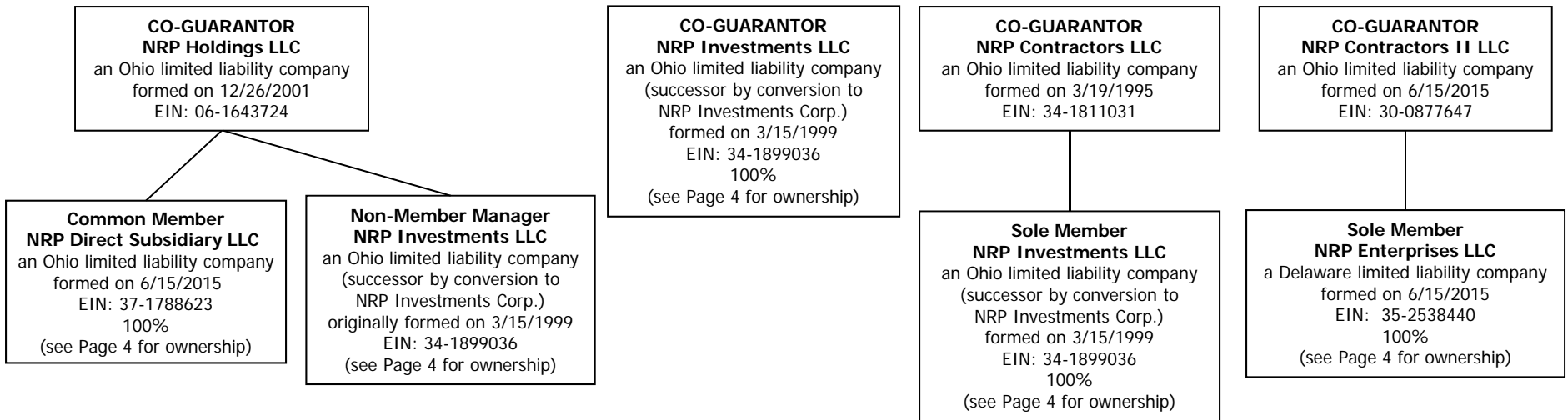
RIO LOFTS

DEVELOPERS

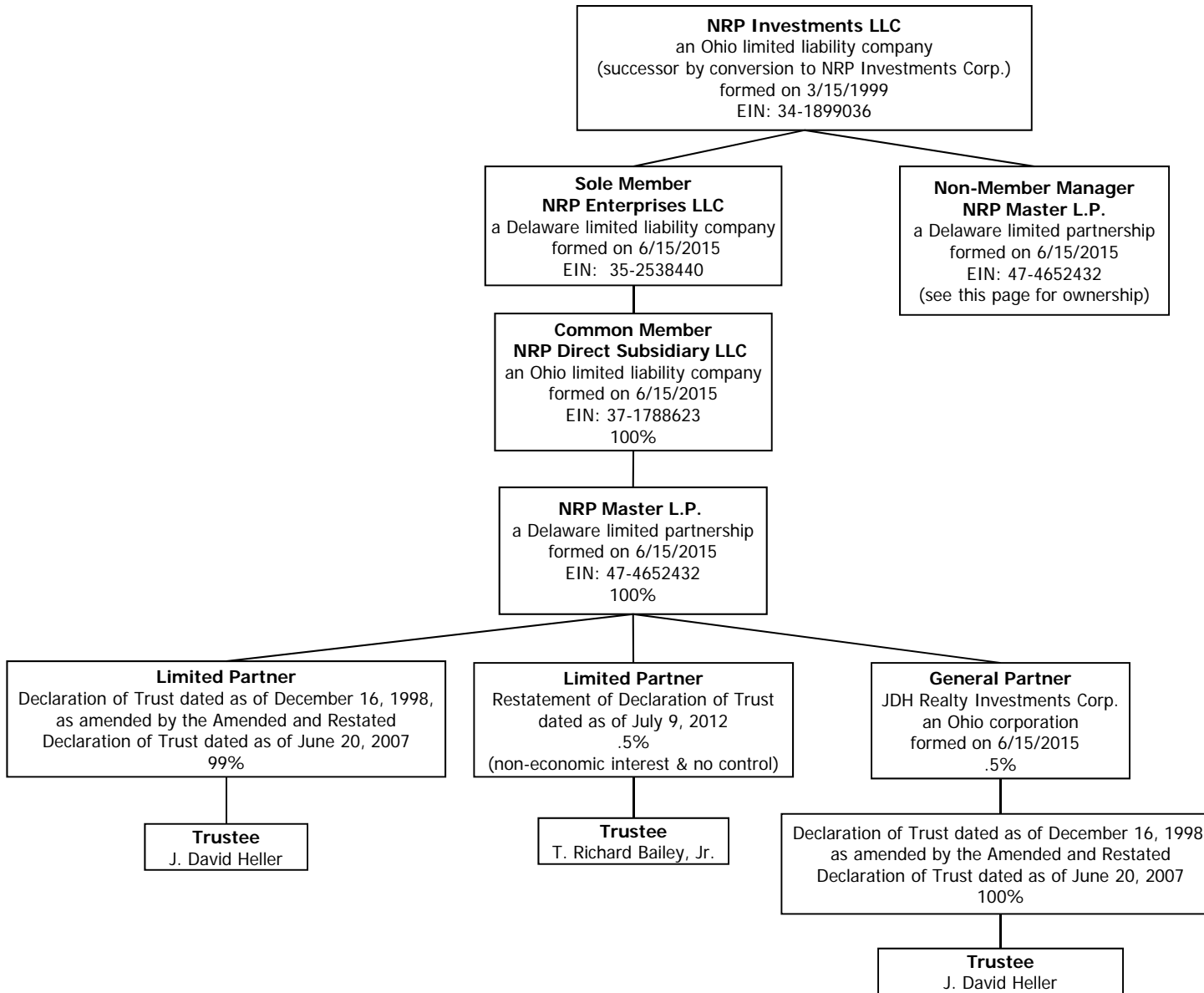


RIO LOFTS

GUARANTORS



RIO LOFTS



List of Organizations and Principals

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, or any other public or private entity and their Affiliates identified on the Owner and Developer Organization Charts. Organizations that own or control other organizations should also be identified until the only remaining sub-entity would be natural persons. Organizations that are Developers and/or Guarantors must also be listed on this form as must any organization (and natural person whose ownership interest in an applicable entity is direct instead of via membership in an organization) that will receive more than 10% of the developer fee. (Note - Entity Names, Principals, and ownership percentage should coincide with the Owner and Developer Organization Charts)

Applicant Legal Name: <u>Rio Lofts Ltd.</u>	
Address: <u>200 Concord Plaza, Suite 900</u>	City: <u>San Antonio</u> State: <u>TX</u> Zip: <u>78216</u>
Name(s) of Entities the Organization Owns or Controls: <u>na</u>	
Organization legally formed? <u>Yes</u>	Date formed: <u>9/8/2017</u> Legal Org is or will be: <u>Limited Partnership</u>
Previous TDHCA Experience? <u>No</u>	Phone: <u>(210) 487-7878</u> Email: <u>dguerrero@nrpgroup.com</u>

Org. 1

Organization Legal Name: <u>Rio Lofts GP LLC</u>		Role/Title: <u>General Partner of Rio Lofts Ltd.</u>
Address: <u>200 Concord Plaza, Suite 900</u>	City: <u>San Antonio</u> State: <u>TX</u> Zip: <u>78216</u>	
Name(s) of Entities the Organization Owns or Controls: <u>Rio Lofts Ltd.</u>		
Organization legally formed? <u>Yes</u>	Date formed: <u>9/8/2017</u> Legal Org is or will be: <u>Limited Liability Company</u>	
Previous TDHCA Experience? <u>No</u>	Phone: <u>(210) 487-7878</u> Email: <u>dguerrero@nrpgroup.com</u>	
Organization is identified on Org. Chart: <u>Yes</u>	Exercises Control over the Development? <u>Yes</u>	
List of Sub-Entities or Principals:		
1. <u>ALT Affordable Housing Services Inc - Arbor Place</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 2

Organization Legal Name: <u>ALT Affordable Housing Services Inc - Arbor Place</u>		Role/Title: <u>Sole Member of Rio Lofts GP LLC</u>
Address: <u>8610 North New Braunfes Ave. Suite 520</u>	City: <u>San Antonio</u> State: <u>TX</u> Zip: <u>78217</u>	
Name(s) of Entities the Organization Owns or Controls: <u>Rio Lofts GP LLC</u>		
Organization legally formed? <u>Yes</u>	Date formed: <u>8/24/1993</u> Legal Org is or will be: <u>Corporation</u>	
Previous TDHCA Experience? <u>Yes</u>	Phone: <u>(210) 821-4300</u> Email: <u>duterroil1@aol.com</u>	
Organization is identified on Org. Chart: <u>Yes</u>	Exercises Control over the Development? <u>Yes</u>	
List of Sub-Entities or Principals:		
1. <u>Jerry du Terroil</u>	2. <u>Eddie Heinemeier</u>	3. <u>Jerry Boles</u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>
4. <u>Ronald C. Anderson</u>	5. <u>Hulen Jackson</u>	6. <u>Elizabeth Reschman</u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>

Org. 3

Organization Legal Name: <u>NRP Rio Lofts SLP LLC</u>		Role/Title: <u>Special Limited Partner</u>
Address: <u>200 Concord Plaza, Suite 900</u>	City: <u>San Antonio</u> State: <u>TX</u> Zip: <u>78216</u>	
Name(s) of Entities the Organization Owns or Controls: <u>Rio Lofts Ltd.</u>		
Organization legally formed? <u>Yes</u>	Date formed: <u>8/14/2017</u> Legal Org is or will be: <u>Limited Liability Company</u>	
Previous TDHCA Experience? <u>No</u>	Phone: <u>(210) 487-7878</u> Email: <u>dguerrero@nrpgroup.com</u>	
Organization is identified on Org. Chart: <u>Yes</u>	Exercises Control over the Development? <u>Yes</u>	
List of Sub-Entities or Principals:		
1. <u>NRP Affordable Subsidiary II LLC</u>	2. <u>NRP Manager LLC</u>	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 4

Organization Legal Name: NRP Affordable Subsidiary II LLC Role/Title Non-Managing Member of NRP Rio Lofts SLP LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Rio Lofts SLP LLC

Organization legally formed? Yes Date formed: 7/1/2016 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Enterprises LLC</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 5

Organization Legal Name: NRP Manager LLC Role/Title Non-Member Manager of NRP Rio Lofts SLP LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Rio Lofts SLP LLC

Organization legally formed? Yes Date formed: 12/5/2012 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Enterprises LLC</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 6

Organization Legal Name: NRP Enterprises LLC Role/Title Sole Member of NRP Affordable Subsidiary II LLC, NRP Manager LLC, NRP Lone Star Manager LLC, NRP Contractors II LLC, and NRP Investments LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Affordable Subsidiary II LLC, NRP Manager LLC, NRP Lone Star Manager LLC, NRP Contractors II LLC, and NRP Investments LLC

Organization legally formed? Yes Date formed: 6/15/2015 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Direct Subsidiary LLC</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 7

Organization Legal Name: NRP Lone Star Development LLC Role/Title Co-Developer

Address: 200 Concord Plaza, Suite 900 City: San Antonio State: TX Zip: 78216

Name(s) of Entities the Organization Owns or Controls: na

Organization legally formed? Yes Date formed: 2/13/2012 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (210) 487-7878 Email: dguerrero@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Holdings LLC</u>	2. <u>NRP Lone Star Manager LLC</u>	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 8

Organization Legal Name: NRP Holdings LLC Role/Title: Co-Guarantor and Sole Member of NRP Lone Star Development LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Lone Star Development LLC

Organization legally formed? Yes Date formed: 12/26/2001 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Direct Subsidiary LLC</u>	2. <u>NRP Investments LLC</u>	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 9

Organization Legal Name: NRP Lone Star Manager LLC Role/Title: Non-Member Manager of NRP Lone Star Development LLC

Address: 200 Concord Plaza, Suite 900 City: San Antonio State: TX Zip: 78216

Name(s) of Entities the Organization Owns or Controls: NRP Lone Star Development LLC

Organization legally formed? Yes Date formed: 12/5/2012 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (210) 487-7878 Email: dguerrero@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Enterprises LLC</u>	2. <u>J. David Heller</u>	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 10

Organization Legal Name: NRP Direct Subsidiary LLC Role/Title: Common Member of NRP Holdings LLC and NRP Enterprises LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Holdings LLC and NRP Enterprises LLC

Organization legally formed? Yes Date formed: 6/15/2015 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? Yes

List of Sub-Entities or Principals:

1. <u>NRP Master L.P.</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 11

Organization Legal Name: NRP Investments LLC Role/Title: Co-Guarantor, Non Member Manager of NRP Holdings LLC, and Sole Member of NRP Contractors LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Holdings LLC and NRP Contractors LLC

Organization legally formed? Yes Date formed: 3/15/1999 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Enterprises LLC</u>	2. <u>NRP Master L.P.</u>	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 12

Organization Legal Name: NRP Contractors LLC Role/Title Co-Guarantor

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: na

Organization legally formed? Yes Date formed: 3/19/1995 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Investments LLC</u>	2. <u></u>	3. <u></u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>
4. <u></u>	5. <u></u>	6. <u></u>
TDHCA Experience: <u></u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>

Org. 13

Organization Legal Name: NRP Contractors II LLC Role/Title Co-Guarantor

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: na

Organization legally formed? Yes Date formed: 6/15/2015 Legal Org is or will be: Limited Liability Company

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>NRP Enterprises LLC</u>	2. <u></u>	3. <u></u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>
4. <u></u>	5. <u></u>	6. <u></u>
TDHCA Experience: <u></u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>

Org. 14

Organization Legal Name: NRP Master L.P. Role/Title Non-Member Manager of NRP Investments LLC and 100% Owner of NRP Direct Subsidiary LLC

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Investments LLC and NRP Direct Subsidiary LLC

Organization legally formed? Yes Date formed: 6/15/2015 Legal Org is or will be: Limited Partnership

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? Yes

List of Sub-Entities or Principals:

1. <u>Declaration of Trust dated as of December 16, 1998, as amended by the Amended and Restated Declaration of Trust dated as of June 20, 2007</u>	2. <u>Restatement of Declaration of Trust dated as of July 9, 2012</u>	3. <u>JDH Realty Investments Corp.</u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>
4. <u></u>	5. <u></u>	6. <u></u>
TDHCA Experience: <u></u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>

Org. 15

Organization Legal Name: Declaration of Trust dated as of December 16, 1998, as amended by the Amended and Restated Declaration of Trust dated as of June 20, 2007 Role/Title JDH Realty Investments Corp and Limited Partner of NRP Master L.P.

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: JDH Realty Investments Corp. and NRP Master L.P.

Organization legally formed? Yes Date formed: 12/16/1998 Legal Org is or will be:

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? Yes

List of Sub-Entities or Principals:

1. <u>na</u>	2. <u></u>	3. <u></u>
TDHCA Experience: <u></u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>
4. <u></u>	5. <u></u>	6. <u></u>
TDHCA Experience: <u></u>	TDHCA Experience: <u></u>	TDHCA Experience: <u></u>

Org. 16

Organization Legal Name: Restatement of Declaration of Trust dated as of July 9, 2012 Role/Title Limited Partner of NRP Master L.P.

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Master L.P.

Organization legally formed? Yes Date formed: 7/9/2012 Legal Org is or will be: _____

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>na</u>	2. _____	3. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 17

Organization Legal Name: JDH Realty Investments Corp. Role/Title General Partner of NRP Master L.P.

Address: 5309 Transportation Blvd. City: Cleveland State: OH Zip: 44125

Name(s) of Entities the Organization Owns or Controls: NRP Master L.P.

Organization legally formed? Yes Date formed: 6/15/2015 Legal Org is or will be: Corporation

Previous TDHCA Experience? Yes Phone: (216) 475-8900 Email: nmagence@nrpgroup.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? Yes

List of Sub-Entities or Principals:

1. <u>Declaration of Trust as of December 16, 1998, as amended by the Amended and Restated Declaration of Trust dated as of June 20, 2007</u>	2. _____	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

Org. 18

Organization Legal Name: Lucas & Associates, L.P. Role/Title Co-Developer

Address: 8610 North New Braunfels Ave, Suite 536 City: San Antonio State: TX Zip: 78217

Name(s) of Entities the Organization Owns or Controls: na

Organization legally formed? Yes Date formed: 6/7/2002 Legal Org is or will be: Limited Partnership

Previous TDHCA Experience? Yes Phone: (210) 821-4399 Email: raymond@lucaslp.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>JSJR, Inc.</u>	2. <u>Raymond H. Lucas</u>	3. <u>Sean R. Lucas</u>
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>
4. <u>Joshua C. Lucas</u>	5. <u>Raymond H. Lucas, Jr.</u>	6. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____

Org. 19

Organization Legal Name: JSJR, Inc. Role/Title General Partner of Lucas & Associates, L.P.

Address: 8610 North New Braunfels Ave, Suite 536 City: San Antonio State: TX Zip: 78217

Name(s) of Entities the Organization Owns or Controls: Lucas & Associates, L.P.

Organization legally formed? Yes Date formed: 3/10/1993 Legal Org is or will be: Corporation

Previous TDHCA Experience? Yes Phone: (210) 821-4399 Email: raymond@lucaslp.com

Organization is identified on Org. Chart: Yes Exercises Control over the Development? No

List of Sub-Entities or Principals:

1. <u>Raymond H. Lucas</u>	2. <u>Janiece S. Lucas</u>	3. _____
TDHCA Experience: <u>Yes</u>	TDHCA Experience: <u>Yes</u>	TDHCA Experience: _____
4. _____	5. _____	6. _____
TDHCA Experience: _____	TDHCA Experience: _____	TDHCA Experience: _____

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Previous Participation

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Rio Lofts Ltd.

Email Address: dquerrero@nrpgroup.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

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Person/Role: Rio Lofts GP LLC
 Email Address: dquerrero@nrpgroup.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Person/Role: ALT Affordable Housing Services Inc - Arbor Place

Email Address: duterroil1@aol.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
10169	La Risa	San Antonio	HTC	07/10	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

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Person/Role: Jerry du Terroil

Email Address: duterroil1@aol.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
10169	La Risa	San Antonio	HTC	07/10	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

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Person/Role: Eddie Heinemeier

Email Address: duterroil1@aol.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Jerry Boles

Email Address: duterroi1@aol.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ronald C. Anderson
 Email Address: duterroil1@aol.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
536292	Sutton Square Apartments	San Antonio	HOME	Nov-97	
	Seguin Manor Apartments	Seguin	HTF	Dec-98	
539111	Bavarian Manor Apartments	New Braunfels	HOME	Jun-99	
537603	West Avenue Apartments	San Antonio	HOME	Dec-99	
530707	Casa de Manana Apartments	Corpus Christi	HOME	Dec-00	
2003-01P	Country Club Village	San Antonio	Preservation	May-03	
2004-01P	Sherwood Apartments	Edinberg	Preservation	Mar-04	
5118	Vista Verde Apartments	San Antonio	HTC	May-06	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Person/Role: Hulen Jackson

Email Address: duterroi1@aol.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

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Person/Role: Elizabeth Reschman

Email Address: duterroil1@aol.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Person/Role: NRP Rio Lofts SLP LLC

Email Address: dquerrero@nrpgroup.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Affordable Subsidiary II LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland,OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
17402	Harris Ridge Apartments	Austin	4% HTC	Jun-17	
17012	Secretariat Apartments	Fort Worth	9% HTC	Jul-17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Enterprises LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
14150	Eagles Rest	San Antonio	HTC	08/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
17402	Harris Ridge Apartments	Austin	HTC	06/17	
17012	Secretariat Apartments	Fort Worth	HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Lone Star Development LLC
 Email Address: dguerrero@nrpgroup.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
13193	Balcones Lofts	Balcones Heights	HTC	08/13	
13196	Emerald Village	San Antonio	HTC	10/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	07/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15411	Denton Apartments	Denton	HTC	12/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	6/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	Jun-17	
17012	Secretariat Apartments	Fort Worth	9% HTC	Jul-17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Holdings LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
LISTINGS CONTINUED FROM PREVIOUS PAGE					
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	07/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15411	Denton Apartments	Denton	HTC	12/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	1/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	6/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Direct Subsidiary LLC
 Email Address: dguerrero@nrpgroup.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur Angle Apartments	Fort Worth	HTC	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15420	Terrace at Walnut Creek	San Antonio	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Investments LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
03094	Reserve II at Las Brisas	Irving	HTC	07/03	
04446	Villas at Costa Biscaya	San Antonio	HTC	11/04	
04461	Villas at Costa Cadiz	San Antonio	HTC	10/04	
05159/08047	San Juan Square	San Antonio	HTC	07/05	
05160/08048	The Alhambra	San Antonio	HTC	07/05	
05436	Costa Valencia	San Antonio	HTC	12/05	
05433	The Villas at Costa Tarragona	Corpus Christi	HTC/HTF	11/05	
060422	Costa Mirada	San Antonio	HTC	10/06	
060426	Costa Almadena	San Antonio	HTC	11/06	
04224/07054	Commons of Grace	Houston	HTC	12/06	
060433	Costa Verde	Clute	HTC	12/06	
07619	Costa Rialto	Houston	HTC/MRB/TCAP	07/07	
07415	Costa Vizcaya	Houston	HTC/TCAP	07/07	
07170/08902	The Gibraltar	Clute	HTC/TCAP	07/07	
07171/08093	San Juan Square II	San Antonio	HTC	07/07	
08602	Costa Ibiza	San Antonio	HTC/MRB/TCAP	08/08	
08280/09024	Costa Esmeralda	Waco	HTC	05/09	
08615/09605	Woodmont Apartments	Fort Worth	HTC/MRB/HOME	07/09	
09604	Costa Mariposa	Galveston County	HTC/MRB/HOME	05/09	
08273/09023	Four Seasons at Clear Creek	Fort Worth	HTC	05/09	
09401	Encino Pointe	San Marcos	HTC/MRB/HOME	05/09	
09188	Casa Brazoria	Clute	HTC	07/09	
09192	Tierra Pointe	Karnes County	HTC	07/09	
09404	Cevallos Lofts	San Antonio	HTC/TCAP	07/09	
09402	The Mirabella	San Antonio	HTC/MRB/TCAP/HOME	07/09	
10125	Costa Tarragona II	Corpus Christi	HTC	09/10	
10119	Race Street Lofts	Fort Worth	HTC/HOME	09/10	
11185	Azure Pointe	Beaumont	HTC	08/11	
12413	Sienna Pointe	San Marcos	HTC/MRB/HOME	03/13	
12415	San Juan III	San Antonio	MRB/HOME	04/13	
13193	Balcones Lofts	Balcones Heights	HTC	08/13	
13196	Emerald Village	San Antonio	HTC	10/13	
LISTINGS CONTINUE ON NEXT PAGE.					

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

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Person/Role: NRP Lone Star Manager LLC

Email Address: dquerrero@nrpgroup.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13196	Emerald Village	San Antonio	HTC	10/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15411	Denton Apartments	Denton	HTC	12/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	6/16	
16607	Mercantile Apartments	Fort Worth	HTC/TDHCA	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	Jun-17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Contractors LLC
 Email Address: nmagence@nrpgroup.com
 City & State of Home Addr: Cleveland, OH
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
LISTINGS CONTINUED FROM PREVIOUS PAGE					
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	07/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15411	Denton Apartments	Denton	HTC	12/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	1/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	6/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	Jun-17	
17012	Secretariat Apartments	Fort Worth	9% HTC	Jul-17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Contractors II LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
17402	Harris Ridge Apartments	Austin	4% HTC	Jun-17	
17012	Secretariat Apartments	Fort Worth	9% HTC	Jul-17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Master L.P.
 Email Address: nmagence@nrpgroup.com
 City & State of Home Addr: Cleveland, OH
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	San Antonio	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Declaration of Trust dated as of December 16, 1998, as amended by the Amended and Restated Declaration of Trust as of June 20, 2007

Email Address: nmgence@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
11185	Azure Pointe	Beaumont	HTC	08/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: J. David Heller
 Email Address: nmagence@nrpgroup.com
 City & State of Home Addr: Cleveland, OH
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15411	Denton Apartments	Denton	HtC	12/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
11185	Azure Pointe	Beaumont	HTC	08/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Restatement of Declaration of Trust dated as of July 9, 2012
 Email Address: nmagence@nrpgroup.com
 City & State of Home Addr: Cleveland, OH
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
11185	Azure Pointe	Beaumont	HTC	08/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP	<input type="checkbox"/>	DOE	<input type="checkbox"/>	HHSP	<input type="checkbox"/>	WAP	<input type="checkbox"/>
	CSBG	<input type="checkbox"/>	ESG	<input type="checkbox"/>	LIHEAP	<input type="checkbox"/>		
HOME:	CFDC	<input type="checkbox"/>	HBA	<input type="checkbox"/>	PWD	<input type="checkbox"/>	TBRA	<input type="checkbox"/>
	DR	<input type="checkbox"/>	HRA	<input type="checkbox"/>	SFD	<input type="checkbox"/>		
HTF/OCI:	AYBR	<input type="checkbox"/>	Bootstrap	<input type="checkbox"/>	CFDC	<input type="checkbox"/>	Self-Help	<input type="checkbox"/>
Other:							NSP	<input type="checkbox"/>

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: T. Richard Bailey

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
11185	Azure Pointe	Beaumont	HTC	08/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	HTC	12/17	
13196	Emerald Village	San Antonio	HTC	12/17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: JDH Realty Investments Corp.

Email Address: nmage@nrpgroup.com

City & State of Home Addr: Cleveland, OH

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC/HOME	02/13	
13193	Balcones Lofts	Balcones Heights	HTC	7/203	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	01/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
16400	Acme Road Apartments	San Antonio	HTC/MDL	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	7/16	
16061	Easterling Culebra	San Antonio	HTC	7/16	
16105	Tuscany Park at Arcola	Arcola	HTC	7/16	
16408	Broadmoor at Western Hills	Fort Worth	HTC	10/16	
17402	Harris Ridge Apartments	Austin	4% HTC	06/17	
17012	Secretariat Apartments	Fort Worth	9% HTC	07/17	
17420	Del Valle 969	Austin	4% HTC	Dec-17	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: JSJR, Inc.

Email Address: raymondj@lucaslp.com

City & State of Home Addr: San Antonio, TX

Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
536292	Sutton Square Apartments	San Antonio	HOME	Nov-97	
	Seguin Manor Apartments	Seguin	HTF	Dec-98	
539111	Bavarian Manor Apartments	New Braunfels	HOME	Jun-99	
537603	West Avenue Apartments	San Antonio	HOME	Dec-99	
530707	Casa de Manana Apartments	Corpus Christi	HOME	Dec-00	
2003-01P	Country Club Village	San Antonio	Preservation	May-03	
2004-01P	Sherwood Apartments	Edinberg	Preservation	Mar-04	
5118	Vista Verde Apartments	San Antonio	HTC	May-06	
60024	Cunningham Manor Apartments	Brownsville	HTC	May-07	
7199	Kingsville LULAC Manor Apartments	Kingsville	HOME/HTC	May-08	
7198	West Durango Apartments	San Antonio	HTC	May-08	
9198	Montabella Pointe Apartments	San Antonio	HTC/TCAP	May-09	
8150	Oak Manor/Oak Village Apartments	San Antonio	Exchange	Apr-10	
8335	Meadow Park Village Apartments	Lockhart	HTF	Oct-10	
10058	Guild Park Apartments	San Antonio	HTC	Jun-11	
770900002	Renaissance Village Apartments	San Antonio	NSP	Dec-11	
1556	Champion Homes at Marshall Meadow	San Antonio	BOND	Dec-11	
04488-B	Champion Homes at Mission Del Rio	San Antonio	BOND	Dec-11	
04489-B	Champion Homes at Port Royal	San Antonio	BOND	Dec-11	
11033/120	American GI Forum I & II	Robstown	HTC/HOME	Sep-12	
12264	Hacienda Senior Housing	Corpus Christi	HTC	Dec-12	
12254	Palms at Leopard	Corpus Christi	HTC	Dec-12	
13082	Woodland Creek Apartments	Corpus Christi	HTC	Jul-13	
13501	Houston House Apartments	Victoria	HOME	Dec-14	
14066	Lexington Manor Apartments	Corpus Christi	HTC	Jan-15	
15053	Glenoak Apartments	Corpus Christi	HTC	May-16	
16343	Calallen Apartments	Corpus Christi	HTC	Pending Closing	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
		CSBG		ESG		LIHEAP		
HOME:	CFDC		HBA		PWD		TBRA	
		DR		HRA		SFD		
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Raymond H. Lucas
 Email Address: raymond@lucaslp.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
536292	Sutton Square Apartments	San Antonio	HOME	Nov-97	
	Seguin Manor Apartments	Seguin	HTF	Dec-98	
539111	Bavarian Manor Apartments	New Braunfels	HOME	Jun-99	
537603	West Avenue Apartments	San Antonio	HOME	Dec-99	
530707	Casa de Manana Apartments	Corpus Christi	HOME	Dec-00	
2003-01P	Country Club Village	San Antonio	Preservation	May-03	
2004-01P	Sherwood Apartments	Edinberg	Preservation	Mar-04	
5118	Vista Verde Apartments	San Antonio	HTC	May-06	
60024	Cunningham Manor Apartments	Brownsville	HTC	May-07	
7199	Kingsville LULAC Manor Apartments	Kingsville	HOME/HTC	May-08	
7198	West Durango Apartments	San Antonio	HTC	May-08	
9198	Montabella Pointe Apartments	San Antonio	HTC/TCAP	May-09	
8150	Oak Manor/Oak Village Apartments	San Antonio	Exchange	Apr-10	
8335	Meadow Park Village Apartments	Lockhart	HTF	Oct-10	
10058	Guild Park Apartments	San Antonio	HTC	Jun-11	
770900002	Renaissance Village Apartments	San Antonio	NSP	Dec-11	
1556	Champion Homes at Marshall Meadow	San Antonio	BOND	Dec-11	
04488-B	Champion Homes at Mission Del Rio	San Antonio	BOND	Dec-11	
04489-B	Champion Homes at Port Royal	San Antonio	BOND	Dec-11	
11033/120	American GI Forum I & II	Robstown	HTC/HOME	Sep-12	
12264	Hacienda Senior Housing	Corpus Christi	HTC	Dec-12	
12254	Palms at Leopard	Corpus Christi	HTC	Dec-12	
13082	Woodland Creek Apartments	Corpus Christi	HTC	Jul-13	
13501	Houston House Apartments	Victoria	HOME	Dec-14	
14066	Lexington Manor Apartments	Corpus Christi	HTC	Jan-15	
15053	Glenoak Apartments	Corpus Christi	HTC	May-16	
16343	Calallen Apartments	Corpus Christi	HTC	Pending Closing	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Person/Role: Janiece S. Lucas
 Email Address: raymondj@lucaslp.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

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TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
536292	Sutton Square Apartments	San Antonio	HOME	Nov-97	
	Seguin Manor Apartments	Seguin	HTF	Dec-98	
539111	Bavarian Manor Apartments	New Braunfels	HOME	Jun-99	
537603	West Avenue Apartments	San Antonio	HOME	Dec-99	
530707	Casa de Manana Apartments	Corpus Christi	HOME	Dec-00	
2003-01P	Country Club Village	San Antonio	Preservation	May-03	
2004-01P	Sherwood Apartments	Edinberg	Preservation	Mar-04	
5118	Vista Verde Apartments	San Antonio	HTC	May-06	
60024	Cunningham Manor Apartments	Brownsville	HTC	May-07	
7199	Kingsville LULAC Manor Apartments	Kingsville	HOME/HTC	May-08	
7198	West Durango Apartments	San Antonio	HTC	May-08	
9198	Montabella Pointe Apartments	San Antonio	HTC/TCAP	May-09	
8150	Oak Manor/Oak Village Apartments	San Antonio	Exchange	Apr-10	
8335	Meadow Park Village Apartments	Lockhart	HTF	Oct-10	
10058	Guild Park Apartments	San Antonio	HTC	Jun-11	
770900002	Renaissance Village Apartments	San Antonio	NSP	Dec-11	
1556	Champion Homes at Marshall Meadow	San Antonio	BOND	Dec-11	
04488-B	Champion Homes at Mission Del Rio	San Antonio	BOND	Dec-11	
04489-B	Champion Homes at Port Royal	San Antonio	BOND	Dec-11	
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12264	Hacienda Senior Housing	Corpus Christi	HTC	Dec-12	
12254	Palms at Leopard	Corpus Christi	HTC	Dec-12	
13082	Woodland Creek Apartments	Corpus Christi	HTC	Jul-13	
13501	Houston House Apartments	Victoria	HOME	Dec-14	
14066	Lexington Manor Apartments	Corpus Christi	HTC	Jan-15	
15053	Glenoak Apartments	Corpus Christi	HTC	May-16	
16343	Calallen Apartments	Corpus Christi	HTC	Pending Closing	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
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HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Person/Role: Raymond H. Lucas, Jr.
 Email Address: raymondj@lucaslp.com
 City & State of Home Addr: San Antonio, TX
 Applicant Legal Name: Rio Lofts Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

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537603	West Avenue Apartments	San Antonio	HOME	Dec-99	
530707	Casa de Manana Apartments	Corpus Christi	HOME	Dec-00	
2003-01P	Country Club Village	San Antonio	Preservation	May-03	
2004-01P	Sherwood Apartments	Edinberg	Preservation	Mar-04	
5118	Vista Verde Apartments	San Antonio	HTC	May-06	
60024	Cunningham Manor Apartments	Brownsville	HTC	May-07	
7199	Kingsville LULAC Manor Apartments	Kingsville	HOME/HTC	May-08	
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9198	Montabella Pointe Apartments	San Antonio	HTC/TCAP	May-09	
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12254	Palms at Leopard	Corpus Christi	HTC	Dec-12	
13082	Woodland Creek Apartments	Corpus Christi	HTC	Jul-13	
13501	Houston House Apartments	Victoria	HOME	Dec-14	
14066	Lexington Manor Apartments	Corpus Christi	HTC	Jan-15	
15053	Glenoak Apartments	Corpus Christi	HTC	May-16	
16343	Calallen Apartments	Corpus Christi	HTC	Pending Closing	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							NSP	

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Nonprofit Participation

Nonprofit Participation

Nonprofit Set-Aside (Competitive HTC Applications Only)

Qualification: Must meet the definition of a Qualified Nonprofit Development pursuant to §10.3(a)(102) of the Uniform Multifamily Rules, §42(h)(5) of the code, and the requirements of §11.5(1) of the Qualified Allocation Plan.

Documentation: Eligibility will be confirmed based upon completion of the Nonprofit Participation and Additional Nonprofit Documentation requirements in this section.

By selecting this box the Applicant affirms the election to be included in the Nonprofit Set-Aside and certifies that they expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

By selecting this box the Applicant affirms the election to be excluded from the Nonprofit Set-Aside and certifies that they do not expect to receive a benefit in the allocation of tax credits as a result of being affiliated with a nonprofit.

Nonprofit Information (ALL Applications)

Only nonprofit organizations will complete this section. All nonprofit Applicants or Principals must complete this form without regard to their level of ownership or the set-aside under which the Application was made.

Organization Name: ALT Affordable Housing Services Inc - Arbor Place

Is the Organization a 501(c)(3) or (4) as of the beginning of the Application Acceptance Period? Yes

If no to the question above, what is its current legal status?

If "Other" please specify:

Date of legal formation of Nonprofit Organization: 8/24/1993

1) Is Applicant comprised of a joint venture between a Nonprofit and for-profit entity? Yes

If "Yes", will this nonprofit organization Control the Applicant? Yes

What is the ownership percentage of this nonprofit organization? 51%

2) Describe the nonprofit's participation: ALT will own 51% of the Development through the compliance period.

3) Describe the nonprofit's participation in the operation of the Development throughout the Compliance and/or extended use period:

ALT is a co-developer with 25 years of building and operation experience. See below for details of how they will be involved.

4) Will the nonprofit receive part of the development fees paid in connection with the development? Yes

If "Yes," explain: ALT will receive 23% of the Developer Fee.

ALT is the sole member of the general partner for Rio Lofts. ALT is a co-developer with 25 years of building and operation experience. As the general partner, they will be involved from start to finish, from building permit to day-to-day property management. During construction, ALT will be attending construction meetings, review pay applications, and help manage the construction schedule. After construction, ALT will lease the property, schedule maintenance, and will manage daily operations for the development.

LIST OF THE NONPROFIT ORGANIZATION'S BOARD MEMBERS, DIRECTORS AND OFFICERS

<u>Jerry du Terroil</u>		<u>Executive Director</u>	
Name	Title		
<u>702 Lost Canyon</u>	<u>San Antonio</u>	<u>TX</u>	<u>78258</u>
Address	City		State Zip
<u>(210) 496-3780</u>	<u>na</u>	<u>duterroil1@aol.com</u>	<u>Executive Director</u>
Phone	Ext.	Fax or Email	Occupation
<u>Eddie Heinemeier</u>		<u>Chair</u>	
Name	Title		
<u>3239-1 Rustic Oak</u>	<u>San Antonio</u>	<u>TX</u>	<u>78261</u>
Address	City		State Zip
<u>(830) 980-2694</u>	<u>na</u>	<u>duterroil1@aol.com</u>	<u>Sales Executive</u>
Phone	Ext.	Fax or Email	Occupation
<u>Jerry Boles</u>		<u>Vice Chair and Secretary</u>	
Name	Title		
<u>6 Belcourt Place</u>	<u>San Antonio</u>	<u>TX</u>	<u>78257</u>
Address	City		State Zip
<u>(210) 366-5094</u>	<u>na</u>	<u>duterroil1@aol.com</u>	<u>Insurance Agent</u>
Phone	Ext.	Fax or Email	Occupation
<u>Ronald C. Anderson</u>		<u>Assistant Secretary</u>	
Name	Title		
<u>1331 South Flores, Apt. 403</u>	<u>San Antonio</u>	<u>TX</u>	<u>78204</u>
Address	City		State Zip
<u>(210) 827-7353</u>	<u>na</u>	<u>duterroil1@aol.com</u>	<u>Retired</u>
Phone	Ext.	Fax or Email	Occupation
<u>Hulen Jackson</u>		<u>Treasurer and Resident Director</u>	
Name	Title		
<u>8315 West Avenue, Apt. 216</u>	<u>San Antonio</u>	<u>TX</u>	<u>78213</u>
Address	City		State Zip
<u>(210) 393-2578</u>	<u>na</u>	<u>duterroil1@aol.com</u>	<u>Veteran</u>
Phone	Ext.	Fax or Email	Occupation
<u>Elizabeth Reschman</u>		<u>Resident Director</u>	
Name	Title		
<u>800 Babcock Road, Apt.14201</u>	<u>San Antonio</u>	<u>TX</u>	<u>78201</u>
Address	City		State Zip
<u>(210) 505-1557</u>	<u>na</u>	<u>duterroil1@aol.com</u>	<u>Home Health</u>
Phone	Ext.	Fax or Email	Occupation

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Nonprofit Supporting Documents

~~NOT APPLICABLE~~

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

SEP 30 2005

Employer Identification Number:
74-2680154

DLN:

17053246721065

ALT AFFORDABLE HOUSING SERVICES INC
ARBOR PLACE
8546 BROADWAY STE 250
SAN ANTONIO, TX 78217-0000

Contact Person:

MICHAEL J HANSON

ID# 31127

Contact Telephone Number:

(877) 829-5500

Public Charity Status:

509(a) (2)

Dear Applicant:

Our letter dated January 2001, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

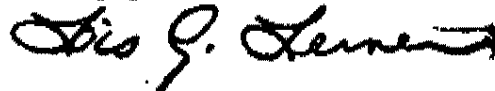
Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

42

Development Team Members

Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the "Other" category should be used to list all known Development Team members that are included in the "Development Cost Schedule." If the team member that will be utilized is not yet known, indicate "TBD." If it is anticipated that the Development Team category will not be utilized, indicate "N/A."

** If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).*

Developer:

NRP Lone Star Development LLC	Debra Guerrero	(210) 487-7878
Contact Name		Phone
dguerrero@nrpgroup.com	tbd	46-2035947
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="checkbox"/> Yes		

Housing General Contractor:

NRP Contractors II LLC	Dan Hull	(210) 487-7878
Contact Name		Phone
dhull@nrpgroup.com	tbd	30-0877647
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="checkbox"/> Yes		

Infrastructure General Contractor:

na		
Contact Name		Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="checkbox"/>		

Cost Estimator:

NRP Contractors II LLC	Dan Hull	(210) 487-7878
Contact Name		Phone
dhull@nrpgroup.com	tbd	30-0877647
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="checkbox"/> Yes		

Architect:

Munoz and Company	Geof Edwards	(210) 349-1163
	Contact Name	Phone
geof@munoz-co.com	tbd	76-1654573
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Engineer:

MBC Engineers, Inc.	David L. Allen	(210) 545-1122
	Contact Name	Phone
dallen@mbcengineers.com	tbd	74-1824120
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Civil Engineer:

MBC Engineers, Inc.	David L. Allen	(210) 545-1122
	Contact Name	Phone
dallen@mbcengineers.com	tbd	74-1824120
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Market Analyst:

Apartment Market Data, LLC	Darrell Jack	(210) 530-0040
	Contact Name	Phone
djack@stic.net	tbd	20-3964998
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Appraiser:

na		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text"/>		

Attorney:

Coats Rose	Barry Palmer	(713) 653-7328
	Contact Name	Phone
bpalmer@coatsrose.com	tbd	76-0294490
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Accountant:

Novogradac & Company	Renee Beaver	(216) 298-9000
	Contact Name	Phone
renee.beaver@novogradac.com	tbd	94-3108253
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Property Manager:

NRP Management LLC	David Nargang	(210) 487-7878
	Contact Name	Phone
dnargang@nrpgroup.com	tbd	31-1550266
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="Yes"/>		

Originator of Underwriter:

Community Bank of Texas	Stephen Rose	(713) 308-5754
	Contact Name	Phone
srose@communitybankoftx.com	tbd	74-1946814
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Bond Issuer:

na		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text"/>		

Syndicator:

Alliant Asset Management Co., LLC	Joel Hauenstein	(740) 927-1077
	Contact Name	Phone
joel.hauenstein@alliantcapital.com	tbd	64-0810280
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		<input type="checkbox"/> No

Supportive Services Provider:

tbd		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		<input type="checkbox"/>

Supportive Services Provider:

na		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		<input type="checkbox"/>

Title Company

Stewart Title Guaranty Company	Terry Barnett	(713) 625-8702
	Contact Name	Phone
tbarnett@stewart.com	tbd	74-0924290
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/> No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		<input type="checkbox"/> No

Application Consultant:

Structure Development	Sarah Andre	(512) 698-3369
	Contact Name	Phone
sarah@structuretexas.com	tbd	45-4483787
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="checkbox"/> Yes	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		<input type="checkbox"/> No

ESA Provider:

Terracon	Jeremy Hanzlik	(210) 852-2483
	Contact Name	Phone
jeremy.hanzlik@terracon.com	tbd	42-1249917
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

PCA Provider:

na		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text"/>		

Other:

Co-Developer: Lucas & Associates, LP	Ray Lucas	(210) 821-4399
	Contact Name	Phone
luke007rhl@aol.com	tbd	90-0098109
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

Other:

Co-Developer: ALT Affordable Housing Services Inc - Arbor Place	Jerry du Terroil	(210) 296-9944
	Contact Name	Phone
duterroil1@aol.com	tbd	74-2680154
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<input type="text" value="No"/>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<input type="text" value="No"/>		

**IDENTITY OF INTEREST
RIO LOFTS**

ALT Affordable Housing Services Inc – Arbor Place

Sole Member of the General Partner and Co-Developer; controlled by the same board members.

NRP

J. David Heller is the Principal and has common control of all following NRP entities identified as Development Team Members:

NRP Contractors II LLC
NRP Management LLC
NRP Lone Star Development LLC

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Architect Certification Form

Architect Certification Form

X

The Architect Certification is included behind this tab.

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

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

Architect Certification

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

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

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

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

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov't Code §2306.514, as it may be amended from time to time.

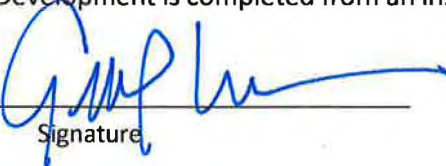
I (We) have attached a statement describing how, regardless of building type, all Units accessed by the ground floor or by elevator ("affected units") meet the requirements at 10 TAC §10.101(b)(8)(B).

I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all affected Units meeting the requirements under 10 TAC 10.101(b)(8)(B) will be dispersed throughout the Development.

2018 Architect Certification

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

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

By: 
Signature

01.02.2018
Date

GEOF EDWARDS
Printed Name

#18803 - TEXAS
License Number and State

MUNOZ & COMPANY
Firm Name (If applicable)



December 22, 2017

Ms. Sharon Gamble
Director of Multifamily Finance
Texas Department of Housing and Community Affairs

RE: Rio Lofts – Texas State Accessibility San Antonio, TX

Dear Ms. Gamble,

Please note that the proposed Development will be designed to meet 10 TAC Chapter 1, Subchapter B, 1.207. "Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired." With (81) total units planned for this housing development, we have included (5) mobility impaired and (2) hearing and/or visually impaired units within the application drawing documents. They are designated as such; "UFAS" for the mobility impaired units and "A/V" for the visual impaired units per Section 504.

The total number of Units on site is (81) and are distributed as follows:

- (23) One bedroom, one-bathroom type Units;
- (44) Two bedroom, two-bathroom type Units; and
- (14) Three bedroom, two-bathroom type Units

Of the (81) Units, (5) will be accessible for persons with mobility impairments (6.17%) distributed as follows:

- (1) One bedroom, one-bathroom type Unit, designed as "HC Unit A";
- (3) Two bedroom, two-bathroom type Units, designed as "HC Unit B"; and
- (1) Three bedroom, two-bathroom type Units, designed as "HC Unit C"

Of the (81) Units, (2) will be for hearing and/or visually impaired Units (2.47%) distributed as follows:


- (1) One bedroom, one-bathroom type Unit, designed as "SH Unit A"; and
- (1) Two bedroom, two-bathroom type Unit, designed as "SH Unit B"

As part of the formal review process, final construction documents will be submitted for State Accessibility review prior to starting construction. Additionally, intermittent accessibility inspections will be performed throughout construction to confirm compliance with such.

If additional information is needed please contact us at 210-349-1163, or email: gedwards@munoz-co.com

Sincerely,

MUÑOZ & COMPANY


Geof Edwards, AIA
Principal

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Evidence of Experience

Evidence of Experience Must be Provided Behind this Tab

Pursuant to §10.204(6) of the Uniform Multifamily Rules, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- An Experience certificate issued by the Department under the 2014 or 2015 Uniform Multifamily Rules.
- An Application for experience and supporting documentation in accordance with §10.204(6)(A)(i) through (ix)
- Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(d)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years of at least twice as many affordability restricted units as requested in the Application.

- Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(d)(1).



DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website at: <http://fedgov.dnb.com/webform> The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. Once applicants have obtained a DUNS number, they must register with the System for Award Management (SAM) database (<https://sam.gov/portal/public/SAM>). Applicants may provide this information upon award.

- Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
A DUNS number will be applied for if funding is awarded.



Davis Bacon Labor Standards (Direct Loan Applications Only)

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- Twelve (12) or more Direct Loan assisted units will be rehabilitated or constructed under one construction contract.
- Community Development Block Grant (CDBG) funds are being used to support the Development, which requires a lower number of units (8) be used as a threshold.

Affirmative Marketing Plan (Direct Loan Applications Only)

Complete and submit HUD's Affirmative Marketing Plan form (Form 935.2 or successors). This form may be found on the Department's website at <http://www.tdhca.state.tx.us/home-division/mf-home/index.htm>

The Affirmative Marketing Plan must comply with the Affirmative Marketing requirements in the Compliance Rules.

HUD approval is not necessary unless the property receives project-based Section 8 assistance.





TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Rick Perry
GOVERNOR

BOARD MEMBERS
J. Paul Oxer, *Chair*
Juan S. Muñoz, PhD, *Vice Chair*
Leslie Bingham-Escareño
Tom H. Gann
J. Mark McWatters
Robert D. Thomas

January 4, 2015

Writer's direct phone # 512-475-1676
Email: jean.latsha@tdhca.state.tx.us

Mr. J. David Heller
c/o Anne M. Tyler
5309 Transportation Boulevard
Cleveland, Ohio 44125

RE: REQUEST FOR **EXPERIENCE CERTIFICATE UNDER 2015 UNIFORM MULTIFAMILY RULES**

Dear Mr. Heller:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. **We find that the documentation you have provided is sufficient to establish this required experience.** Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.



If you have any questions or concerns regarding this certificate or the experience requirements, please contact Jean Latsha at jean.latsha@tdhca.state.tx.us.

Sincerely,

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

Jean M. Latsha
Director of Multifamily Finance

Note to all applicants/respondents: This form was developed with Nuance, the official HUD software for the creation of HUD forms. HUD has made available instructions for downloading a free installation of a Nuance reader that allows the user to fill-in and save this form in Nuance. Please see <http://portal.hud.gov/hudportal/documents/huddoc?id=nuancereaderinstall.pdf> for the instructions. Using Nuance software is the only means of completing this form.

Affirmative Fair Housing Marketing Plan (AFHMP) - Multifamily Housing

**U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity**

OMB Approval No. 2529-0013
(exp.12/31/2016)

1a. Project Name & Address (including City, County, State & Zip Code)	1b. Project Contract Number	1c. No. of Units
	1d. Census Tract	
	1e. Housing/Expanded Housing Market Area	

1f. Managing Agent Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address

1g. Application/Owner/Developer Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address

1h. Entity Responsible for Marketing (check all that apply)

Owner Agent Other (specify)

Position, Name (if known), Address (including City, County, State & Zip Code), Telephone Number & Email Address

1i. To whom should approval and other correspondence concerning this AFHMP be sent? Indicate Name, Address (including City, State & Zip Code), Telephone Number & E-Mail Address.

2a. Affirmative Fair Housing Marketing Plan

Plan Type

Date of the First Approved AFHMP:

Reason(s) for current update:

2b. HUD-Approved Occupancy of the Project (check all that apply)

Elderly

Family

Mixed (Elderly/Disabled)

Disabled

2c. Date of Initial Occupancy

2d. Advertising Start Date

Advertising must begin *at least* 90 days prior to initial or renewed occupancy for new construction and substantial rehabilitation projects.

Date advertising began or will begin

For existing projects, select below the reason advertising will be used:

To fill existing unit vacancies		
To place applicants on a waiting list	(which currently has	individuals)
To reopen a closed waiting list	(which currently has	individuals)

3a. Demographics of Project and Housing Market Area

Complete and submit Worksheet 1.

3b. Targeted Marketing Activity

Based on your completed Worksheet 1, indicate which demographic group(s) in the housing market area is/are *least* likely to apply for the housing without special outreach efforts. (check all that apply)

White	American Indian or Alaska Native	Asian	Black or African American
Native Hawaiian or Other Pacific Islander		Hispanic or Latino	Persons with Disabilities
Families with Children	Other ethnic group, religion, etc. (specify)		

4a. Residency Preference

Is the owner requesting a residency preference? If yes, complete questions 1 through 5.

If no, proceed to Block 4b.

(1) Type

(2) Is the residency preference area:

The same as the AFHMP housing/expanded housing market area as identified in Block 1e?

The same as the residency preference area of the local PHA in whose jurisdiction the project is located?

(3) What is the geographic area for the residency preference?

(4) What is the reason for having a residency preference?

(5) How do you plan to periodically evaluate your residency preference to ensure that it is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a)?

Complete and submit Worksheet 2 when requesting a residency preference (see also 24 CFR 5.655(c)(1)) for residency preference requirements. The requirements in 24 CFR 5.655(c)(1) will be used by HUD as guidelines for evaluating residency preferences consistent with the applicable HUD program requirements. See also HUD Occupancy Handbook (4350.3) Chapter 4, Section 4.6 for additional guidance on preferences.

4b. Proposed Marketing Activities: Community Contacts

Complete and submit Worksheet 3 to describe your use of community contacts to market the project to those least likely to apply.

4c. Proposed Marketing Activities: Methods of Advertising

Complete and submit Worksheet 4 to describe your proposed methods of advertising that will be used to market to those least likely to apply. Attach copies of advertisements, radio and television scripts, Internet advertisements, websites, and brochures, etc.

5a. Fair Housing Poster

The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Check below all locations where the Poster will be displayed.

Rental Office Real Estate Office Model Unit Other (specify)

5b. Affirmative Fair Housing Marketing Plan

The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check below all locations where the AFHMP will be made available.

Rental Office Real Estate Office Model Unit Other (specify)

5c. Project Site Sign

Project Site Signs, if any, must display in a conspicuous position the HUD approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Check below all locations where the Project Site Sign will be displayed. Please submit photos of Project signs.

Rental Office Real Estate Office Model Unit Entrance to Project Other (specify)

The size of the Project Site Sign will be x
The Equal Housing Opportunity logo or slogan or statement will be x

6. Evaluation of Marketing Activities

Explain the evaluation process you will use to determine whether your marketing activities have been successful in attracting individuals least likely to apply, how often you will make this determination, and how you will make decisions about future marketing based on the evaluation process.

7a. Marketing Staff

What staff positions are/will be responsible for affirmative marketing?

7b. Staff Training and Assessment: AFHMP

- (1) Has staff been trained on the AFHMP?
 - (2) Has staff been instructed in writing and orally on non-discrimination and fair housing policies as required by 24 CFR 200.620(c)?
 - (3) If yes, who provides instruction on the AFHMP and Fair Housing Act, and how frequently?

 - (4) Do you periodically assess staff skills on the use of the AFHMP and the application of the Fair Housing Act?
 - (5) If yes, how and how often?
-

7c. Tenant Selection Training/Staff

- (1) Has staff been trained on tenant selection in accordance with the project's occupancy policy, including any residency preferences?

 - (2) What staff positions are/will be responsible for tenant selection?
-

7d. Staff Instruction/Training:

Describe AFHM/Fair Housing Act staff training, already provided or to be provided, to whom it was/will be provided, content of training, and the dates of past and anticipated training. Please include copies of any AFHM/Fair Housing staff training materials.

8. Additional Considerations Is there anything else you would like to tell us about your AFHMP to help ensure that your program is marketed to those least likely to apply for housing in your project? Please attach additional sheets, as needed.

Staff will keep electronic records of all those applying and inquiries for housing. These records will be reviewed on an on-going basis to assure the marketing plan is being followed and is reaching those least likely to apply.

Limited English Proficiency will be addressed through networking with our community contacts. The direct mailings that we send are to community contacts who do not have an issue with limited English proficiency. If these contacts should refer clients who have limited English proficiency, we will work with the community contact to find translating services as needed. NRP Management has several staff members who are proficient in Spanish. These staff members are a resource to all the properties managed by NRP. Additionally, NRP Management has a close relationship with a Texas-based non-profit that focuses many services on Asians and staff will reach out to this organization for guidance when English proficiency is an issue for this target population.

9. Review and Update

By signing this form, the applicant/respondent agrees to implement its AFHMP, and to review and update its AFHMP in accordance with the instructions to item 9 of this form in order to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (see 24 CFR Part 200, Subpart M). I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (See 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy)

Jennifer Trumpy

Name (type or print)

Jennifer Trumpy

Title & Name of Company

Vice President of Operations and Compliance, NRP Management LLC

For HUD-Office of Housing Use Only

Reviewing Official:

For HUD-Office of Fair Housing and Equal Opportunity Use Only

Approval

12/21/2017

Disapproval

Signature & Date (mm/dd/yyyy)

Signature & Date (mm/dd/yyyy)

Name (type or print)

[Empty box for Name]

Name (type or print)

[Empty box for Name]

Title

[Empty box for Title]

Title

[Empty box for Title]

Public reporting burden for this collection of information is estimated to average six (6) hours per initial response, and four (4) hours for updated plans, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget (OMB) control number.

Purpose of Form: All applicants for participation in FHA subsidized and unsubsidized multifamily housing programs with five or more units (see 24 CFR 200.615) must complete this Affirmative Fair Housing Marketing Plan (AFHMP) form as specified in 24 CFR 200.625, and in accordance with the requirements in 24 CFR 200.620. The purpose of this AFHMP is to help applicants offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. The AFHMP helps owners/agents (respondents) effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. Affirmative fair housing marketing and planning should be part of all new construction, substantial rehabilitation, and existing project marketing and advertising activities.

An AFHM program, as specified in this Plan, shall be in effect for each multifamily project throughout the life of the mortgage (24 CFR 200.620(a)). The AFHMP, once approved by HUD, must be made available for public inspection at the sales or rental offices of the respondent (24 CFR 200.625) and may not be revised without HUD approval. This form contains no questions of a confidential nature.

Applicability: The form and worksheets must be completed and submitted by all FHA subsidized and unsubsidized multifamily housing program applicants.

INSTRUCTIONS:

Send completed form and worksheets to your local HUD Office, Attention: Director, Office of Housing

Part 1: Applicant/Respondent and Project

Identification. Blocks 1a, 1b, 1c, 1g, 1h, and 1i are self-explanatory.

Block 1d- Respondents may obtain the Census tract number from the U.S. Census Bureau (<http://factfinder2.census.gov/main.html>) when completing Worksheet One.

Block 1e- Respondents should identify both the housing market area and the expanded housing market area for their multifamily housing projects. Use abbreviations if necessary. A **housing market area** is the area from which a multifamily housing project owner/agent may reasonably expect to draw a substantial number of its tenants. This could be a county or Metropolitan Division. The U.S. Census Bureau provides a range of levels to draw from.

An **expanded housing market area** is a larger geographic area, such as a Metropolitan Division or a Metropolitan Statistical Area, which may provide additional demographic diversity in terms of race, color, national origin, religion, sex, familial status, or disability.

Block 1f- The applicant should complete this block only if a Managing Agent (the agent cannot be the applicant) is implementing the AFHMP.

Part 2: Type of AFHMP

Block 2a- Respondents should indicate the status of the AFHMP, i.e., initial or updated, as well as the date of the first approved AFHMP. Respondents should also provide the reason (s) for the current update, whether the update is based on the five-year review or due to significant changes in project or local demographics (See instructions for Part 9).

Block 2b- Respondents should identify all groups HUD has approved for occupancy in the subject project, in accordance with the contract, grant, etc.

Block 2c- Respondents should specify the date the project was/will be first occupied.

Block 2d- For new construction and substantial rehabilitation projects, advertising must begin at least 90 days prior to initial occupancy. In the case of existing projects, respondents should indicate whether the advertising will be used to fill existing vacancies, to place individuals on the project's waiting list, or to re-open a closed waiting list. Please indicate how many people are on the waiting list when advertising begins.

Part 3 Demographics and Marketing Area.

"Least likely to apply" means that there is an identifiable presence of a specific demographic group in the housing market area, but members of that group are not likely to apply for the housing without targeted outreach, including marketing materials in other languages for limited English proficient individuals, and alternative formats for persons with disabilities. Reasons for not applying may include, but are not limited to, insufficient information about housing opportunities, language barriers, or transportation impediments.

Block 3a - Using Worksheet 1, the respondent should indicate the demographic composition of the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area. The applicable housing market area and expanded housing market area should be indicated in Block 1e. Compare groups within rows/across columns on Worksheet 1 to identify any under-represented group(s) relative to the surrounding housing market area and expanded housing market area, i.e., those group(s) "least likely to apply" for the housing without targeted outreach and marketing. If there is a particular group or subgroup with members of a protected class that has an identifiable presence in the housing market area, but is not included in Worksheet 1, please specify under "Other."

Respondents should use the most current demographic data from the U.S. Census or another official source such as a local government planning office. Please indicate the source of your data in Part 8 of this form.

Block 3b - Using the information from the completed Worksheet 1, respondents should identify the demographic group(s) least likely to apply for the housing without special outreach efforts by checking all that apply.

Part 4 - Marketing Program and Residency Preference (if any).

Block 4a - A residency preference is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). Respondents should indicate whether a residency preference is being utilized, and if so, respondents should specify if it is new, revised, or continuing. If a respondent wishes to utilize a residency preference, it must state the preference area (and provide a map delineating the precise area) and state the reason for having such a preference. The respondent must ensure that the preference is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a) (see 24 CFR 5.655(c)(1)).

Respondents should use Worksheet 2 to show how the percentage of the eligible population living or working in the residency preference area compares to that of residents of the project, project applicant data, census tract, housing market area, and expanded housing market area. The percentages would be the same as shown on completed Worksheet 1.

Block 4b - Using Worksheet 3, respondents should describe their use of community contacts to help market the project to those least likely to apply. This table should include the name of a contact person, his/her address, telephone number, previous experience working with the target population(s), the approximate date contact was/will be initiated, and the specific role the community contact will play in assisting with affirmative fair housing marketing or outreach.

Block 4c - Using Worksheet 4, respondents should describe their proposed method(s) of advertising to market to those least likely to apply. This table should identify each media option, the reason for choosing this media, and the language of the advertisement. Alternative format(s) that will be used to reach persons with disabilities, and logo(s) that will appear on the various materials (as well as their size) should be described.

Please attach a copy of the advertising or marketing material.

Part 5 – Availability of the Fair Housing Poster, AFHMP, and Project Site Sign.

Block 5a - The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Respondents should indicate all locations where the Fair Housing Poster will be displayed.

Block 5b -The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check all of the locations where the AFHMP will be available.

Block 5c -The Project Site Sign must display in a conspicuous position the HUD-approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Respondents should indicate where the Project Site Sign will be displayed, as well as the size of the Sign and the size of the logo, slogan, or statement. **Please submit photographs of project site signs.**

Part 6 - Evaluation of Marketing Activities.

Respondents should explain the evaluation process to be used to determine if they have been successful in attracting those individuals identified as least likely to apply. Respondents should also explain how they will make decisions about future marketing activities based on the evaluations.

Part 7- Marketing Staff and Training.

Block 7a - Respondents should identify staff positions that are/will be responsible for affirmative marketing.

Block 7b - Respondents should indicate whether staff has been trained on the AFHMP and Fair Housing Act.

Please indicate who provides the training and how frequently. In addition, respondents should specify whether they periodically assess staff members' skills in using the AFHMP and in applying the Fair Housing Act. They should state how often they assess employee skills and how they conduct the assessment.

Block 7c - Respondents should indicate whether staff has been trained on tenant selection in accordance with the project's occupancy policy, including residency preferences (if any). Respondents should also identify those staff positions that are/will be responsible for tenant selection.

Block 7d - Respondents should include copies of any written materials related to staff training, and identify the dates of past and anticipated training.

Part 8 - Additional Considerations.

Respondents should describe their efforts not previously mentioned that were/are planned to attract those individuals least likely to apply for the subject housing.

Part 9 - Review and Update.

By signing the respondent assumes responsibility for implementing the AFHMP. Respondents must review their AFHMP every five years or when the local Community Development jurisdiction's Consolidated Plan is updated, or when there are significant changes in the demographics of the project or the local housing market area. When reviewing the plan, the respondent should consider the current demographics of the housing market area to determine if there have been demographic changes in the population in terms of race, color, national origin, religion, sex, familial status, or disability. The respondent will then determine if the population least likely to apply for the housing is still the population identified in the AFHMP, whether the advertising and publicity cited in the current AFHMP are still appropriate, or whether advertising sources should be modified or expanded. Even if the demographics of the housing market area have not changed, the respondent should determine if the outreach currently being performed is reaching those it is intended to reach as measured by project occupancy and applicant data. If not, the AFHMP should be updated. The revised AFHMP must be submitted to HUD for approval. HUD may review whether the affirmative marketing is actually being performed in accordance with the AFHMP. If based on their review, respondents determine the AFHMP does not need to be revised, they should maintain a file documenting what was reviewed, what was found as a result of the review, and why no changes were required. HUD may review this documentation.

Notification of Intent to Begin Marketing.

No later than 90 days prior to the initiation of rental marketing activities, the respondent must submit notification of intent to begin marketing. The notification is required by the AFHMP Compliance Regulations (24 CFR 108.15). The Notification is submitted to the Office of Housing in the HUD Office servicing the locality in which the proposed housing will be located. Upon receipt of the Notification of Intent to Begin Marketing from the applicant, the monitoring office will review any previously approved plan and may schedule a pre-occupancy conference. Such conference will be held prior to initiation of sales/rental marketing activities. At this conference, the previously approved AFHMP will be reviewed with the applicant to determine if the plan, and/or its proposed implementation, requires modification prior to initiation of marketing in order to achieve the objectives of the AFHM regulation and the plan.

OMB approval of the AFHMP includes approval of this notification procedure as part of the AFHMP. The burden hours for such notification are included in the total designated for this AFHMP form.

Worksheet 1: Determining Demographic Groups Least Likely to Apply for Housing Opportunities
(See AFHMP, Block 3b)

In the respective columns below, indicate the percentage of demographic groups among the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area (See instructions to Block 1e). If you are a new construction or substantial rehabilitation project and do not have residents or project applicant data, only report information for census tract, housing market area, and expanded market area. The purpose of this information is to identify any under-representation of certain demographic groups in terms of race, color, national origin, religion, sex, familial status, or disability. If there is significant under-representation of any demographic group among project residents or current applicants in relation to the housing/expanded housing market area, then targeted outreach and marketing should be directed towards these individuals least likely to apply. Please indicate under-represented groups in Block 3b of the AFHMP. **Please attach maps showing both the housing market area and the expanded housing market area.**

Demographic Characteristics	Project's Residents	Project's Applicant Data	Census Tract	Housing Market Area	Expanded Housing Market Area
% White					
% Black or African American					
% Hispanic or Latino					
% Asian					
% American Indian or Alaskan Native					
% Native Hawaiian or Pacific Islander					
% Persons with Disabilities					
% Families with Children under the age of 18					
Other (specify)					

Not Hispanic or Latino

N/A

N/A

44.4%

41.3%

45.9%

Worksheet 2: Establishing a Residency Preference Area (See AFHMP, Block 4a)

Complete this Worksheet if you wish to continue, revise, or add a residency preference, which is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). If a residency preference is utilized, the preference must be in accordance with the non-discrimination and equal opportunity requirements contained in 24 CFR 5.105(a). This Worksheet will help show how the percentage of the population in the residency preference area compares to the demographics of the project's residents, applicant data, census tract, housing market area, and expanded housing market area. **Please attach a map clearly delineating the residency preference geographical area.**

Demographic Characteristics	Project's Residents (as determined in Worksheet 1)	Project's Applicant Data (as determined in Worksheet 1)	Census Tract (as determined in Worksheet 1)	Housing Market Area (as determined in Worksheet 1)	Expanded Housing Market Area (as determined in Worksheet 1)	Residency Preference Area (if applicable)
% White						
% Black or African American						
% Hispanic or Latino						
% Asian						
% American Indian or Alaskan Native						
% Native Hawaiian or Pacific Islander						
% Persons with Disabilities						
% Families with Children under the age of 18						
Other (specify)						

Worksheet 3: Proposed Marketing Activities –Community Contacts (See AFHMP, Block 4b)

For each targeted marketing population designated as least likely to apply in Block 3b, identify at least one community contact organization you will use to facilitate outreach to the particular population group. This could be a social service agency, religious body, advocacy group, community center, etc. State the names of contact persons, their addresses, their telephone numbers, their previous experience working with the target population, the approximate date contact was/will be initiated, and the specific role they will play in assisting with the affirmative fair housing marketing. Please attach additional pages if necessary.

Targeted Population(s)	Community Contact(s), including required information noted above.

Worksheet 4: Proposed Marketing Activities – Methods of Advertising (See AFHMP, Block 4c)

Complete the following table by identifying your targeted marketing population(s), as indicated in Block 3b, as well as the methods of advertising that will be used to market to that population. For each targeted population, state the means of advertising that you will use as applicable to that group and the reason for choosing this media. In each block, in addition to specifying the media that will be used (e.g., name of newspaper, television station, website, location of bulletin board, etc.) state any language(s) in which the material will be provided, identify any alternative format(s) to be used (e.g. Braille, large print, etc.), and specify the logo(s) (as well as size) that will appear on the various materials. Attach additional pages, if necessary, for further explanation. Please attach a copy of the advertising or marketing material.

Targeted Population(s)→ Methods of Advertising ↓	Targeted Population: Asian	Targeted Population: Black or African American	Targeted Population: Persons with Disabilities
Newspaper(s)			
Radio Station(s)			
TV Station(s)			
Electronic Media			
Bulletin Boards			
Brochures, Notices, Flyers			
Other (specify)			

Worksheet 4: Proposed Marketing Activities – Methods of Advertising (See AFHMP, Block 4c)

Complete the following table by identifying your targeted marketing population(s), as indicated in Block 3b, as well as the methods of advertising that will be used to market to that population. For each targeted population, state the means of advertising that you will use as applicable to that group and the reason for choosing this media. In each block, in addition to specifying the media that will be used (e.g., name of newspaper, television station, website, location of bulletin board, etc.) state any language(s) in which the material will be provided, identify any alternative format(s) to be used (e.g. Braille, large print, etc.), and specify the logo(s) (as well as size) that will appear on the various materials. Attach additional pages, if necessary, for further explanation. Please attach a copy of the advertising or marketing material.

Targeted Population(s)→ Methods of Advertising ↓	Targeted Population: Veterans	Targeted Population:	Targeted Population:
Newspaper(s)			
N/A	N/A	N/A	N/A
Radio Station(s)			
N/A	N/A	N/A	N/A
TV Station(s)			
N/A	N/A	N/A	N/A
Electronic Media			
N/A	N/A	N/A	N/A
Bulletin Boards			
N/A	N/A	N/A	N/A
Brochures, Notices, Flyers			
Brochures	English language, contact info also in Spanish include Fair Housing logo	N/A	N/A
Other (specify)			
Property Website	English language, contact info also in Spanish include Fair Housing logo	N/A	N/A

*While NRP Management LLC employs a number of marketing efforts for the properties which it manages, including a variety of Internet Listing Sites and some newspaper advertisements, those efforts are general marketing efforts. Direct mailing of brochures to the community contacts is the most efficient and effective means of reaching out to the Targeted Populations. In direct mailing (or sometimes emailing efforts), community contacts are also directed to the property's website.

45

Applicant Credit Limit
Documentation and Certification

NOT APPLICABLE

46

Community Input

NOT APPLICABLE

47

Required Third Party Reports

Required Third Party Reports

Be advised that all third party reports will be posted on the Department's website along with the Application.

Pursuant to §10.205 of the Uniform Multifamily Rules complete the information below as applicable.

1. Environmental Site Assessment (ESA) (All Multifamily Applications)

Prepared by: Terracon Date of Report: 2/21/2017

Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.

Please note, a Phase II ESA was required and the effective date of that report is 11-10-2017. Both reports have been uploaded to the USERV site.

If the above box is checked, a statement is provided behind this tab signed by the Development Owner, that certifies the Development Owner will comply with any and all recommendations made by the ESA preparer.

Development is funded by USDA and is not required to supply an ESA.

2. Environmental Clearance (Direct Loan applications only)

All Applications for Direct Loans by the Department must complete an environmental clearance process in accordance with 24 CFR Parts 50 and 58 prior to engaging in choice limiting activities such as closing on land, loans, beginning demolition or construction activities, or entering into construction contracts. A Phase I Environmental Site Assessment (ESA) will not satisfy the environmental clearance required for use of Direct Loan funds.

Development has already received Environmental Clearance from HUD under 24 CFR Parts 50 or 58.

Documentation of HUD Environmental Clearance is included behind this tab.



Applicant has submitted an environmental packet to TDHCA and clearance is pending.

Applicant has reviewed the environmental clearance materials available on the Department's website at <http://www.tdhca.state.tx.us/program-services/environmental/index.htm> and understands that clearance must be received prior to closing on the loan.

A Third Party will aid in the completion of the environmental clearance process. If checked, complete the following:

Name of Firm: Terracon Consultants, Inc.

Contact Person: Jennifer Peters

Contact Telephone: (210) 907-7648 Email: jennifer.peters@terracon.com

3. Primary Market Area Map

Primary Market Area (PMA) map with definition of PMA is included behind this tab.

Prepared by: Apartment Market Data, LLC Date of Report: 1/8/2018

4. Property Condition Assessment (PCA)

Prepared by: na Date of Report:

5. Appraisal

Prepared by: na Date of Report:

6. Site Design and Development Feasibility Report

Prepared by: MBC Engineers, Inc. Date of Report: 8/30/2017

Environmental Plan

Rio Lofts

A Phase I Environmental Site Assessment was conducted by Terracon Consultants, Inc. ("Terracon") on 2/27/17 which identified the following REC:

- Based on the historical operation as a used auto sales/parts and wrecking yard for at least 21 years on the southern portion of the site and the unknown use of Chemicals of Concern (COCs) during a timeframe when waste management practices were not as well-regulated as current standards and the potential for undocumented spills or releases of COCs, this facility represents a REC to the site.

Based on this REC, Terracon recommended that a subsurface investigation be performed on the site. The Applicant also engaged Terracon to perform a Phase II Environmental Site Assessment to further investigate soil and groundwater, if present, at the site for various CoCs that might have been released at the site. The results of both studies are as follows:

- Subsurface Exploration and Foundation Analysis was prepared by inTec on 11/2/17. It was determined by inTec that the fill was adequately compacted at the time of placement and therefore no additional testing or mitigation was recommended.
- Phase II ESA was prepared by Terracon on 11/10/17. Based upon their findings, it is Terracon's opinion that the site has not been "affected" by CoCs from potential releases from past onsite operations and therefore no additional investigation or the performance of response actions is warranted at the site.

Terracon also recommended that the following additional studies be performed:

- A Noise Assessment and Mitigation Report was prepared by JEAcoustics on 9/15/17. The report indicates that while portions of the buildings faces were found to be within the Normally Unacceptable category, implementation of the recommended measures for building shell construction would achieve HUD criteria for acceptable noise exposure. No additional investigation or special mitigation was recommended.
- An Asbestos and Lead-Containing Paint Survey was prepared by Terracon on 10/19/17. Laboratory analysis identified no asbestos in the materials sampled and the lead-based paint analysis did not yield any readings exceeding the standard set by TDSHS, EPA and HUD of 1.0 mg/cm². No additional investigation or mitigation was recommended.

Rio Lofts Ltd.

By: Rio Lofts SLP LLC
its Class B Special Limited Partner



J. David Heller, Manager

1.3 - PROPOSED DEVELOPMENT

The developer of this project is proposing the demolition of a funeral home and construction of 81 rental units, receiving assistance through 9% tax credits. The site would be comprised of one residential building and would include a clubhouse with management/leasing and maintenance offices. The subject site is located in San Antonio, Bexar County, Texas.

1.3.1 - Identification of the Property

The subject site is a 1.621+/- acre parcel containing a 7,500 square foot funeral home located at 319 W Mitchell Street, San Antonio, Bexar County, Texas. The site is identified by the County Tax Office as Property ID #136179. The surrounding uses immediately adjacent to the site include:

North: McKay Ave
West: King Roger St
South: W Mitchell St
East: Church / Vacant Land

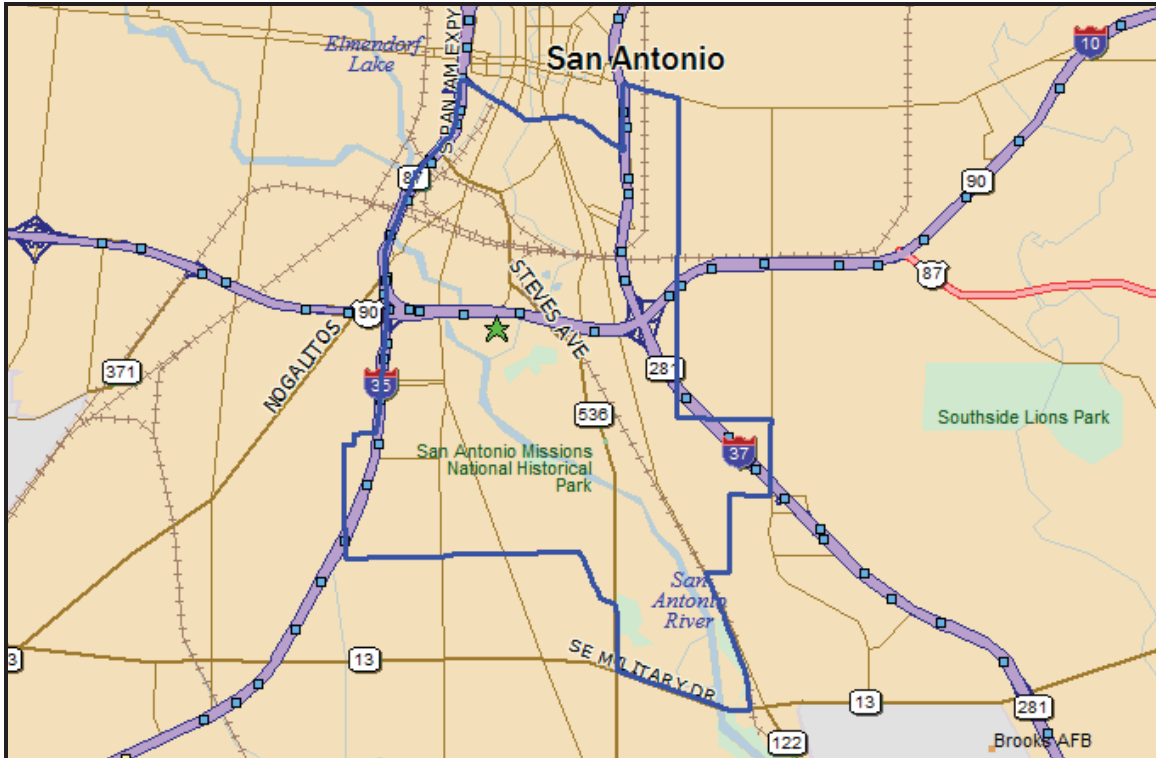
Access to the property is excellent. The site is less than 0.1 miles south of US Highway 90 / Interstate 10. Residents can easily access Interstates 35 & 37 to the west and east, respectively. These major thoroughfares will allow resident to quickly and easily access all parts of San Antonio.

The proposed site is located in the **Census Tract 480291921.00 San Antonio, Bexar County, Texas.**

1.3.2 - Primary Market Area

For this analysis, we utilized a **“primary market area”** encompassing 9.75 square miles. These boundaries follow the census tracts listed:

Census Tracts	Census Tracts	Census Tracts
480291103.00	480291401.00	480291402.00
480291403.00	480291408.00	480291501.00
480291503.00	480291506.00	480291507.00
480291508.00	480291921.00	



This area was used as it complies with the definition of a “Primary Market Area” (PMA) as defined by the Texas Department of Housing and Community Affairs (TDHCA). The area shown on the map above, takes into consideration this area’s housing needs, demand draw, natural, political and manmade barriers, and the appropriate demographics of the area applicable to the demand for rental apartments.

At the same time, the PMA was limited to a population of 44,476; and may not be inclusive of the entire area that the analyst expects the subject to draw the majority of its residents.

1.3.3 – Description of Site Improvements

Apartment units would provide efficient floor plans, with separate kitchens and baths. Each unit would also have individually controlled heating and air conditioning. The common areas would be lighted, providing added security for residents.

The subject would be newer in age than other existing projects in the area. The entire development would be fully landscaped, and feature an attractive design. The interior of the units would be designed more efficiently than comparable affordable projects in the area. The subject would be well suited to the tenant base, and a welcomed addition to a market that has need for low income housing units. The subject improvements would have an estimated effective age and economic life of more than 45 years. Units and the overall building style would be functional for their use as apartment rental units in the San Antonio area.



Deficiency Documents



Scoring Notice



RFAD



RFI



Board Action



Public Comment



Commitment/Determination Notice



MFDL Award



Carryover