



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145422
PAGE 1 OF 103
DATE: 7/1/2025

SUBJECT: CONSIDERATION OF A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION PROPERTY TAX EXEMPTION RENEWAL FOR TAX YEAR 2025 IN THE AMOUNT OF FIFTY PERCENT FOR SANSOM BLUFF APARTMENTS

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider a Community Housing Development Organization (CHDO) property tax exemption for tax year 2025 in the amount of fifty percent (50%) of Tarrant County ad valorem taxes for Sansom Bluff Apartments, 2900 La Junta Drive, Sansom Park, Texas 76114.

BACKGROUND

Development Corporation of Tarrant County (DCTC), a certified CHDO, constructed 296 units of multifamily housing in Sansom Park, Texas. The project was completed in 2021. Approximately ninety-five percent (95%) of the units at the Sansom Bluff complex are available to households who earn sixty percent (60%) or below of Area Median Income (AMI) and five percent (5%) are market rate. Six (6) of the units are HOME Investment Partnerships Program (HOME) units.

On January 14, 2020, the Commissioners Court through Court Order #131910, approved the first CHDO property tax exemption for Sansom Bluff Apartments. This request must be approved annually by Commissioners Court. DCTC submitted an annual renewal request for a fifty percent (50%) property tax exemption on May 13, 2025. Tarrant County Community Development staff certifies that there are no changes since the last submittal.

Commissioners Court approval does not guarantee a tax exemption from Tarrant County. Once the application has been processed through Commissioner Court, the CHDO must submit required documentation, including documentation of this action, to the Tarrant Appraisal District (TAD).

The Criminal District Attorney's Office has reviewed this agreement as to form.

FISCAL IMPACT

The estimated amount of the Tarrant County tax exemption for tax year 2025, based on a fifty percent (50%) exemption, is projected at \$26,015.63.

SUBMITTED BY	Community Development	PREPARED BY:	Wren Davis
		APPROVED BY:	James McClinton



DCTC

DEVELOPMENT CORPORATION OF TARRANT COUNTY
& THE STATE OF TEXAS
CHDO Nonprofit

May 13, 2025

James McClinton, Director
Tarrant County Community Development
2501 Parkview Drive, Suite 420
Fort Worth, TX 76102

**RE: Tarrant County Property Tax Exemption Request
Sansom Bluff Apartments
2900 La Junta Dr.
Sansom Park, TX 76114**

Dear Mr. McClinton:

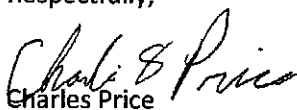
The Development Corporation of Tarrant County (DCTC), a local non-profit CHDO, would like to submit this Letter of Request for a 50% Property Tax Exemption for Tarrant County taxes only on the above referenced property. TAD account numbers on the 3 parcels are 42450461, 42450479, and 42450487.

The Development Corporation was formed in 1999 and was incorporated in 2001 as a 501(c)(3) organization. The Development Corporation of Tarrant County was formed to utilize partnerships to provide quality affordable workforce housing.

The Sansom Bluff Apartments were developed through a General Partnership between LDG Development and The Development Corporation of Tarrant County. Construction on the project was completed in October 2021. The property is a 296-unit multifamily complex that was built with funding from the Tarrant County Housing Finance Corporation, TDHCA Tax Credits, HOME funding from Tarrant County Community Development, and other private financing. Of the 296 units at Sansom Bluffs, 281 will be available to only families who earn 60%AMI or below according to HUD guidelines and 15 units will be market-rate. In addition, the complex will have 6 designated HOME units.

If you should have any requests regarding this matter, please let me know. I can be reached at (817) 870-9008 or charlieprice@dctctexas.org. Please also cc: Shelli Branson at shelli@dctctexas.org as well on any email communications.

Respectfully,


Charles Price

President



Shelli Branson <shelli@dctctexas.org>

Re: Tax Exemption Approval

1 message

Jim Barnett Jr <jbarnettjr@sansompark.org>
To: Charlie Price <charlie@dctctexas.org>
Cc: Shelli Branson <shelli@dctc.cc>

Mon, May 12, 2025 at 3:39 PM

Good afternoon,
The City of Sansom Park has approved the tax reduction for Sansom Ridge and Sansom Bluff.

Thank you,
Jim Barnett Jr.

Get Outlook for iOS

From: Jim Barnett Jr <jbarnettjr@sansompark.org>
Sent: Monday, May 12, 2025 10:50:21 AM
To: Charlie Price <charlie@dctctexas.org>
Cc: Shelli Branson <shelli@dctc.cc>
Subject: Re: Tax Exemption Approval

Sorry Charlie, I thought I sent the email weeks ago. I'll send it again, my apologies.

Get Outlook for iOS

From: Charlie Price <charlie@dctctexas.org>
Sent: Monday, May 12, 2025 9:52:33 AM
To: Jim Barnett Jr <jbarnettjr@sansompark.org>
Cc: Shelli Branson <shelli@dctc.cc>
Subject: Tax Exemption Approval

CAUTION: This email originated from outside the City of Sansom Park. Maintain caution when opening external links/attachments

Mayor, we need your approval to move forward, please respond to this email. We just need something for the file, so the County will move forward. Thanks

Charlie Price
President
Development Corporation of Tarrant County
1509 S. University Drive, Suite B208
Fort Worth, Texas 76107
817-870-9008 Office
817-323-0681 Cell
charlie@dctctexas.org New email effective 1/1/2024

CERTIFICATION

I, **Charles Price**, do hereby certify that there have been no changes in 2025 to the information submitted to Tarrant County Community Development (TCCD) on behalf of the property located at **2900 LaJunta Street, Sansom Park, TX 76114** known as **Sansom Bluffs Apartments** regarding their 2025 Property Tax Exemption Request Application. We are required to renew the Property Tax Exemption annually according to TCCD policies.

Charles Price

Charles Price, President

3-4-2025

Date



TARRANT COUNTY

July 2, 2024

Mr. Charlie Price
President
Development Corporation of Tarrant County (DCTC)
1509B S. University Dr., Ste. 208
Fort Worth, TX 76107

RE: Community Housing Development Organization (CHDO) Certification for PY2024

Dear Mr. Price:

Thank you for submitting your request for CHDO Certification. After reviewing your records, it has been determined that Development Corporation of Tarrant County (DCTC) has met all CHDO criteria set forth in 24 CFR Part 92.2 of the HOME Final Rule and is therefore recognized as a CHDO.

DCTC is now eligible to enter contracts with Tarrant County to participate in HOME activities and/or projects under the CHDO set-aside as described in Tarrant County's annual Action Plan. This Certification shall be considered valid during the program year beginning July 1, 2024 through June 30, 2025 and may be revoked at any time by Tarrant County.

DCTC must be recertified as a CHDO each year during the affordability period. The CHDO must submit only information that has changed since their previous certification, along with a signed certification from the Chief Executive Officer identifying said changes.

Please contact me at 817-850-7959 or meallen@tarrantcountytx.gov with any questions you may have. We look forward to working with you!

Sincerely,

Marguerite E. Allen
Assistant Director



DCTC

DEVELOPMENT CORPORATION OF TARRANT COUNTY
& THE STATE OF TEXAS

CHDO Nonprofit

February 10, 2025

Tarrant Appraisal District
Attn: Melissa Salazar
2500 Handley-Ederville Road
Fort Worth, TX 76118-6909

Dear Chief Appraiser,

I am writing to submit the attached application for a property tax exemption for Sansom Bluff, located at 2900 La Junta Street, Sansom Park, TX 76114. This application is made in accordance with Texas Tax Code Section 11.1825, which pertains to properties associated with Community Housing Development Organizations (CHDOs).

As specified in the Texas Tax Code, once a CHDO designation has been approved, there is no requirement to reapply unless specifically requested by the Chief Appraiser. This application is submitted in full compliance with these provisions.

If you require any further documentation or clarification, please feel free to contact me. Thank you for your time and consideration of this request.

Sincerely,

Charles Price
President
Development Corporation of Tarrant County
Charlie@dctctexas.org

Application for Constructing or Rehabilitating Low-Income Housing Property Tax Exemption

Form 50-310

Tarrant Appraisal District
Appraisal District's Name

2025
Tax Year

42450461, 42450479, 42450487
Appraisal District Account Number (if known)

GENERAL INFORMATION: This application is for use in claiming exemptions pursuant to Tax Code Section 11.1825 and pre-acquisition, preliminary determinations of qualification for such exemptions pursuant to Tax Code Section 11.436(c).

FILING INSTRUCTIONS: This application and all supporting documentation must be filed with the appraisal district office in each county in which the property is located between Jan. 1 and no later than April 30. **Do not file this document with the Texas Comptroller of Public Accounts.**

SECTION 1: State Whether Requesting an Exemption or Preliminary Determination

Exemption Preliminary Determination

SECTION 2: Property Owner/Applicant

Sansom Bluffs, LP/Sansom Bluffs GP, LLC/Development Corporation of Tarrant County
Name of Property Owner or Lessee of Ground Lease

817-870-9008
Phone (area code and number)

1509 S. University Dr., Suite 208 Fort Worth, TX 76107
Mailing Address, City, State, ZIP Code

charlie@dctctexas.org
Email Address

Property Owner or Lessee of Ground Lease is a (check one):

Partnership Corporation Other (specify): _____

Charles Price
Name of Person Preparing this Application

President
Title

Driver's License, Personal I.D. Certificate or Social Security Number*

If this application is for an exemption from ad valorem taxation of property owned by a charitable organization with a federal tax identification number, that number may be provided here in lieu of a driver's license number, personal identification certificate number or social security number: 75-2791607

* Unless the applicant is a charitable organization with a federal tax identification number, the applicant's driver's license number, personal identification certificate number or social security account number is required. Pursuant to Tax Code Section 11.48(a), a driver's license number, personal identification certificate number or social security account number provided in an application for an exemption filed with a chief appraiser is confidential and not open to public inspection. The information may not be disclosed to anyone other than an employee of the appraisal office who appraises property, except as authorized by Tax Code Section 11.48(b). If the applicant is a charitable organization with a federal tax identification number, the applicant may provide the organization's federal tax identification number in lieu of a driver's license number, personal identification certificate number or social security account number.

SECTION 3: Property Identification

Provide the property's legal description.

Lot 3, Block 1, School and Water Boundry Split, Sansom Heights Addition; and
Lot 3, Block 1, Water District Boundry Split; and
Lot 3, Block 1, Water District Boundry Split

2900 La Junta Street Sansom Park, TX 76114
Physical Address (i.e. Street address, not P.O. Box). City, County, Zip Code

SECTION 4: Qualifying Organization

To receive an exemption under Tax Code Section 11.1825, the property owner or one of two other entities must meet the requirements set forth in Tax Code Section 11.1825(b). Pursuant to Tax Code Section 11.1825(c), property may qualify for an exemption under Tax Code Section 11.1825 if the property owner does not meet the requirements of Tax Code Section 11.1825(b) if the property otherwise qualifies for the exemption and the owner is:

- (1) a limited partnership of which an organization that meets the requirements of Tax Code Section 11.1825(b) controls 100 percent of the general partner interest, is organized under the laws of Texas and has its principal place of business in Texas; or
(2) an entity the parent of which is an organization that meets the requirements of Tax Code Section 11.1825(b), is organized under the laws of Texas and has its principal place of business in Texas.

For purposes of this application, the term qualifying organization refers to the organization (property owner or other entity described by Tax Code Section 11.1825(c) that meets the Tax Code Section 11.1825(b) requirements:

- (1) for at least the preceding three years, the organization:
(A) has been exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as amended, by being listed as an exempt entity under Section 501(c)(3) of that code;
(B) has met the requirements of a charitable organization provided by Tax Code Section 11.18(e) and (f); and
(C) has had as one of its purposes providing low-income housing;
(2) a majority of the members of the board of directors of the organization have their principal place of residence in this state;
(3) at least two of the positions on the board of directors of the organization must be reserved for and held by:
(A) an individual of low income as defined by Government Code Section 2306.004, whose principal place of residence is located in this state;
(B) an individual whose residence is located in an economically disadvantaged census tract as defined by Government Code Section 783.009(b) in this state; or
(C) a representative appointed by a neighborhood organization in this state that represents low-income households; and
(4) the organization must have a formal policy containing procedures for giving notice to and receiving advice from low-income households residing in the county in which a housing project is located regarding the design, siting, development and management of affordable housing projects.

Does the property owner identified in Section 2, above, meet the requirements of Tax Code Section 11.1825(b)? [checked] Yes [] No

Note: If you answered yes, the property owner is the qualifying organization for purposes of the remainder of this application and you may skip to Section 5. If you answered no, the property owner is not the qualifying organization for purposes of the remainder of this application and you must provide the following information before proceeding to Section 5.

If the property owner identified in Section 2, above, does not meet the requirements of Tax Code Section 11.1825(b), please identify the qualifying organization pursuant to Tax Code Section 11.1825(c):

Name of Qualifying Organization _____ Phone (area code and number) _____
Mailing Address, City, State, ZIP Code _____

Is the land leased under a ground lease by the organization? [] Yes [] No
If yes, please attach a copy of the lease agreement.

Is the qualifying organization identified above organized under the laws of Texas? [] Yes [] No

Does the qualifying organization identified above have its principal place of business in Texas? [] Yes [] No

Pursuant to Tax Code Section 11.1825(c)(1), is the property owner a limited partnership of which the qualifying organization identified above controls 100 percent of the general partner interest? [] Yes [] No
If yes, please attach organizational documents supporting your answer.

Pursuant to Tax Code Section 11.1825(c)(2), is the qualifying organization the parent of the property owner? [] Yes [] No
If yes, please attach organizational documents supporting your answer.

SECTION 5: Organization Activities (Identified in Section 4)

1. Is the organization engaged primarily in public charitable functions? [] Yes [checked] No
If yes, using an attachment, describe the organization's activities in a narrative. The narrative description of activities should be thorough, accurate and include date-specific references to the tax year for which the exemption is sought. You may also attach representative copies of newsletters, brochures or similar documents for supporting details to this narrative.

2. Is the organization organized exclusively to perform religious, charitable, scientific, literary or educational purposes? [checked] Yes [] No
If yes, attach copies of organizational documents supporting your answer.

SECTION 6: Organization Information

For the preceding three years (note years) 2022-2024, answer these questions:

- 1. Has the organization been exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as amended, as an exempt entity under Section 501(c)(3) of that Code?
2. Has the organization operated, or does its charter permit it to operate, in a manner that permits the accrual of profits or distribution of any form of private gain?
3. Has the organization used its assets in providing low-income housing?
4. In the past year has the organization loaned funds to, borrowed funds from, sold property to or bought property from a shareholder, director or member of the organization or has a shareholder or member sold his interest in the organization for a profit?
5. Attach a list of salaries and other compensation for services paid in the last year.

Answer these questions about the board of directors:

- 1. Does a majority of the members of the organization's board of directors have their principal place of residence in Texas?
2. Do two or more directors on the board whose principal place of residence is located in Texas meet one of the following requirements: an individual of low income as defined by Government Code Section 2306.004; an individual whose residence is located in an economically disadvantaged census tract in Texas, as defined by Government Code Section 783.009(b); or an individual who is a representative appointed by a neighborhood organization in Texas that represents low-income households?

Note on attached list of board members those directors that meet one of these provisions and indicate which provisions.

Answer these questions about policies, bylaws or charter:

- 1. Does the organization have a formal policy containing procedures for giving notice to and receiving advice from low-income households residing in the county in which a housing project is located regarding the design, siting, development and management of affordable housing projects?
2. Does the organization perform, or does its charter permit it to perform, any functions other than those of providing low-income housing?
3. Do the bylaws or charter direct that on the discontinuance of the organization the organization's assets are to be transferred to the State of Texas, the United States or an educational, religious, charitable or other similar organization that is qualified for exemption under Section 501(c)(3), Internal Revenue Code, as amended?

SECTION 7: Property Use

- 1. Does the organization currently rent or sell or plan to rent or sell dwelling units in this building to individuals or families?
2. Questions regarding renting dwelling units:
Do/will the individuals and families have a median income that is not more than 60 percent of either the area or statewide median family income? (Complete A or B):
A. Area median family income for the household's place of residence, as adjusted for family size and as established by the U.S. Department of Housing and Urban Development (HUD), which is
OR
B. Statewide area median family income, as adjusted for family size and as established by HUD, which is \$ 42,840

SECTION 7: Property Use (continued)

What is the annual total of the monthly rent charged or to be charged for each dwelling unit in this building that is reserved for an individual or family? \$ 13,764 /year

Will the organization be renting or offering to rent the applicable square footage of dwelling units in this building to qualified individuals and families by the third anniversary of the date the organization acquired this property? [X] Yes [] No

3. Questions regarding selling dwelling units:

Do/will the individuals and families have a median income that is below either the area or statewide median family income? (Complete A or B): [X] Yes [] No

[] A. Area median family income for the household's place of residence, as adjusted for family size and as established by HUD, which is \$

OR

[] B. Statewide area median family income, as adjusted for family size and as established by HUD, which is \$

4. How many dwelling units does/will the above described property have? 296 units

5. What percentage of the total square footage of the dwelling units in this building described above are/will be reserved for individuals or families noted in question 1 above? 95 %

SECTION 8: Audit Information

Pursuant to Tax Code Section 11.1826, property may not be exempted under Tax Code Section 11.1825 for a tax year unless the organization owning or controlling the property owner has an audit prepared by an independent auditor covering the organization's most recent fiscal year.

The audit must include an opinion on whether:

- (1) the financial statements of the organization present fairly, in all material respects and in conformity with generally accepted accounting principles, the financial position, changes in net assets and cash flows of the organization; and
(2) the organization has complied with all of the terms and conditions of the exemption under Tax Code Section 11.1825.

Not later than the 180th day after the last day of the organization's most recent fiscal year, the organization must deliver a copy of the audit to the Texas Department of Housing and Community Affairs and the chief appraiser of the appraisal district in which the property is located.

If the property contains not more than 36 dwelling units, the organization may deliver to the Texas Department of Housing and Community Affairs and the chief appraiser a detailed report and certification as an alternative to an audit.

1. Did the organization timely deliver the required audit or report and certification, as applicable, to the Texas Department of Housing and Community Affairs? [] Yes [X] No
If no, attach a statement explaining your answer.

2. Did the organization timely deliver the required audit or report and certification, as applicable, to the appraisal district? [] Yes [X] No
If no, attach a statement explaining your answer.

SECTION 9: Property Information

If the property is under construction or rehabilitation:

- Attach a Schedule A (CONSTRUCTING) form for each parcel of land and each building of real property to be exempt for constructing low-income housing.
- Attach a Schedule B (REHABILITATING) form for each parcel of land and building to be exempt for rehabilitating low-income housing.
- If the property's construction or rehabilitation is complete and this application is filed annually as required by Tax Code Section 11.43(b) to maintain a previously granted exemption, skip to Section 10.

SECTION 10: Certification and Signature

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

I, Charles Price, Printed Name of Property Owner or Authorized Representative, swear or affirm the following:

- 1. that each fact contained in this application is true and correct;
2. that the property described in this application meets the qualifications under Texas law for the child-care facility exemption claimed;

sign here

Signature of Property Owner or Authorized Representative

Date

3-4-25

* If the property owner is a company or other legal entity (not an individual), it must provide the entity's Federal Tax I.D. Number. Disclosure of your social security number (SSN) may be required and is authorized by law for tax administration and identification of any individual affected by applicable law. Authority: 42 U.S.C. § 405(c)(2)(C)(i); Tax Code Section 11.43(f). Except as authorized by Tax Code Section 11.48(b), a driver's license number, personal identification certificate number, or social security number provided in this application for an exemption filed with your county appraisal district is confidential and not open to public inspection under Tax Code Section 11.48(a).

Important Information

GENERAL INFORMATION

This application is for use in claiming exemptions pursuant to Tax Code Section 11.1825 and pre-acquisition, preliminary determinations of qualification for such exemptions pursuant to Tax Code Section 11.436(c).

FILING INSTRUCTIONS

This application and all supporting documentation must be filed with the appraisal district in each county in which the property is located. **Do not file this document with the Texas Comptroller of Public Accounts.** Contact information for appraisal districts may be found on the Comptroller's website.

APPLICATION DEADLINES

Generally, the completed application and required documentation must be filed between Jan. 1 and no later than April 30 of the year for which an exemption is requested. Pursuant to Tax Code Section 11.436(a), an organization that acquires property that qualifies for an exemption under Tax Code Section 11.1825 may apply for the exemption for the year of acquisition not later than the 30th day after the date the organization acquires the property. The deadline provided by Tax Code Section 11.43(d) does not apply to the application for that year. If an application filed pursuant to Tax Code Section 11.436(a) is granted, the exemption for that year applies only to the portion of the year in which the property qualifies for the exemption as provided by Tax Code Section 26.111. A new application must be filed each year an exemption is claimed.

SUPPORTING DOCUMENTATION

- If the property is leased under a ground lease, a copy of the lease may be required.
- Supporting statements or documents may be required.

PRELIMINARY DETERMINATION APPLICATIONS

To facilitate the financing associated with the acquisition of a property, Tax Code Section 11.436(c) allows an organization, before acquiring the property, to request from the chief appraiser of the appraisal district established for the county in which the property is located a preliminary determination of whether the property would qualify for an exemption under Tax Code Section 11.1825 if acquired by the organization. The request must include the information that would be included in an application for an exemption for the property under Tax Code Section 11.1825. Not later than the 45th day after the date a request is submitted under Tax Code Section 11.436(c), the chief appraiser shall issue a written preliminary determination for the property included in the request. A preliminary determination does not affect the granting of an exemption under Tax Code Section 11.1825.

DUTY TO NOTIFY

The property owner must notify the appraisal district in writing before May 1 if qualification for this exemption ends.

OTHER IMPORTANT INFORMATION

Pursuant to Tax Code Section 11.45, after considering this application and all relevant information, the chief appraiser may request additional information from you. You must provide the additional information within 30 days of the request, or the application is denied. For good cause shown, the chief appraiser may extend the deadline for furnishing the additional information by written order for a single period not to exceed 15 days.

Property # J3473(TX)
 Property Name: Sansom Bluff
 Revised: 04.30.24
 Due to: 2024 Income/Rent
 Limits



2900 La Junta
 Sansom Park TX 76114

UNIT MIX AND RENTAL INFORMATION SCHEDULE

Tarrant County MTSP Maximum Income & Rent Limits Effective Date: 04.01.2024 Implementation: 05.16.2024
Fort Worth-Arlington HOME Income and Rent Limits Effective Date: 06/15/2022

Income limits

Number of Tenants	1	2	3	4	5	6	7	8
Initial 50% HOME	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300
Initial 60% HOME	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760
Initial 60% HTC/BOND	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760
Recertification Limit 80% HOME	\$54,200	\$61,950	\$69,700	\$77,400	\$83,600	\$89,800	\$96,000	\$102,200
Recertification Limit HTC (140% of 60%)	\$59,976	\$68,544	\$77,112	\$85,596	\$92,484	\$99,372	\$106,176	\$113,064

Utility Allowance for General Public- Energy Consumption Model Effective: 7/7/2024

Rent Limit	60% HTC/BOND			
# of Bedrooms	1	2	3	4
HUD Max Rent	\$1,147	\$1,377	\$1,590	\$1,774
Less: Utility Allowance	\$109	\$127	\$147	\$171
Allowable Tenant Rent	\$1,038	\$1,250	\$1,443	\$1,603

Energy Consumption Model: For HOME Units

Rent Limit	Low HOME				High HOME			
# of Bedrooms	1	2	3	4	1	2	3	4
HUD Max Rent	\$956	\$1,147	\$1,325	\$1,478	\$1,223	\$1,469	\$1,689	\$1,864
Less: Utility Allowance	\$109	\$127	\$147	\$171	\$109	\$127	\$147	\$171
Allowable Tenant Rent	\$847	\$1,020	\$1,178	\$1,307	\$1,114	\$1,342	\$1,542	\$1,693

Property # J3473(TX)
 Property Name: Sansom Bluff
 Revised: 04.30.24
 Due to: 2024 Income/Rent
 Limits

2900 La Junta
 Sansom Park TX 76114



Forth Worth Housing Solutions Utility Allowances Section 8 Voucher Holders Only. (Not for use in BINS 04,06, and 11)
Effective Date: 01/01/2024

Rent Limit	60% HTC/BOND			
# of Bedrooms	1	2	3	4
HUD Max Rent	\$1,147	\$1,377	\$1,590	\$1,774
Less: Utility Allowance	\$131	\$165	\$207	\$246
Allowable Tenant Rent	\$1,016	\$1,212	\$1,383	\$1,528

Grand Prairie Housing Authority Utility Allowances Section 8 Voucher Holders Only. (Not for use in BINS 04,06 and 11)
Effective Date: 01/01/2024

Rent Limit	60% HTC/BOND			
# of Bedrooms	1	2	3	4
HUD Max Rent	\$1,147	\$1,377	\$1,590	\$1,774
Less: Utility Allowance	\$159	\$176	\$195	\$228
Allowable Tenant Rent	\$988	\$1,201	\$1,395	\$1,546

Dallas Housing Utility Allowances Section 8 Voucher Holders Only. (Not for use in BINS 04,06, and 11)
Effective Date: 10/01/2023

Rent Limit	60% HTC/BOND			
# of Bedrooms	1	2	3	4
HUD Max Rent	\$1,147	\$1,377	\$1,590	\$1,774
Less: Utility Allowance	\$179	\$253	\$374	\$507
Allowable Tenant Rent	\$968	\$1,124	\$1,216	\$1,267

Tarrant County Housing Authority Utility Allowances Section 8 Voucher Holders Only. (Not for use in BINS 04,06 and 11)
Effective Date: 01/01/2024

Rent Limit	60% HTC/BOND			
# of Bedrooms	1	2	3	4
HUD Max Rent	\$1,147	\$1,377	\$1,590	\$1,774
Less: Utility Allowance	\$107	\$143	\$182	\$223
Allowable Tenant Rent	\$1,040	\$1,234	\$1,408	\$1,551

Unit Mix- 296 Units		
Program Type and Set Aside	# Required Units	Bedroom Size
60% HTC	166	ALL
60% HTC/Low HOME	2	ALL
60% HTC/60% BOND	107	ALL
60% HTC/60%BOND/High HOME	4	ALL
Market	15	ALL

Property # J3473(TX)
 Property Name: Sansom Bluff
 Revised: 04.30.2024
 Due to: 2024 Income/Rent
 Limits

2900 La Junta
 Sansom Park TX 76114



HOME, HTF, NSP must verify all assets and provide two months of source documents

LURA Appendix A

TDHCA Property # 18408 CMTS ID: 5446

Special Marketing Requirements: Property must market to veterans and persons with disabilities.

Section 504 of the Rehabilitation Act of 1973: Units with features for mobility impairments: 1101, 2106, 3107, 4101, 5101, 5105, 6103, 6107, 7102, 8107, 9106, 10107, 11107, 12105, 13102

Units with features for hearing/site impairments: 1102, 2107, 4106, 8106, 10103, 11102

Supportive Services: A total of 8 points from the LURA are required

Non-Profit/CHDO Required: Development Corporation of Tarrant County

HOME Funding Source: Tarrant County Community Development

Bond Funding Source: Tarrant County Housing Finance Corporation

IRS 8609 Forms

<u>Buildings</u>	<u>Placed in Service Date</u>	<u>Applicable Fraction</u>	<u>8609 Part B- Bldg. part of multiple bldg. project?</u>
TX-18-40801	5/13/2021	100.00%	Group 2
TX-18-40802	5/1/2021	100.00%	Group 2
TX-18-40803	5/1/2021	77.60%	Group 4
TX-18-40804	7/13/2020	100.00%	Group 1
TX-18-40805	9/9/2020	100.00%	Group 1
TX-18-40806	9/18/2020	55.20%	Group 3
TX-18-40807	11/24/2020	100.00%	Group 1
TX-18-40808	10/28/2020	100.00%	Group 2
TX-18-40809	1/4/2021	100.00%	Group 2
TX-18-40810	1/4/2021	100.00%	Group 2
TX-18-40811	3/23/2021	100.00%	Group 2
TX-18-40812	2/2/2021	100.00%	Group 2
TX-18-40813	3/2/2021	100.00%	Group 2

Determination Date: 11/08/2018

#8 B: Are all buildings part of the same multiple building project? No, there are four project groups

Transfers: Households may transfer if they are in the same group

HTC Recertifications: The property has market units. All units must complete full recertification for group 3 and 4 HOME

Recertifications: All HOME units must complete a Full Recertification on the anniversary of move in

BOND Recertifications: All Bond units must complete a Full Recertification on the anniversary of move in

Gross Rent Calculations:

HOME = tenant portion + utility allowance + housing assistance Payment + mandatory fees

HTC = tenant portion + utility allowance + mandatory fees

Income and Rent Limits

Effective Dates: The 2023 Housing Tax Credit limits are effective 5/15/2023. The NSP income limits are effective 6/15/2023. The Community Planning Division (CPD) of HUD released the 2023 HOME Program income limits effective 6/15/2023 and rent limits that are effective for all new leases and lease renewals after 6/15/2023. The National Housing Trust Fund income and rent limits are effective 6/15/2023.

MTSP Median Income: 101900
NNM Median Income: 77400
Financing: Tax Exempt Bonds
PIS Date: 04/01/2021-05/16/2021

Print Date: 05/14/2024
County: TARRANT
Place:
Award Date: 05/17/2018-04/23/2019

2024 Income Limits Number of People

AMFI%	1	2	3	4	5	6	7	8
30	21420	24480	27540	30570	33030	35490	37920	40380
40	28560	32640	36720	40760	44040	47320	50560	53840
50	35700	40800	45900	50950	55050	59150	63200	67300
60	42840	48960	55080	61140	66060	70980	75840	80760
80	57120	65280	73440	81520	88080	94640	101120	107680

2024 Rent Limits Number of bedrooms

AMFI%	0	1	2	3	4	5
30	535	573	688	795	887	978
40	714	765	918	1060	1183	1305
50	892	956	1147	1325	1478	1631
60	1071	1147	1377	1590	1774	1957
80	1428	1530	1836	2120	2366	2610

Income and Rent Limits

Effective Dates: The 2023 Housing Tax Credit limits are effective 5/15/2023. The NSP income limits are effective 6/15/2023. The Community Planning Division (CPD) of HUD released the 2023 HOME Program income limits effective 6/15/2023 and rent limits that are effective for all new leases and lease renewals after 6/15/2023. The National Housing Trust Fund income and rent limits are effective 6/15/2023.

MTSP Median Income: 101900
NNM Median Income: 77400
Financing: 4% Housing Credits
PIS Date: 04/01/2021-05/16/2021

Print Date: 05/14/2024
County: TARRANT
Place:
Award Date: 05/17/2018-04/23/2019

2024 Income Limits Number of People

AMFI%	1	2	3	4	5	6	7	8
20	14280	16320	18360	20380	22020	23660	25280	26920
30	21420	24480	27540	30570	33030	35490	37920	40380
40	28560	32640	36720	40760	44040	47320	50560	53840
50	35700	40800	45900	50950	55050	59150	63200	67300
60	42840	48960	55080	61140	66060	70980	75840	80760
70	49980	57120	64260	71330	77070	82810	88480	94220
80	57120	65280	73440	81520	88080	94640	101120	107680

2024 Rent Limits Number of bedrooms

AMFI%	0	1	2	3	4	5
20	357	382	459	530	591	652
30	535	573	688	795	887	978
40	714	765	918	1060	1183	1305
50	892	956	1147	1325	1478	1631
60	1071	1147	1377	1590	1774	1957
70	1249	1338	1606	1855	2070	2283
80	1428	1530	1836	2120	2366	2610

U.S. DEPARTMENT OF HUD
STATE:TEXAS

----- 2024 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Corpus Christi, TX MSA								
30% LIMITS	16600	19000	21350	23700	25600	27500	29400	31300
VERY LOW INCOME	27650	31600	35550	39500	42700	45850	49000	52150
60% LIMITS	33180	37920	42660	47400	51240	55020	58800	62580
LOW INCOME	44250	50600	56900	63200	68300	73350	78400	83450
Dallas, TX HUD Metro FMR Area								
30% LIMITS	23200	26500	29800	33100	35750	38400	41050	43700
VERY LOW INCOME	38650	44150	49650	55150	59600	64000	68400	72800
60% LIMITS	46380	52980	59580	66180	71520	76800	82080	87360
LOW INCOME	61800	70600	79450	88250	95350	102400	109450	116500
Fort Worth-Arlington, TX HUD Metro FMR Area								
30% LIMITS	21400	24450	27500	30550	33000	35450	37900	40350
VERY LOW INCOME	35700	40800	45900	50950	55050	59150	63200	67300
60% LIMITS	42840	48960	55080	61140	66060	70980	75840	80760
LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
Wise County, TX HUD Metro FMR Area								
30% LIMITS	20350	23250	26150	29050	31400	33700	36050	38350
VERY LOW INCOME	33850	38700	43550	48400	52300	56150	60050	63900
60% LIMITS	40620	46440	52260	58080	62760	67380	72060	76680
LOW INCOME	54200	61950	69700	77400	83600	89800	96000	102200
El Paso, TX HUD Metro FMR Area								
30% LIMITS	15750	18000	20250	22500	24300	26100	27900	29700
VERY LOW INCOME	26250	30000	33750	37500	40500	43500	46500	49500
60% LIMITS	31500	36000	40500	45000	48600	52200	55800	59400
LOW INCOME	42000	48000	54000	60000	64800	69600	74400	79200
Hudspeth County, TX HUD Metro FMR Area								
30% LIMITS	15750	18000	20250	22500	24300	26100	27900	29700
VERY LOW INCOME	26250	30000	33750	37500	40500	43500	46500	49500
60% LIMITS	31500	36000	40500	45000	48600	52200	55800	59400
LOW INCOME	42000	48000	54000	60000	64800	69600	74400	79200
Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area								
30% LIMITS	19900	22750	25600	28400	30700	32950	35250	37500
VERY LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
60% LIMITS	39780	45420	51120	56760	61320	65880	70440	74940
LOW INCOME	53000	60600	68150	75700	81800	87850	93900	99950

U.S. DEPARTMENT OF HUD
STATE:TEXAS

----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
College Station-Bryan, TX MSA							
LOW HOME RENT LIMIT	773	829	995	1149	1282	1414	1547
HIGH HOME RENT LIMIT	958	1015	1140	1460	1609	1757	1905
For Information Only:							
FAIR MARKET RENT	958	1015	1140	1606	1710	1967	2223
50% RENT LIMIT	773	829	995	1149	1282	1414	1547
65% RENT LIMIT	986	1058	1272	1460	1609	1757	1905
Corpus Christi, TX MSA							
LOW HOME RENT LIMIT	691	740	888	1027	1146	1264	1382
HIGH HOME RENT LIMIT	879	943	1134	1302	1433	1562	1691
For Information Only:							
FAIR MARKET RENT	1030	1104	1355	1763	2066	2376	2686
50% RENT LIMIT	691	740	888	1027	1146	1264	1382
65% RENT LIMIT	879	943	1134	1302	1433	1562	1691
Dallas, TX HUD Metro FMR Area							
LOW HOME RENT LIMIT	966	1035	1241	1434	1600	1765	1930
HIGH HOME RENT LIMIT	1235	1325	1592	1830	2023	2213	2404
For Information Only:							
FAIR MARKET RENT	1426	1500	1758	2212	2847	3274	3701
50% RENT LIMIT	966	1035	1241	1434	1600	1765	1930
65% RENT LIMIT	1235	1325	1592	1830	2023	2213	2404
Fort Worth-Arlington, TX HUD Metro FMR Area							
LOW HOME RENT LIMIT	892	956	1147	1325	1478	1631	1783
HIGH HOME RENT LIMIT	1140	1223	1469	1689	1864	2038	2213
For Information Only:							
FAIR MARKET RENT	1266	1384	1617	2144	2615	3007	3400
50% RENT LIMIT	892	956	1147	1325	1478	1631	1783
65% RENT LIMIT	1140	1223	1469	1689	1864	2038	2213
Wise County, TX HUD Metro FMR Area							
LOW HOME RENT LIMIT	846	906	1088	1258	1403	1549	1694
HIGH HOME RENT LIMIT	946	1047	1175	1602	1768	1931	2096
For Information Only:							
FAIR MARKET RENT	946	1047	1175	1656	1800	2070	2340
50% RENT LIMIT	846	906	1088	1258	1403	1549	1694
65% RENT LIMIT	1081	1160	1394	1602	1768	1931	2096
El Paso, TX HUD Metro FMR Area							
LOW HOME RENT LIMIT	656	703	843	975	1087	1200	1312
HIGH HOME RENT LIMIT	804	894	1076	1234	1356	1478	1600
For Information Only:							
FAIR MARKET RENT	804	980	1150	1594	1952	2245	2538
50% RENT LIMIT	656	703	843	975	1087	1200	1312
65% RENT LIMIT	834	894	1076	1234	1356	1478	1600

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Christina Walls <christina.walls@cardinalgroup.com>

RE: New ECM reports for Sansom Bluff and Sansom Ridge - Approval for HOME units

1 message

Marguerite E. Jones <MEJones@tarrantcountytx.gov>

Mon, May 8, 2023 at 2:46 PM

To: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>Cc: Christina Walls <christina.walls@cardinalgroup.com>, Shandy Ochoa <shandy.ochoa@cardinalgroup.com>, Robert Oley <robert.oley@cardinalgroup.com>

Hooray! Perfect. Received and filed. Thank you.

MJ

From: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>**Sent:** Monday, May 8, 2023 2:30 PM**To:** Marguerite E. Jones <MEJones@tarrantcountytx.gov>**Cc:** Christina Walls <christina.walls@cardinalgroup.com>; Shandy Ochoa <shandy.ochoa@cardinalgroup.com>; Robert Oley <robert.oley@cardinalgroup.com>**Subject:** New ECM reports for Sansom Bluff and Sansom Ridge - Approval for HOME units

EXTERNAL EMAIL ALERT! Think Before You Click!

Hi Maggie-

Hope you are doing great! Attached are the updated annual ECM reports for the utility allowances for Sansom Bluff and Sansom Ridge. Please confirm your approval for use of these utility allowance for the HOME units at both sites.

Thanks!

Wendy K. DeSchoolmeester

CAPS,ARM,SHCM,TCS,PHM

Sr. Regional Asset Manager

Dallas / Ft. Worth / Houston

Phone: 985.377.3686

Email: wdeschoolmeester@ldgdevelopment.com

LOG Development




"Everyone deserves a quality place to live"



From: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>
Sent: Thursday, June 25, 2020 5:18 PM
To: Melissa Pratt <melissa.pratt@capstonemanagement.com>
Cc: Karma Cargal <Karma.Cargal@capstonemanagement.com>; Bonnie Howard <bonnie.howard@capstonemanagement.com>
Subject: RE: Sansom Bluff HOME Unit Designations

Hi Melissa –

I'm good with these units selected.

In regards to the 50% LH designations, that is part of the controversy that held up me getting the property set up information to you guys. Bottom line is we were told by our development team that since these set asides were in the tax credit app approved by TDHCA, we had to use them. Agree – wasn't in the document, but was told by our development team that we would have to go through a public hearing at TDHCA to get it changed and no one wants to do that. 

Wendy DeSchoolmeester

From: Melissa Pratt <melissa.pratt@capstonemanagement.com>
Sent: Thursday, June 25, 2020 4:11 PM
To: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>
Cc: Karma Cargal <Karma.Cargal@capstonemanagement.com>; Bonnie Howard <bonnie.howard@capstonemanagement.com>
Subject: Sansom Bluff HOME Unit Designations

Hi Wendy,

Below are the units I selected to designate as HOME units based on the BIN report that you sent. Please let me know if you would like to make any changes.

BLD #	FLOOR	UNIT #	ADA or HV	FLOOR PLAN	SQFT	Set Aside
4	1st	4101		D1	1525	D1HH
4	1st	4102		B1	1085	B1HH
4	3rd	4302		B1	1085	B1LH
6	1st	6101		C1	1257	C1HH
11	1st	11101		A1	861	A1HH
11	3rd	11301		A1	861	A1LH

Also- Karma noted that your HOME agreement does not list a low HOME unit requirement. (copy attached) We saw the 2 low HOME units included on the Rent Schedule from the original app but it doesn't appear between underwriting and final award of funds that they made it on to the HOME agreement. How would you like to proceed?

Thanks,

Melissa Pratt, CAPS®, TCS®, HCCP®, COS®, EIVS®, BOS®
Regional Manager

Capstone Real Estate Services, Inc. | 222 W Las Colinas Blvd., Ste 1475E | Irving, TX 75039
(972) 550-0108 direct line | (972) 753-1656 fax
melissa.pratt@capstonemanagement.com | www.capstonemanagement.com

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May 15, 2024

Writer's direct phone # (512) 475-3821
Email: cara.pollei@tdhca.texas.gov

Justin Hartz
Sansom Bluff, LP
Louisville, KY
jhartz@ldgdevelopment.com

RE: Sansom Bluff

CMTS ID: 5446

Dear Justin Hartz:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on April 9, 2024; April 10, 2024 and May 14, 2024, by Cardinal Group Mangement for Sansom Bluff to calculate the utility allowance using the Energy Consumption Model method described in 10TAC §10.614(c)(3)(D).

The development has HOME Funds from Tarrant County Community Development. In accordance with Treasury Regulation §1.42-10(b)(3), if neither a building nor any tenant in the building receives RHS housing assistance, and the rents and utility allowances of the building are reviewed by HUD on an annual basis (HUD-Regulated building), the applicable utility allowance for all rent-restricted units in the building is the applicable HUD utility allowance. The utility allowance is calculated on a building by building basis, and the only allowable utility allowance for all rent-restricted units in buildings which are HUD-regulated is the allowance prescribed under the HOME Program of Tarrant County Community Development. As a result, your request is **denied** for these buildings.

For the buildings which are not HUD-regulated, your request is hereby granted. This approval is based on the representation that the residents are financially responsible for electric, gas, water and sewer, that the utilities are not paid to or through the owner of the building based on an allocation formula or RUBS; and, that the Development does not have HUD-Regulated buildings, RHS assisted buildings or RHS assisted tenants. 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.

The Notice to the Residents was posted on April 9, 2024, which begins the 90-day notification period. Please note that a resident of the development could contact the Department with additional



information during the notification period. If the information is relevant, the Department may contact the owner and request additional documentation. ***The following utility allowances are effective for rent due after July 7, 2024:***

	Energy Consumption Model
1 Bedroom	\$109.00
2 Bedroom	\$127.00
3 Bedroom	\$147.00
4 Bedroom	\$171.00

It is the sole responsibility of the owner to implement the allowance to ensure that rents are restricted and, if applicable, all additional rent and occupancy restrictions are met. The Department will review rents during the next monitoring review and, failure to implement timely, will result in noncompliance.

Please note, the approved allowance expires December 31, 2025. The utility allowance must be reviewed at least once a calendar year. 10 TAC§10.614(g) outlines requirements for annual review. **The annual review and all back-up documentation required by the method must be submitted to the Department no later than October 1, 2025.** However, Owners are encouraged to submit prior to the deadline to ensure the Department has time to review. The review must take into account any changes to the building, including energy conservation measures that affect energy consumption and changes in utility rates. If the owner wishes to switch the methodology used to calculate the utility allowance, prior approval from the Department is required.

If you have questions about this review, please contact Cara Pollei at (512) 475-3821 or via email: cara.pollei@tdhca.texas.gov.

Sincerely,

Cara Pollei
Senior Compliance Monitor



DIAMOND
Property Consultants, Inc.

2023 UTILITY ALLOWANCE REPORT

for

SANSOM BLUFF

Energy Consumption Model Methodology

MAY 2023

SUBMITTED TO:

Sansom Bluff, LP
c/o LDG Development, LLC
6300 La Calma, Suite 520
Austin, TX 78752

SUBMITTED BY:

Diamond Property Consultants, Inc.
2113 Kings Pass
Heath, Texas 75032
Phone: (972) 475-9977

Authorized Signature: James Beats - President

SECTION II PROPERTY SPECIFIC ALLOWANCES / SIGNED DOCUMENTATION

The following chart provides a breakdown of the utility allowances for Sansom Bluff, based on the Energy Consumption Model Methodology:

All Allowances per ENERCON Letter and Certifications dated 05/05/23.

Sansom Bluff		Energy Consumption Model			
Electric, Gas, Water and Sewer Utility Allowances					
	1 BR	2 BR	3 BR	4 BR	
Electric Utility Allowances	\$ 34.24	\$ 38.78	\$ 43.53	\$ 50.13	
Gas Utility Allowances	\$ 30.03	\$ 33.74	\$ 35.55	\$ 37.60	
Water Utility Allowances	\$ 22.69	\$ 27.92	\$ 35.23	\$ 43.59	
Sewer Utility Allowances	\$ 18.55	\$ 22.97	\$ 29.16	\$ 36.23	
TOTAL UTILITY ALLOWANCES	\$ 105.51	\$ 123.41	\$ 143.47	\$ 167.55	
TOTAL ALLOWANCES ROUNDED UP	\$ 106.00	\$ 124.00	\$ 144.00	\$ 168.00	

NOTES:

1. Trash is property paid and therefore not included in the resident paid allowances above.
2. Water and sewer are paid by the resident through the owner. A copy of a bill and applicable rate plan are included in this report.
3. This is a request for the annual review of the methodology currently in use at the property, the Energy Consumption Model (ECM). The 2022 ECM was issued by Enercon Services, Inc. on 08/19/22.

Supporting documentation included on the following pages:

- Property Specific Schedule Based on the Energy Consumption Model Methodology
- Enercon Services, Inc. Letter
- Property Data Worksheet for ECM
- Water and Sewer Bill and Rate Plan
- Professional Engineer License Copy
- Professional Engineer Qualifications



Sansom Bluff
 2900 La Junta
 Sansom Park, TX 76114

May 5, 2023

RE: Utility Allowance Estimate

To Whom It May Concern:

In our opinion, as of this date, the monthly utility charge estimates listed below would apply for the above noted property:

Sansom Bluff		Energy Consumption Model		
Electric, Gas, Water and Sewer Utility Allowances				
	1 BR	2 BR	3 BR	4 BR
Electric Utility Allowances	\$ 34.24	\$ 38.78	\$ 43.53	\$ 50.13
Gas Utility Allowances	\$ 30.03	\$ 33.74	\$ 35.55	\$ 37.60
Water Utility Allowances	\$ 22.69	\$ 27.92	\$ 35.23	\$ 43.59
Sewer Utility Allowances	\$ 18.55	\$ 22.97	\$ 29.16	\$ 36.23
TOTAL UTILITY ALLOWANCES	\$ 105.51	\$ 123.41	\$ 143.47	\$ 167.55
TOTAL ALLOWANCES ROUNDED UP	\$ 106.00	\$ 124.00	\$ 144.00	\$ 168.00

NOTES:

1. The above utility allowances were produced using an engineer approved Energy Consumption Model.
2. The model has been calculated by a properly licensed mechanical engineer. The individual is not related to the Owner within the meaning of §267(b) or §707(b) of the Code.
3. Estimates for electric charges were developed using the local provider rates from Amigo Energy, a certain local electric utility provider, who is able to service the subject property. The provider is listed on the Power to Choose website located at <http://www.powertochoose.org>. Component charges used were less than 45 days old as of the date on this letter.
 - a. Estimates include electric costs for cooking; other electric (lighting, etc.); air conditioning; all monthly component charges.
4. Estimates for gas charges were developed using the local provider rates from Atmos Energy, a certain local gas utility provider, who is able to service the subject property. Component charges used were less than 45 days old as of the date on this letter.
 - a. Estimates include gas costs for heating; water heating; all monthly component charges.
5. Estimates for water and sewer charges were developed using the local provider rates from The City of Sansom Park Public Works Department, the local water and sewer utility provider serving the subject property. Component charges used were less than 45 days old as of the date on this letter.
 - a. Estimates include charges for water; sewer; all monthly component charges.
 - b. Water and sewer are paid by the resident through the owner.



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July 10, 2020

Writer's direct phone # (512) 475-3821
Email: cara.pollei@tdhca.state.tx.us

Justin Hartz
Sansom Bluff, LP
Austin, TX
jhartz@ldgdevelopment.com

RE: Sansom Bluff

CMTS ID: 5446

Dear Mr. Hartz:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on June 10, 2020, by Capstone Real Estate Services, Inc for Sansom Bluff to calculate the utility allowance using the Energy Consumption Model method described in 10TAC §10.610(c)(3)(D).

The development has HOME Funds from Tarrant County. In accordance with Treasury Regulation §1.42-10(b)(3), if neither a building nor any tenant in the building receives RHS housing assistance, and the rents and utility allowances of the building are reviewed by HUD on an annual basis (HUD-Regulated building), the applicable utility allowance for all rent-restricted units in the building is the applicable HUD utility allowance. The utility allowance is calculated on a building by building basis, and the only allowable utility allowance for all rent-restricted units in buildings which are HUD-regulated is the allowance prescribed under the HOME Program of Tarrant County. As a result, your request is **denied** for these buildings.

For the buildings which are not HUD-regulated, your request is hereby granted. This approval is based on the representation that the residents are financially responsible for electric, that the utility is not paid to or through the owner of the building based on an allocation formula or RUBS; and, that the Development does not have HUD-Regulated buildings, RHS assisted buildings or RHS assisted tenants. 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.



The Utility Allowance dated April 28, 2020 is approved for use during lease-up. ***The following utility allowances are approved for lease-up:***

	Energy Consumption Model
1 Bedroom	\$116.00
2 Bedroom	\$125.00
3 Bedroom	\$138.00
4 Bedroom	\$160.00

It is the sole responsibility of the owner to implement the allowance to ensure that rents are restricted and, if applicable, all additional rent and occupancy restrictions are met. The Department will review rents during the next onsite monitoring review and, failure to implement timely, will result in noncompliance.

Please be advised that the utility allowance must be reviewed at least once a calendar year. The review must take into account any changes to the building, including energy conservation measures that affect energy consumption and changes in utility rates. 10TAC§10.614(g) outlines the requirements for an annual review.

If you have questions about this review, please contact Cara Pollei at (512) 475-3821 or via email: cara.pollei@tdhca.state.tx.us.

Sincerely,

Cara Pollei
Compliance Monitor

Sansom Bluff
 2900 La Junta
 Sansom Park, TX 76114

April 28, 2020

RE: Utility Allowance Estimate

To Whom It May Concern:

In our opinion, as of this date, the monthly utility charge estimates listed below would apply for the above noted property:

Sansom Bluff		Energy Consumption Model		
Electric, Gas, Water and Sewer Utility Allowances				
	1 BR	2 BR	3 BR	4 BR
Electric Utility Allowances	\$ 30.32	\$ 34.31	\$ 38.48	\$ 44.31
Gas Utility Allowances	\$ 23.49	\$ 25.24	\$ 26.08	\$ 27.05
Water Utility Allowances	\$ 32.00	\$ 33.00	\$ 36.50	\$ 41.50
Sewer Utility Allowances	\$ 30.00	\$ 32.00	\$ 36.00	\$ 47.00
TOTAL UTILITY ALLOWANCES	\$ 115.81	\$ 124.55	\$ 137.06	\$ 159.86
TOTAL ALLOWANCES ROUNDED UP	\$ 116.00	\$ 125.00	\$ 138.00	\$ 160.00

NOTES:

1. The above utility allowances were produced using an engineer approved Energy Consumption Model.
2. Estimates for electric charges were developed using the local provider rates from Cirro Energy, a certain local electric utility provider, who is able to service the subject property. The provider is listed on the Power to Choose website located at <http://www.powertochoose.org>. Component charges used were less than 30 days old as of the date on this letter.
 - a. Estimates include electric costs for cooking; other electric (lighting, etc.); air conditioning; all monthly component charges.
3. Estimates for gas charges were developed using the local provider rates from Atmos Energy, a certain local gas utility provider, who is able to service the subject property. Component charges used were less than 30 days old as of the date on this letter.
 - a. Estimates include gas costs for heating; water heating; all monthly component charges.
4. Estimates for water and sewer charges were developed using the local provider rates from The City of Sansom Park Public Works Department, the local water and sewer utility provider serving the subject property. Component charges used were less than 30 days old as of the date on this letter.
 - a. Estimates include charges for water; sewer; all monthly component charges.

Bonnie Howard

From: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>
Sent: Thursday, July 21, 2022 2:56 PM
To: Bonnie Howard
Cc: Melissa Pratt; Theresa Ebner; Chasity Parker
Subject: FW: ECM UA reports for Sansom Ridge and Bluff
Attachments: HOMEfires-Vol-13-No2-Guidance-on-How-to-Establish-Utility-Allowances-for-HOME-Assisted-Rental-Units.pdf; ECM UA Report_Sansom Ridge_04-2022.pdf; ECM UA Report_Sansom Bluff_04-2022.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bonnie –

Please see below approval from Tarrant County to use the ECM reports for the HOME UA's. We will be allowed to use the ECM model throughout the affordability period. YAY!

Thanks,

Wendy DeSchoolmeester

From: Marguerite E. Jones <MEJones@tarrantcounty.com>
Sent: Thursday, July 21, 2022 2:30 PM
To: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>
Cc: charlieprice@sbcglobal.net; Melissa Perkins <mperkins@dctc.cc>
Subject: RE: ECM UA reports for Sansom Ridge and Bluff

Hi, folks!

Per our conversation earlier this morning, you may use these reports for Sansom Ridge and Sansom Bluffs per the attached HOMEfires. Please continue to use this methodology (Energy Consumption Model) throughout the affordability period and renew on an annual basis. The rent and income limits still apply.

Please let me know if you have any questions.

Thanks,
Maggie

Marguerite Jones, MPA

Assistant Director, Community Development
Tarrant County
817-850-7959 (direct) | [Meet with me via Calendly!](#)

Hi! My working day may not be your working day. Please do not feel obligated to reply to this email outside of your normal working hours.

From: Wendy DeSchoolmeester <wDeSchoolmeester@ldgdevelopment.com>
Sent: Thursday, July 21, 2022 9:25 AM
To: Marguerite E. Jones <MEJones@tarrantcounty.com>
Cc: charlieprice@sbcglobal.net; Melissa Perkins <mperkins@dctc.cc>
Subject: ECM UA reports for Sansom Ridge and Bluff

EXTERNAL EMAIL ALERT! Think Before You Click!

Hi Maggie –

Please see attached.
Thanks!!!

Wendy K. DeSchoolmeester
CAPS, ARM, SHCM, TCS, PHM

Sr. Regional Asset Manager
Dallas / Ft. Worth / Houston
Phone: 985.377.3686
Email: wdeschoolmeester@ldgdevelopment.com

LDG Development



"Everyone deserves a quality place to live"



SECTION II PROPERTY SPECIFIC ALLOWANCES / SIGNED DOCUMENTATION

The following chart provides a breakdown of the utility allowances for Sansom Bluff, based on the Energy Consumption Model Methodology:

All Allowances per ENERCON Letter and Certifications dated 04/13/22.

Sansom Bluff		Energy Consumption Model			
Electric, Gas, Water and Sewer Utility Allowances					
	1 BR	2 BR	3 BR	4 BR	
Electric Utility Allowances	\$ 32.42	\$ 36.71	\$ 41.20	\$ 47.46	
Gas Utility Allowances	\$ 27.65	\$ 30.71	\$ 32.17	\$ 33.86	
Water Utility Allowances	\$ 32.00	\$ 33.00	\$ 35.00	\$ 39.00	
Sewer Utility Allowances	\$ 29.72	\$ 32.08	\$ 35.38	\$ 39.16	
TOTAL UTILITY ALLOWANCES	\$ 121.79	\$ 132.50	\$ 143.75	\$ 159.48	
TOTAL ALLOWANCES ROUNDED UP	\$ 122.00	\$ 133.00	\$ 144.00	\$ 160.00	

NOTES:

1. Trash is property paid and therefore not included in the resident paid allowances above.
2. This is a request for the annual review of the methodology currently in use at the property, the Energy Consumption Model (ECM). The 2021 ECM was issued by Enercon Services, Inc. on 04/05/21.

Supporting documentation included on the following pages:

- Enercon Services, Inc. Letter
- Property Data Worksheet for ECM
- Professional Engineer License Copy
- Professional Engineer Qualifications



Sansom Bluff
 2900 La Junta
 Sansom Park, TX 76114

April 13, 2022

RE: Utility Allowance Estimate

To Whom It May Concern:

In our opinion, as of this date, the monthly utility charge estimates listed below would apply for the above noted property:

Sansom Bluff		Energy Consumption Model		
Electric, Gas, Water and Sewer Utility Allowances				
	1 BR	2 BR	3 BR	4 BR
Electric Utility Allowances	\$ 32.42	\$ 36.71	\$ 41.20	\$ 47.46
Gas Utility Allowances	\$ 27.65	\$ 30.71	\$ 32.17	\$ 33.86
Water Utility Allowances	\$ 32.00	\$ 33.00	\$ 35.00	\$ 39.00
Sewer Utility Allowances	\$ 29.72	\$ 32.08	\$ 35.38	\$ 39.16
TOTAL UTILITY ALLOWANCES	\$ 121.79	\$ 132.50	\$ 143.75	\$ 159.48
TOTAL ALLOWANCES ROUNDED UP	\$ 122.00	\$ 133.00	\$ 144.00	\$ 160.00

NOTES:

1. The above utility allowances were produced using an engineer approved Energy Consumption Model.
2. The model has been calculated by a properly licensed mechanical engineer. The individual is not related to the Owner within the meaning of §267(b) or §707(b) of the Code.
3. Estimates for electric charges were developed using the local provider rates from Amigo Energy, a certain local electric utility provider, who is able to service the subject property. The provider is listed on the Power to Choose website located at <http://www.powertochoose.org>. Component charges used were less than 30 days old as of the date on this letter.
 - a. Estimates include electric costs for cooking; other electric (lighting, etc.); air conditioning; all monthly component charges.
4. Estimates for gas charges were developed using the local provider rates from Atmos Energy, a certain local gas utility provider, who is able to service the subject property. Component charges used were less than 30 days old as of the date on this letter.
 - a. Estimates include gas costs for heating; water heating; all monthly component charges.
5. Estimates for water and sewer charges were developed using the local provider rates from The City of Sansom Park Public Works Department, the local water and sewer utility provider serving the subject property. Component charges used were less than 30 days old as of the date on this letter.
 - a. Estimates include charges for water; sewer; all monthly component charges.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality / PHA

Date (mm/dd/yyyy)

FORT WORTH, TEXAS

I??J?uLTI-FAMILY

01-01-2024

Utility or Service	FuelType	OBR	1 BR	2 BR	3 BR	4BR	5 BR
Heating	Natural Gas	9	11	15	17	19	23
	Bottled Gas						
	Electric	15	18	22	26	29	32
	Electric - Heat Pump	10	12	15	18	21	22
	Fuel Oil						
	Other						
<u>Cooking</u>	Natural Gas	3	5	6	7	8	9
	Bottled Gas						
	Electric	3	4	6	7	9	10
	Other						
Other Electric		16	22	28	37	44	51
Air Conditioning		21	26	29	35	40	51
Water Heating	Natural Gas	8	9	11	14	17	20
	Bottled Gas						
	Electric	15	18	21	26	29	35
	Electric - Heat Pump						
	Fuel Oil						
Water		15	18	24	33	41	50
Sewer		13	19	30	42	54	65
Trash Collection		18	18	18	18	18	18
Other – specify		ATMOSCC-22	ATMOSCC-22	ATMOS CC-22	ATMOS CC-22	ATMOS CC-22	ATMOS CC-22
Range/Microwave		15	15	15	15	15	15
Refrigerator		15	15	15	15	15	15

Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Number of Bedrooms

Unit Address

Utility/Service/Appliance Allowance Other Electric Heating
 Air Conditioning
 Water Heating

Sewer Trash Collection
 Other
 Range/Microwave
 Refrigerator
Water

Previous versions are obsolete.

Category	Subcategory	2022	2021	2020	2019	2018	2017
Water	Water	0	0	0	0	0	0
	Water Heating	0	0	0	0	0	0
	Water Heating - Gas	0	0	0	0	0	0
Electric	Electric	0	0	0	0	0	0
	Electric Heating	0	0	0	0	0	0
	Electric Heating - Gas	0	0	0	0	0	0
Gas	Gas	0	0	0	0	0	0
	Gas Heating	0	0	0	0	0	0
	Gas Heating - Electric	0	0	0	0	0	0
Sewer	Sewer	0	0	0	0	0	0
	Sewer Collection	0	0	0	0	0	0
	Sewer Collection - Gas	0	0	0	0	0	0
Trash	Trash	0	0	0	0	0	0
	Trash Collection	0	0	0	0	0	0
	Trash Collection - Gas	0	0	0	0	0	0
Range/Microwave	Range/Microwave	0	0	0	0	0	0
	Range/Microwave - Gas	0	0	0	0	0	0
	Range/Microwave - Electric	0	0	0	0	0	0
Refrigerator	Refrigerator	0	0	0	0	0	0
	Refrigerator - Gas	0	0	0	0	0	0
	Refrigerator - Electric	0	0	0	0	0	0
Water	Water	0	0	0	0	0	0
	Water Heating	0	0	0	0	0	0
	Water Heating - Gas	0	0	0	0	0	0
Electric	Electric	0	0	0	0	0	0
	Electric Heating	0	0	0	0	0	0
	Electric Heating - Gas	0	0	0	0	0	0
Gas	Gas	0	0	0	0	0	0
	Gas Heating	0	0	0	0	0	0
	Gas Heating - Electric	0	0	0	0	0	0
Sewer	Sewer	0	0	0	0	0	0
	Sewer Collection	0	0	0	0	0	0
	Sewer Collection - Gas	0	0	0	0	0	0
Trash	Trash	0	0	0	0	0	0
	Trash Collection	0	0	0	0	0	0
	Trash Collection - Gas	0	0	0	0	0	0
Range/Microwave	Range/Microwave	0	0	0	0	0	0
	Range/Microwave - Gas	0	0	0	0	0	0
	Range/Microwave - Electric	0	0	0	0	0	0
Refrigerator	Refrigerator	0	0	0	0	0	0
	Refrigerator - Gas	0	0	0	0	0	0
	Refrigerator - Electric	0	0	0	0	0	0

HUD-52667: Section 8 Existing Housing Allowances for Tenant-Furnished Utilities and Other Services

Locality:		Fort Worth Housing Solutions				Date: 01/01/2024
		1 BR	2 BR	3 BR	4 BR	
Heating						Unit Type: Multi-Family
	Gas	\$11.00	\$15.00	\$17.00	\$19.00	
Cooking						
	Electric	\$4.00	\$6.00	\$7.00	\$9.00	
Other Electric		\$22.00	\$28.00	\$37.00	\$44.00	
Air Conditioning		\$26.00	\$29.00	\$35.00	\$40.00	
Water Heating						
	Gas	\$ 9.00	\$11.00	\$14.00	\$17.00	
Water		\$18.00	\$24.00	\$33.00	\$41.00	
Sewer		\$19.00	\$30.00	\$42.00	\$54.00	
Montly Gas Fee		\$22.00	\$22.00	\$22.00	\$22.00	
	TOTAL	\$131.00	\$165.00	\$207.00	\$246.00	

UTILITY ALLOWANCE EFFECTIVE 1/1/24

CITY OF GRAND PRAIRIE, TEXAS

For All Type Units

SECTION 8 EXISTING HOUSING ALLOWANCES FOR TENANT-FURNISHED UTILITIES/SERVICES

MONTHLY DOLLAR ALLOWANCE

UTILITY SERVICES			0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
If Tenant Pays Own Utilities									
COST:		HEATING							
		NATURAL GAS							
		BOTTLE GAS	\$ 31.00	\$ 36.00	\$ 47.00	\$ 47.00	\$ 61.00	\$ 68.00	\$ 92.00
		ELECTRIC							
		OIL	\$ 25.00	\$ 31.00	\$ 37.00	\$ 45.00	\$ 54.00	\$ 64.00	\$ 64.00
COST:		AIR CON	\$ 14.00	\$ 18.00	\$ 21.00	\$ 24.00	\$ 29.00	\$ 33.00	\$ 37.00
COST:		COOKING							
		NATURAL GAS							
		BOTTLE GAS	\$ 24.00	\$ 25.00	\$ 29.00	\$ 29.00	\$ 33.00	\$ 36.00	\$ 37.00
		ELECTRIC							
		OIL	\$ 13.00	\$ 14.00	\$ 15.00	\$ 15.00	\$ 17.00	\$ 18.00	\$ 19.00
COST:		OTHER ELE	\$ 24.00	\$ 28.00	\$ 30.00	\$ 34.00	\$ 41.00	\$ 45.00	\$ 50.00
COST:		WATER HE							
		NATURAL GAS							
		BOTTLE GAS	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 33.00	\$ 68.00	\$ 80.00
		ELECTRIC							
		OIL	\$ 31.00	\$ 31.00	\$ 31.00	\$ 31.00	\$ 31.00	\$ 31.00	\$ 31.00
COST:		WATER	\$ 9.00	\$ 15.00	\$ 15.00	\$ 21.00	\$ 21.00	\$ 32.00	\$ 37.00
COST:		SEWER	\$ 10.00	\$ 15.00	\$ 15.00	\$ 21.00	\$ 26.00	\$ 32.00	\$ 37.00
COST:		TRASH	\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00
*ONLY If Tenant Provides Their Own Appliance									
COST:	\$ -	FRIDGE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
COST:	\$ -	STOVE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
TOTAL OF UTILITIES			\$ -						

HUD-52667: Section 8 Existing Housing Allowances for Tenant-Furnished Utilities and Other Services

Locality:		Grand Prairie Housing Authority				Date: 01/01/2024
		1 BR	2 BR	3 BR	4 BR	
Heating						Unit Type: All Unit Types
	Gas	\$36.00	\$47.00	\$47.00	\$61.00	
Cooking						
	Electric	\$14.00	\$15.00	\$15.00	\$17.00	
Other Electric		\$28.00	\$30.00	\$34.00	\$41.00	
Air Conditioning		\$18.00	\$21.00	\$24.00	\$29.00	
Water Heating						
	Gas	\$33.00	\$33.00	\$33.00	\$33.00	
Water		\$15.00	\$15.00	\$21.00	\$21.00	
Sewer		\$15.00	\$15.00	\$21.00	\$26.00	
	TOTAL	\$159.00	\$176.00	\$195.00	\$228.00	

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and

Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 04/30/2026

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Tarrant County Housing Assistance Office		Multi-Family Homes					01/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	4	6	9	12	15	18	
	Bottled Gas	7	9	12	18	21	27	
	Electric	10	12	16	20	25	29	
	Electric – Heat Pump	6	9	11	14	17	20	
	Fuel Oil							
	Other							
Cooking	Natural Gas	3	4	5	6	7	8	
	Bottled Gas	1	3	3	4	4	6	
	Electric	3	4	5	6	8	9	
	Other							
Other Electric		12	15	22	29	35	41	
Air Conditioning		12	15	20	25	32	38	
Water Heating	Natural Gas	5	8	11	13	16	19	
	Bottled Gas	9	12	15	21	27	30	
	Electric	10	13	18	22	25	30	
	Electric – Heat Pump							
	Fuel Oil							
Water		15	18	24	33	41	50	
Sewer		13	19	30	42	54	65	
Trash Collection		18	18	18	18	18	18	
Other – specify	ATMOS-CC	22	22	22	22	22	22	
Range/Microwave		15	15	15	15	15	15	
Refrigerator		15	15	15	15	15	15	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

HUD-52667: Section 8 Existing Housing Allowances for Tenant-Furnished Utilities and Other Services

Locality:		Tarrant County Housing Authority				Date: 1/01/2024
		1 BR	2 BR	3 BR	4 BR	
Heating						Unit Type: Multi-Family
	Gas	\$6.00	\$9.00	\$12.00	\$15.00	
Cooking						
	Electric	\$4.00	\$5.00	\$6.00	\$8.00	
Other Electric		\$15.00	\$22.00	\$29.00	\$35.00	
Air Conditioning		\$15.00	\$20.00	\$25.00	\$32.00	
Water Heating						
	Gas	\$8.00	\$11.00	\$13.00	\$16.00	
Water		\$18.00	\$24.00	\$33.00	\$41.00	
Sewer		\$19.00	\$30.00	\$42.00	\$54.00	
Montly Electric Fee		\$22.00	\$22.00	\$22.00	\$22.00	
	TOTAL	\$107.00	\$143.00	\$182.00	\$223.00	

Tenant-Furnished Utilities and Other Services

and Urban Development
Office of Public and Indian Housing

(exp. 4/30/2014)

See Public Reporting Statement and Instructions on back

Locality	Unit Type	Date(mm/dd/yyyy)
DALLAS HOUSING AUTHORITY	APT / CONDO / TOWNHOUSE	10/01/2023

Utility or Service		Monthly Dollar Allowances					
		0BR	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	\$40	\$43	\$45	\$47	\$49	\$51
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$17	\$19	\$23	\$27	\$34	\$43
	d. Coal/Other	-	-	-	-	-	-
Cooking	a. Natural Gas	\$3	\$4	\$5	\$7	\$8	\$10
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$6	\$7	\$10	\$13	\$16	\$18
	d. Coal/Other	-	-	-	-	-	-
Other Electric		\$22	\$26	\$36	\$45	\$55	\$65
Air Conditioning		\$18	\$21	\$28	\$35	\$42	\$51
Water Heating	a. Natural Gas	\$7	\$8	\$11	\$15	\$18	\$21
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$13	\$16	\$20	\$24	\$27	\$31
	d. Coal/Other	-	-	-	-	-	-
Water		\$24	\$28	\$51	\$107	\$175	\$244
Sewer		\$42	\$46	\$72	\$112	\$152	\$192
Trash Collection		\$34	\$34	\$34	\$34	\$34	\$34
Range (if tenant supplies)		\$16	\$16	\$16	\$16	\$16	\$16
Refrigerator (if tenant supplies)		\$11	\$11	\$11	\$11	\$11	\$11
Other -- Microwave (if tenant supplies)							

Actual Family Allowances To be used by the family to compute allowance. Complete Below for the actual unit rented.	Utility or Service	Per Month Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
	Air Conditioning	
	Water Heating	
Address of Unit	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
Number of Bedrooms	Other	
	Total	

HUD-52667: Section 8 Existing Housing Allowances for Tenant-Furnished Utilities and Other Services

Locality:		Dallas Housing Authority				Date: 10/01/2023
		1 BR	2 BR	3 BR	4 BR	
Heating						Unit Type: Multi-Family
	Natural Gas	\$43.00	\$45.00	\$47.00	\$49.00	
Cooking						
	Oil/ Electric	\$7.00	\$10.00	\$13.00	\$16.00	
Other Electric		\$26.00	\$36.00	\$45.00	\$55.00	
Air Conditioning		\$21.00	\$28.00	\$35.00	\$42.00	
Water Heating						
	Natural Gas	\$8.00	\$11.00	\$15.00	\$18.00	
Water		\$28.00	\$51.00	\$107.00	\$175.00	
Sewer		\$46.00	\$72.00	\$112.00	\$152.00	
	TOTAL	\$179.00	\$253.00	\$374.00	\$507.00	

4. If any of the above utilities are paid to or through the owner of the building, please confirm billing type:

Actual Consumption 0 Allocation Formula 0 RUBS

5. What is the current Utility Allowance method for each utility indicated above as being paid by the resident (attach copy of current UA documentation)? Example: PHA, Third Party Consultant, HUD Utility Schedule Model

Utility	Source	Effective Date	Methodology
Electric	Third Party Consultant	4/28/2020	EUM
Gas	Third Party Consultant	4/28/2020	EUM
Water	Third Party Consultant	4/28/2020	EUM
Sewer	Third Party Consultant	4/28/2020	EUM

6. Name all PHA Agencies providing vouchers:

___ Tarrant County, Fort Worth Housing Solution, Grand Prairie _____

Certification: I have reviewed the above utility allowances and certify the information to be true and correct. I understand that this information will be used to determine the total utility allowance for the above reference property, which requires accurate information to be provided.


 Owner Signature

Date 5/21/2020

Regional Asset Manager
 Title

ASG Development
 Company Name

OGDEN UT 84201-0029

In reply refer to: 4077591934
Mar. 04, 2015 LTR 4168C 0
75-2791607 000000 00
00045958
BODC: TE

THE DEVELOPMENT CORPORATION OF
TARRANT COUNTY
% KENNETH DEVERO
1509-B S UNIVERSITY DR STE 208
FT WORTH TX 76107



179635

Employer Identification Number: 75-2791607
Person to Contact: Ms. Wiles
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Feb. 02, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in April 2000.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

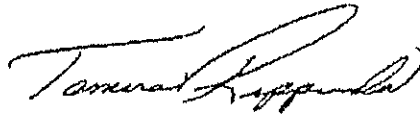
Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

4077591934
Mar. 04, 2015 LTR 4168C 0
75-2791607 000000 00
00045959

THE DEVELOPMENT CORPORATION OF
TARRANT COUNTY
% KENNETH DEVERO
1509-B S UNIVERSITY DR STE 208
FT WORTH TX 76107

If you have any questions, please call us at the telephone number
shown in the heading of this letter.

Sincerely yours,



Tamera Ripperda
Director, Exempt Organizations



Office of the Secretary of State

CERTIFICATE OF FILING OF

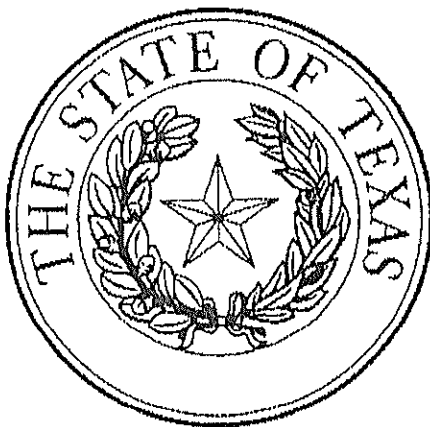
The Development Corporation of Tarrant County
150114201

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 11/18/2019

Effective: 11/18/2019



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State

Form 424
(Revised 05/11)
 Submit in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512/463-5709
 Filing Fee: See instructions



Certificate of Amendment

This space reserved for office use.

FILED
 In the Office of the
 Secretary of State of Texas

NOV 18 2019

Corporations Section

Entity Information

The name of the filing entity is:

The Development Corporation of Tarrant County

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- For-profit Corporation
- Nonprofit Corporation
- Cooperative Association
- Limited Liability Company
- Professional Corporation
- Professional Limited Liability Company
- Professional Association
- Limited Partnership

The file number issued to the filing entity by the secretary of state is: 150114201

The date of formation of the entity is: August 12, 1998

Amendments

1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

N/A

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent

(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

First Name M.I. Last Name Suffix

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

Street Address (No P.O. Box) City TX State Zip Code

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

Add each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Alter each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:
Please see Attached

Delete each of the provisions identified below from the certificate of formation.

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

- A. This document becomes effective when the document is filed by the secretary of state.
 - B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
 - C. This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
- The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 11/15/2019

By: _____

Charles Price

Signature of authorized person

Charles Price

Printed or typed name of authorized person (see instructions)

2025 RELEASE UNDER E.O. 14176

ARTICLES OF AMENDMENT SEPTEMBER 18, 2019

**ARTICLES OF AMENDMENT
OF
THE DEVELOPMENT CORPORATION OF TARRANT COUNTY**

Pursuant to the provision of Article 1396-4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation submits the following Articles of Amendment:

1. The charter number of the corporation is 1501142-0.
2. The following amendments to the articles of incorporation were adopted on the 18th day of September, 2019.

The text of Article Four, Section (1) is hereby deleted and replaced with the following new text:

(1) The corporation is organized and is to be operated exclusively for charitable and educational purposes, which purposes shall be met by the corporation by (a) engaging directly in the support of such purposes and/or (b) making distributions to other organizations for use by such organizations in the support of such purposes. Within the scope of the foregoing purposes, the corporation is organized and operated to lessen the burdens of government, to combat community deterioration, and to relieve the poor and distressed in Texas by:

(a) Developing decent housing and community-based facilities that are affordable for low to moderate income persons within Texas, and thereby creating strong, viable neighborhoods;

(b) Funding activities that support and utilize education and job training programs for persons of low to moderate income within Texas;

(c) Serving as an information clearinghouse and technical assistance resource to other non-profit organizations in order to help design and implement successful community development, economic development, and housing strategies for low to moderate income persons within Texas;

(d) Being a technical resource for community development, economic development, and housing policy support within Texas;

ARTICLES OF AMENDMENT SEPTEMBER 18, 2019

(e) Serving as a private non-profit partner with county and city government for the development of quality affordable housing activities within Texas;

(f) Assisting municipalities, through technical assistance and educational conferences, seminars and workshops, to undertake essential community development, economic development and housing activities within Texas; and

(g) Acquiring, owning, constructing, operating and disposing of low to moderate income housing facilities within Texas.

Notwithstanding any other provisions of these Articles to the contrary, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization which is exempt from tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding section of any future federal tax code (the "Code"), or its Regulations, as they now exist or may hereafter be amended (the "Regulations"), or by an organization, donations to which are deductible from taxable income under Section 170(c)(2) of the Code or its Regulations.

3. The amendment was adopted in the following manner:

The amendment was adopted at a meeting of the Board of Directors held on September 18, 2019 and received the vote of a majority of the directors in office, there being no members.

Signed this 18th day of September, 2019.

DEVELOPMENT CORPORATION
OF TARRANT COUNTY, a Texas
non-profit corporation

By: Judith O. Smith
Name: Judith O. Smith
Title: Board Secretary

FILED
In the Office of the
Secretary of State of Texas

AUG 12 1998

ARTICLES OF INCORPORATION
OF
TARRANT COUNTY COMMUNITY DEVELOPMENT CORPORATION
Corporations Section

I, the undersigned natural person, being at least eighteen (18) years of age and acting as an incorporator of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

NAME

The name of the corporation is: Tarrant County Community Development Corporation.

ARTICLE TWO

NON-PROFIT CORPORATION

The corporation is a non-profit corporation.

ARTICLE THREE

DURATION

The period of duration is perpetual.

ARTICLE FOUR

PURPOSES

(1) The corporation is organized and is to be operated exclusively for charitable and educational purposes, which purposes shall be met by the corporation by (a) engaging directly in the support of such purposes and/or (b) making distributions to other organizations for use by such organizations in the support of such purposes. Within the scope of the foregoing purposes, the corporation is organized and operated to lessen the burdens of government, to combat community deterioration and to relieve the poor and distressed in Tarrant County, Texas by:

(a) developing decent housing and community-based facilities that are affordable for low to moderate income persons within Tarrant County, Texas and thereby creating strong, viable neighborhoods;

(b) funding activities that support and utilize education and job-training programs for persons of low to moderate income within Tarrant County, Texas;

(c) serving as an information clearinghouse and technical assistance resource to other non-profit organizations in order to help design and implement successful community development, economic development, and housing strategies for low to moderate income persons within Tarrant County, Texas;

(d) being a technical resource for community development, economic development, and housing policy support within Tarrant County, Texas;

(e) serving as a private non-profit partner with Tarrant County for the development of affordable housing activities within urban Tarrant County, Texas;

(f) assisting municipalities, through technical assistance and educational conferences, seminars and workshops, to undertake essential community development, economic development and housing activities within Tarrant County, Texas; and

(g) acquiring, owning, constructing, operating and disposing of low to moderate income housing facilities within Tarrant County, Texas.

Notwithstanding any other provisions of these Articles to the contrary, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization which is exempt from tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding section of any future federal tax code (the "Code"), or its Regulations, as they now exist or may hereafter be amended (the "Regulations"), or by an organization, donations to which are deductible from taxable income under Section 170(c)(2) of the Code, or its Regulations.

(2) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its directors, officers, contributors, founders or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Article Four. No substantial part of the activities of the corporation shall consist of the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office.

(3) The corporation shall exercise all the rights and powers conferred on non-profit corporations under the Texas Non-Profit Corporation Act, as that law is now in effect or may at any time be amended (the "Act"). The corporation specifically is empowered to solicit and receive donations of cash, assets, securities or other property, whether real or personal, tangible or intangible (the "Corpus"), to collect the income earned therefrom, and to use and apply the whole or any part of the Corpus and income for the purposes, and subject to the restrictions and limitations, set forth in this Article Four.

(4) The corporation shall be empowered to do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of this corporation.

(5) Notwithstanding the powers granted to the corporation, it is expressly provided that the grant of the rights, powers, privileges and authority by any provision of these Articles of Incorporation or by any statute relating thereto will not be effective if and to the extent that the grant of such rights, powers, privileges and authority, if effective, would cause the corporation to fail to qualify as an organization described in Section 501(c)(3) of the Code, or its Regulations.

ARTICLE FIVE

PRIVATE FOUNDATION RESTRICTIONS

If the corporation ever is determined to be a private foundation for federal income tax purposes, then:

(1) The corporation will distribute its income for each tax year at such time and in such manner so as not to become subject to the tax on undistributed income imposed by Section 4942 of the Code.

(2) The corporation will not engage in any act of self-dealing as defined in Section 4941(d) of the Code.

(3) The corporation will not retain any excess business holdings as defined in Section 4943(c) of the Code.

(4) The corporation will not make any investments in such a manner so as to subject it to tax under Section 4944 of the Code.

(5) The corporation will not make any taxable expenditures as defined in Section 4945(d) of the Code.

ARTICLE SIX

MEMBERSHIP

The corporation shall not have any members.

ARTICLE SEVEN

DISSOLUTION

The corporation hereby pledges all of its assets for use solely in performing the corporation's charitable and educational purposes. Upon dissolution of the corporation, (1) all liabilities and obligations of the corporation shall be paid, satisfied and discharged, (2) all assets held by the corporation upon a condition requiring return, transfer or conveyance, which condition occurs because of the corporation's dissolution, shall be returned, transferred or

conveyed in accordance with such requirements and (3) all remaining assets of the corporation shall be distributed only for tax exempt purposes to one or more organizations which are exempt from tax under Section 501(c)(3) of the Code or its Regulations or to Tarrant County, Texas, for a public purpose, pursuant to a plan of distribution adopted as provided in the Act.

ARTICLE EIGHT

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 100 E. Weatherford, Fort Worth, Texas 76102, and the name of the initial registered agent at that address is Patricia Ward.

ARTICLE NINE

BOARD OF DIRECTORS

The affairs of the corporation shall be under the direction of a Board of Directors. The number, terms of office, manner of election or appointment and qualifications of the Directors shall be as set forth in the bylaws of the corporation, subject, however, to the following requirements and limitations:

(1) The number of directors constituting the initial Board of Directors is five (5).

(2) Thereafter, the number of directors shall be as specified in the bylaws, and such number may from time to time be increased or decreased under the bylaws, or any amendment or change to the bylaws, except that the number of directors shall not be less than the minimum number of directors required by the Act.

The names and addresses of the persons who are to serve as the initial directors are:

<u>Names</u>	<u>Addresses</u>
Joan Kline	1305 W. Magnolia Fort Worth, Texas 76104
JoHelen Rosacker	309 Main Street Fort Worth, Texas 76102
Donald Walker	CESWF-I-C, Room 3B10 P.O. Box 17300 Fort Worth, Texas 76102

ORIGINAL DOCUMENT FILE

Monte Nichols

333 W. Leroy Blvd.
P.O. Drawer 79070
Saginaw, Texas 76179

Bob Peterson

First Southwest
1700 Pacific, Suite 500
Dallas, Texas 75201

ARTICLE TEN

LIMITATION OF LIABILITY

A director of the corporation shall not be liable to the corporation for monetary damages for an act or omission in the director's capacity as a director, except with respect to liability for:

- (1) A breach of the director's duty of loyalty to the corporation;
- (2) An act or omission not in good faith that constitutes a breach of duty of the director to the corporation or an act or omission that involves intentional misconduct or a knowing violation of the law;
- (3) A transaction from which the director received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the director's office;
- (4) An act or omission for which the liability of the director is expressly provided for by an applicable statute.

If the Texas Miscellaneous Corporation Laws Act, or any other similar statute, is amended, further eliminating or limiting the personal liability of directors, then the liability of a director of the corporation shall be eliminated or limited to the fullest extent permitted by such statutes, as so amended. Any repeal or amendment of this Article shall be prospective only and may not adversely affect any limitation on the personal liability or alleged liability of a director arising from an act or omission of such director occurring prior to the time of such repeal or amendment.

ARTICLE ELEVEN

ACTION WITHOUT A MEETING BY DIRECTORS OR COMMITTEE MEMBERS

Any action required by the Act to be taken at a meeting of the directors of the corporation or any action that may be taken at a meeting of the directors or of any committee may be taken without a meeting if (1) a consent in writing, setting forth the action to be taken,

is signed by a sufficient number of directors or committee members as would be necessary to take that action at a meeting at which all of the directors or members of the committee were present and voted and (2) the procedures set forth in the Act are followed.

ARTICLE TWELVE

INCORPORATOR

The name and the street address of the incorporator are Dan Settle, Jr., 201 Main Street, Suite 2500, Fort Worth, Texas 76102.

SIGNED this 12th day of August, 1998.



Dan Settle, Jr., Incorporator

FORM 00305010000

AMENDED AND RESTATED BYLAWS

OF

**THE DEVELOPMENT CORPORATION OF TARRANT COUNTY
(Formerly Tarrant County Community Development Corporation)**

A Non-Profit Corporation

PREAMBLE

These bylaws are subject to, and governed by, the Texas Non-Profit Corporation Act (the “Act”) and the articles of incorporation of the corporation. In the event of a direct conflict between the provisions of these bylaws and the mandatory provisions of the Act or the provisions of the articles of incorporation of the corporation, such provisions of the Act or the articles of incorporation of the corporation, as the case may be, will be controlling.

**ARTICLE I
BOARD OF DIRECTORS**

Section 1. General Powers. The direction and management of the affairs of the corporation and the control and disposition of its assets shall be vested in a board of directors (the “Board of Directors”), and, subject to the restrictions imposed by law, by the articles of incorporation of the corporation or by these bylaws, the Board of Directors may exercise all the powers of the corporation. The Board of Directors shall adopt such rules and regulations as may be necessary to implement these bylaws.

Section 2. Number, Board Composition and Vacancies.

(a) Number. The number of directors shall be determined from time to time by the Board of Directors, but shall not be less than five (5) nor more than twenty-one (21).

(b) Community Housing Development Corporation. The Board of Directors intends to operate the corporation as a community housing development corporation (a “CHDO”). Accordingly, the composition of the Board of Directors must meet the following requirements for a CHDO: no more than one-third (1/3) of the Board of Directors may be appointed by a state or local government nor may more than one-third (1/3) of the Board of Directors be public officials; additionally, at least one-third (1/3) of the Board of Directors must be residents representing low-income neighborhoods, other low-income community residents and/or elected representatives of low-income neighborhood organizations.

(c) Appointed Directors. No more than one-third (1/3) of the places on the Board of Directors shall be reserved for directors appointed by a state or local government (individually, an “Appointed Director,” and collectively, the “Appointed

Directors”). The Appointed Directors shall be appointed by (i) the Mayors Council of Tarrant County two seats (2), , and (iii) the Tarrant County Housing Financing Corporation (individually, an “Appointing Organization”) one seat (1). Each Appointing Organization shall appoint such number of directors as authorized from time to time by the Board of Directors. Each Appointed Director shall serve a term of two (2) year (and until his successor shall have been duly appointed and qualified) unless sooner removed by his Appointing Organization or he dies, resigns or becomes disabled. The Board of Directors, in its sole discretion and without the requirement to state a reason therefor, may request an organization to reconsider its appointment of an Appointed Director and to appoint a replacement for its Appointed Director. An Appointed Director may serve as many consecutive two-year terms as the organization so appointing the Appointed Director may desire. The Appointed Directors shall be entitled to receive notice of, and to attend and participate in, all meetings and deliberations of the Board of Directors and shall be entitled to full voting privileges.

(d) At-Large Directors. The remaining members of the Board of Directors who are not Appointed Directors shall be elected by the Board of Directors (individually, an “At-Large Director,” and collectively, the “At-Large Directors”). At least one-third (1/3) of the Board of Directors must be (i) At-Large Directors and (ii) residents representing low-income neighborhoods, other low-income community residents and/or elected representatives of community-based organizations. Unless an At-Large Director resigns, dies, becomes disabled or is removed in accordance with the provisions of these bylaws or the articles of incorporation of the corporation and except for the designation of the initial terms of the At-Large Directors because of the requirement in the immediately following sentence to have staggered terms, each At-Large Director shall hold office for a term of three (3) years and until such time as the At-Large Director’s successor shall have been duly elected and qualified as provided in these bylaws. The terms of office of the At-Large Directors shall be staggered so that the terms of office of approximately one-third (1/3) of the At-Large Directors will expire each year. Any At-Large Director whose term is expiring shall be eligible for re-election for a total of three consecutive three-year terms. Following service for three consecutive three-year terms, an individual shall not be eligible for re-election as an At-Large Director until one year has passed. The At-Large Directors shall be entitled to receive notice of, and to attend and participate in, all meetings and deliberations of the Board of Directors and shall be entitled to full voting privileges. At-large Directors are not subject to term limitations who are considered residents representing low-income neighborhoods, other low-income community residents and/or elected representatives of low-income neighborhood organizations.

(e) Vacancies. Any vacancy resulting from the expiration of an Appointed Director’s term or any vacancy occurring in an Appointed Director’s position prior to the expiration of such director’s term shall be filled by the organization that appointed such director. Any vacancy resulting from the expiration of an At-Large Director’s term or any vacancy occurring in an At-Large Director’s position prior to the expiration of such director’s term shall be filled by a majority vote of the remaining directors though less than a quorum of the Board of Directors.

Section 3. Removal. At any meeting of the Board of Directors called expressly for that purpose, any At-Large Director or advisory director may be removed, with or without cause, by a majority vote of the directors then in office. An Appointed Director may be removed, with or without cause, by the organization that appointed such director to the Board of Directors.

Section 4. Advisory Directors. The Board of Directors may from time to time appoint individuals to serve on the Board of Directors in advisory capacities. Such advisory directors shall be entitled to attend and participate in all meetings and deliberations of the Board of Directors, but they shall not be entitled to any vote.

Section 5. Annual Meeting. An annual meeting of the Board of Directors shall be held each year at a time, place and date designated by the Board of Directors. At each annual meeting at which a quorum is present, the Board of Directors shall fill any At-Large Director vacancy on the Board of Directors by a majority vote of the remaining directors, appoint the officers of the corporation and transact such other business as may lawfully come before the meeting. Notice of such meeting shall be given in writing to all members of the Board of Directors at least ten (10) days prior to the meeting.

Section 6. Regular Meetings. The directors may hold regular meetings in such place or places as designated from time to time by resolution of the Board of Directors and communicated to all directors. Notice of such meetings shall be given in writing to all members of the Board of Directors at least ten (10) days prior to the meeting.

Section 7. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the Chairman of the Board, by the Vice Chairman of the Board or by a majority of the directors at that time in office. Each such special meeting shall be held at such time, place and date as shall be designated by the officer or directors calling such meeting. Notice of such meeting shall be given in writing to all members of the Board of Directors at least three (3) days prior to the meeting.

Section 8. Notice. The Secretary shall give notice of any annual or regular meeting to each director, including therein the time, place and date of such meeting. The Secretary shall give notice or the person or persons calling any special meeting of the Board of Directors must cause notice to be given to each director of such special meeting, including therein the time, place and date of such meeting. Neither the business to be transacted at, nor the purpose of, any annual, regular or special meeting of the Board of Directors need be specified in the notice or written waiver of notice of such meeting unless otherwise required by these bylaws. Unless limited by law, the articles of incorporation of the corporation or these bylaws, any and all business may be transacted at any such meeting of the Board of Directors. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting.

Section 9. Quorum. A number of directors equal to a majority of the duly elected and qualified directors, rounded to the next highest number if such number results in a fraction, but in no event less than five (5) individual directors, shall constitute a quorum for the transaction of business, unless a greater number is required by law, the articles of incorporation of the corporation or by these bylaws, but if at any meeting of the Board of Directors there be less than a quorum present, a majority of those present or any director solely present may

adjourn the meeting from time to time, without further notice other than an announcement at that meeting, until a quorum is present.

Section 10. Manner of Acting. The act of a majority of the directors present in person or by proxy at a meeting at which a quorum is present shall be the act of the Board of Directors unless the act of a greater number is required by law, the articles of incorporation of the corporation or these bylaws.

Section 11. Order of Business. At meetings of the Board of Directors, business shall be transacted in such order as the Chairman of the Board may determine from time to time unless the Board of Directors determines otherwise. The Secretary of the corporation shall prepare minutes of such meetings unless the Chairman of the Board or the Board of Directors appoints another person to act as secretary of the meeting. The regular minutes of the proceedings must be placed in the minute book of the corporation. If both the Chairman of the Board and the Vice Chairman of the Board are absent from a meeting of the Board of Directors or if both are unable to act at a meeting of the Board of Directors, a chairman for that meeting shall be chosen by the Board of Directors from among the directors present.

Section 12. Presumption of Assent. A director who is present at any meeting of the Board of Directors at which action on any corporation matter is taken will be presumed to have assented to the action unless his dissent is entered in the minutes of the meeting or unless he files his written dissent to such action with the person acting as secretary of the meeting before the adjournment thereof or forwards any dissent by certified or registered mail to the Secretary of the corporation immediately after the adjournment of the meeting. Such right to dissent does not apply to a director who voted in favor of such action.

Section 13. Compensation. Directors as such shall not receive any salary or compensation for their service as directors

Section 14. Action Without Meeting. Unless otherwise restricted by the articles of incorporation of the corporation or these bylaws, any action required or permitted to be taken at a meeting of the Board of Directors or any committee may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by a sufficient number of the directors or committee members, via email or fax as the case may be, as would be necessary to take that action at a meeting at which all of the directors or committee members, as the case may be, were present and if the procedures set forth in the Act are followed.

Section 15. Beneficiary Advice. Because the Board of Directors intend for the corporation to be a CHDO, the Board of Directors must provide a formal process for low-income, program beneficiaries to advise the Board of Directors in its decisions regarding the design, siting, development and management of affordable housing.

ARTICLE II OFFICERS OF THE CORPORATION

Section 1. Number and Titles. The officers of the corporation shall be (a) a Chairman of the Board, (b) a Vice Chairman of the Board, (c) a President, (d) one or more Vice

Presidents, as may be determined from time to time by the Board of Directors (and in the case of each such Vice President, with such descriptive title, if any, as the Board of Directors shall deem appropriate), (e) a Secretary and (f) a Treasurer. Each officer shall hold office for the term for which he is elected and until his successor shall have been duly elected and qualified unless such officer is removed, resigns or is unable to serve. One person may hold more than one office except that the President shall not serve as Secretary. The Board of Directors also may appoint one or more Assistant Secretaries and Assistant Treasurers and such other officers, assistant officers and agents as the Board of Directors shall from time to time deem necessary, who shall exercise such powers and perform such activities as shall be set forth in these bylaws or as determined from time to time by the Board of Directors.

Section 2. Election and Term of Office. The officers of the corporation shall be elected by the Board of Directors at each annual meeting of the Board of Directors at which a quorum is present. New offices may be created and filled at any meeting of the Board of Directors.

Section 3. Removal. Any officer elected or appointed by the Board of Directors may be removed with or without cause by the Board of Directors at any time whenever in its sole and exclusive judgment the best interests of the corporation will be served thereby. The election of an officer shall not of itself create contract rights. The removal of an officer who is also employed by the corporation shall be without prejudice to the contract rights, if any, of the person so removed.

Section 4. Vacancies. A vacancy in the office of any officer may be filled by the Board of Directors.

Section 5. Chairman of the Board. The Chairman of the Board shall preside at all meetings of the Board of Directors, shall be the principal officer of the Board of Directors and shall perform such other duties as may be assigned to him by the Board of Directors.

Section 6. Vice Chairman of the Board. In the absence of the Chairman of the Board or in the event of his inability or refusal to act, the Vice Chairman of the Board shall perform the duties of the Chairman of the Board. The Vice Chairman of the Board shall perform such other duties as may be assigned to him by the Board of Directors.

Section 7. President. The President shall be the chief executive officer of the corporation. Subject to the control of the Board of Directors and subject to the provisions of applicable law restricting the powers of a chief executive officer, the President shall have general executive charge and supervision of the administration and activities of the corporation and shall have the management and control of the properties, business and operations of the corporation with all such powers as may be reasonably incident to such responsibilities. The President shall attend all meetings of the Board of Directors and shall see that all orders and resolutions of the Board of Directors are carried out. The President shall have the general authority to sign and execute all legal documents and instruments approved by the Board of Directors in the name of the corporation, may agree upon and execute all leases, contracts, evidences of indebtedness and other obligations approved by the Board of Directors in the name of the corporation and shall have such other powers and duties as designated in accordance with these bylaws and as from

time to time may be assigned to him by the Board of Directors. The President shall submit to the Board of Directors plans and suggestions for the activities of the corporation, shall direct its general correspondence and shall present recommendations to the Board of Directors for consideration. The President shall have the power to cause the employment or appointment of, fix the compensation and remove, suspend or discharge subordinate employees and agents of the corporation as the proper conduct of corporate operations may require. The President shall submit a report of the activities and affairs of the corporation at each annual meeting of the Board of Directors and at such other times when so requested by the Board of Directors and shall prepare an annual budget showing expected receipts and expenditures for consideration by the Board of Directors when so requested by the Board of Directors.

Section 8. Vice Presidents. In the absence of the President, or in the event of his inability or refusal to act, the Vice President (or, in the event there is more than one Vice President, the Vice President designated by the Board of Directors) shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions upon the President. Each Vice President shall generally assist the President. The Vice Presidents shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe.

Section 9. Treasurer. The Treasurer of the corporation shall have custody of all the funds and securities of the corporation. When necessary or proper, he may endorse, on behalf of the corporation, for collection, checks, notes and other obligations and shall deposit the same to the credit of the corporation in such bank or banks or depositories as shall be designated in the manner prescribed by the Board of Directors, and he may sign all receipts and vouchers for payments made to the corporation, either alone or jointly with such other officer as is designated by the Board of Directors. The Treasurer shall make such transfers and alterations in the securities of the corporation as may be ordered by the Board of Directors. The Treasurer shall keep proper books of account and other books showing at all times the amount of the funds and other property belonging to the corporation, all of which books shall be open at all times to the inspection of the Board of Directors. The Treasurer shall, under the direction of the Board of Directors, disburse all moneys. The Treasurer shall also submit a report of the accounts and financial condition of the corporation at each annual meeting of the Board of Directors if so requested by the Board of Directors. In general, the Treasurer shall perform all acts incident to the position of Treasurer, subject to the control of the Board of Directors, and shall perform such other duties as may be prescribed from time to time by the Board of Directors or the President. The Treasurer shall, if required by the Board of Directors, give such bond for the faithful discharge of his duties in such form as the Board of Directors may require. In the case of the absence or disability of the Treasurer, the Board of Directors may appoint one or more Assistant Treasurers to perform the duties of the Treasurer during such absence or disability.

Section 10. Secretary. The Secretary of the corporation (a) shall keep the minutes of all meetings of the Board of Directors in books provided for that purpose, (b) shall attend to the giving and serving of all notices, (c) may in the name of the corporation attest to all contracts of the corporation and affix the seal of the corporation thereto, (d) shall in general perform all duties incident to the office of Secretary, subject to the control of the Board of Directors, and (e) shall discharge such other duties as shall be prescribed from time to time by the Board of Directors or the President. In the case of the absence or disability of the Secretary, the Board of

Directors may appoint one or more Assistant Secretaries to perform the duties of the Secretary during such absence or disability.

ARTICLE III COMMITTEES

Section 1. Committees Having Board Authority. The Board of Directors by resolution may designate one or more committees, which, to the extent provided in such resolution or in these bylaws, shall have and may exercise the authority of the Board of Directors, except that no such committee shall have the authority of the Board of Directors in reference to filling vacancies in the Board of Directors or any such committee, electing or removing officers or members of any such committee, amending the articles of incorporation of the corporation or these bylaws, approving any dissolution or merger of the corporation, disposing or selling all or substantially all of the corporation's assets, or altering or repealing any resolution of the Board of Directors. The designation of such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility imposed by law. Each such committee shall consist of two or more persons, a majority of whom are directors and the remainder of whom need not be directors.

Section 2. Committees Not Having Board Authority. Other committees not having and exercising the authority of the Board of Directors in the management of the corporation may be designated and appointed by a resolution adopted by a majority of the directors at a meeting at which a quorum is present. Such committees shall have only the powers specifically delegated to them by the Board of Directors. Membership on such committees may, but need not be, limited to directors.

Section 3. Standing Committees. The Board of Directors may designate one or more standing committees as are necessary, and the duties of any such standing committees shall be prescribed by the Board of Directors upon their designation. A standing committee may be given the authority of the Board of Directors if the provisions of Section 1 of this Article are followed; otherwise, the provisions of Section 2 of this Article must be followed.

Section 4. Special Committees. Subject to the provisions of Section 2 of this Article, the Board of Directors may designate one or more special committees as are necessary, and the duties of any such special committee shall be prescribed by the Board of Directors upon their designation. A special committee shall not have the authority of the Board of Directors, shall limit its activities to the accomplishment of the tasks for which it is designated and shall have no power to act except as specifically conferred by the action of the Board of Directors. Upon the completion of the task for which it was designated, such special committee shall stand dissolved.

Section 5. Quorum and Voting. A majority of the members of a committee shall constitute a quorum for the transaction of business at any meeting of such committee, and the act of a majority of the committee members present at a meeting at which a quorum is present shall be the act of the committee.

Section 6. Meetings and Notices. Meetings of a committee may be called by the President, the chairman of the committee or a majority of the members of the committee. Each committee shall meet as often as is necessary to perform its duties. The person or persons calling such meeting shall cause notice to be given at any time and in any manner reasonably designed to inform the members of the time, date and place of the meetings. Each committee shall keep minutes of its proceedings.

Section 7. Resignations and Removals. Any member of a committee may resign at any time by giving notice to the chairman of the committee or the Secretary of the corporation. Unless otherwise specified in the notice, such resignation shall take effect upon receipt thereof, and the acceptance of such resignation shall not be necessary to make it effective. The Board of Directors may remove at any time with or without cause any member of any committee whenever in the sole and exclusive judgment of the Board of Directors the best interests of the corporation will be served thereby. The appointment of a person to a committee shall not of itself create contract rights.

Section 8. Vacancies. A vacancy on a committee shall be filled for the unexpired term of the former occupant in the same manner in which an original appointment to such committee is made.

ARTICLE IV INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 1. Mandatory Indemnification: Directors or Officers Successful in Defense. The corporation must indemnify any person or the estate of any deceased person (such person or estate of any deceased person being hereafter throughout this Article referred to as "Person") who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitral, or investigative (hereafter throughout this Article collectively referred to as "Proceeding"), by reason of the fact that he is or was a director or officer of the corporation, or is or was serving at the request of the corporation as a director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture, trust, sole proprietorship, employee benefit plan or other enterprise (hereafter throughout this Article collectively referred to as "Director") against expenses (including reasonable attorneys' fees) actually and reasonably incurred by him in connection therewith to the extent that he has been wholly successful on the merits or otherwise in defense of such Proceeding.

Section 2. Indemnification: Whether Successful or Not in Defense.

(a) The corporation must indemnify any present or former director or officer of the corporation (or the estate of such a person) who was or is a party or is threatened to be made a party to any Proceeding by reason of the fact that he is or was a Director, and the corporation may indemnify any Person (other than a present or former director or officer of the corporation (or the estate of such a person)) who was or is a party or is threatened to be made a party to any Proceeding by reason of the fact that he is or was a Director or employee or agent of the corporation, against expenses (including reasonable attorneys' fees) actually and reasonably incurred by him, and against judgments, penalties (including excise and similar taxes), fines, and amounts paid in settlement by

him in connection therewith if he acted in good faith and in a manner he reasonably believed, in the case of conduct in his official capacity, as defined in Article 1396-2.22A.A.(4) of the Act (“Official Capacity”), to be in the best interests of the corporation; or, in all other cases, to be not opposed to the best interests of the corporation; and, with respect to any criminal Proceeding, if he had no reasonable cause to believe his conduct was unlawful; provided, however, that if he is found liable to the corporation or is found liable on the basis that personal benefit was improperly received by him, the indemnification provided pursuant to this Section 2 (1) is limited to expenses actually and reasonably incurred by him in connection with the Proceeding and (2) may not be made in respect of any Proceeding in which he has been found liable for willful or intentional misconduct in the performance of his duties to the corporation.

The termination of any Proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, will not, of itself, create a presumption that the Person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the corporation or, with respect to any criminal Proceeding, that he had reasonable cause to believe that his conduct was unlawful. A Person will be deemed to have been found liable in respect to any claim, issue or matter only after the Person has been so adjudged by a court of competent jurisdiction after exhaustion of all appeals.

(b) Notwithstanding any other provisions of this Article, the corporation must indemnify any Person as to whom indemnification is mandatory under Sections 1 or 2(a) of this Article to the fullest extent then permitted by law.

Section 3. Indemnification Procedure. Any indemnification under Section 2 of this Article (unless ordered by a court or made pursuant to a determination by a court) may be made by the corporation only as authorized in the specific case upon a determination that indemnification of the Person is proper under the circumstances because the Person has met the applicable standard of conduct set forth in Section 2 of this Article. Such determination will be made:

(a) by a majority vote of a quorum consisting of directors who at the time of the vote are not named defendants or respondents in the Proceeding;

(b) if such quorum cannot be obtained, by a majority vote of a committee of the Board of Directors, designated to act in the matter by a majority vote of all directors, consisting solely of two or more directors who at the time of the vote are not named defendants or respondents in the Proceeding; or

(c) by special legal counsel selected by the Board of Directors or a committee of the Board by vote as set forth in (a) or (b) immediately foregoing, or, if such a quorum cannot be obtained and such a committee cannot be established, by a majority vote of all Directors.

Section 4. Authorization of Payment.

(a) Authorization of indemnification and determination as to reasonableness of expenses will be made in the same manner as the determination that indemnification is permissible, except that if special legal counsel makes the latter determination, authorization of indemnification and determination as to reasonableness of expenses must be made:

(1) by a majority vote of a quorum consisting of directors who at the time of the vote are not named defendants or respondents in the Proceeding; or

(2) if such a quorum cannot be obtained, by a majority vote of a committee of the Board of Directors, designated to act in the matter by a majority vote of all directors, consisting solely of two or more directors who at the time of the vote are not named defendants or respondents in the Proceeding; or,

(3) if such a committee cannot be established, by a majority vote of all directors.

(b) Notwithstanding subsection (a) of this Section 4, payment of expenses actually and reasonably incurred by any Person as to whom indemnification is mandatory under Sections 1 or 2(a) of this Article will be deemed to be authorized provided that the standard of conduct necessary for indemnification under Section 2(a) of this Article is met.

Section 5. Advancement of Expenses.

(a) Expenses incurred in defending such Proceeding may be paid by the corporation in advance of the final disposition of the Proceeding, without any of the authorizations or determinations specified in Sections 3 and 4 of this Article, upon receipt of a written affirmation by the Person of his good faith belief that he has met the standard of conduct necessary for indemnification under applicable law and a written undertaking by or on behalf of the Person to repay such amount unless it ultimately is determined that he is entitled to be indemnified by the corporation as authorized in this section. The written undertaking must be an unlimited general obligation of the Person but need not be secured. It may be accepted without reference to financial ability to make repayment.

(b) Provided that the written affirmation and undertaking described in Section 5(a) are received by the corporation from a Person to be paid or reimbursed for expenses incurred and as to whom indemnification is mandatory under Sections 1 or 2(a) of this Article, such payment or reimbursement will be deemed to be authorized.

Section 6. Other Rights. The indemnification provided by these bylaws may not be deemed exclusive of any other rights to which a Person seeking indemnification may be entitled under the articles of incorporation of the corporation, these bylaws, a resolution of directors, an agreement or otherwise both as to action in his Official Capacity and as to action in any other capacity, and will continue as to such Person after the termination of such capacity and will inure

to the benefit of his heirs, executors and administrators; provided, however, that any provision for the corporation to indemnify or to advance expenses to a director, whether contained in the articles of incorporation of the corporation, these bylaws, a resolution of members (if the corporation has members) or directors, an agreement or otherwise, except in accordance with Section 7 of this Article, is valid only to the extent it is consistent with Article 1396-2.22A of the Act, as limited by the articles of incorporation of the corporation, if such a limitation exists.

Section 7. Insurance. The corporation may purchase and maintain insurance on behalf of any Person by reason of the fact that he is or was serving at the request of the corporation as a Director or employee or agent of the corporation against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as a Person, whether or not the corporation would have the power to indemnify him against such liability under Article 1396-2.22A of the Act.

Section 8. Other Arrangements. In addition to the powers described in Section 7 of this Article, the corporation may purchase, maintain or enter into other arrangements on behalf of any Person who is or was a director, officer or trustee of the corporation against any liability asserted against him and incurred by him in such capacity or arising out of his status as such a Person, whether or not the corporation would have the power to indemnify him against such liability under Article 1396-2.22A of the Act. If the other arrangement is with a person or entity that is not regularly engaged in the business of providing insurance coverage, the arrangement may provide for payment of a liability (with respect to which the corporation would not have the power to indemnify the Person). Without limiting the power of the corporation to procure or maintain any kind of arrangement, the corporation may, for the benefit of Persons described in this Section 8, (1) create a trust fund; (2) establish any form of self-insurance; (3) secure its indemnity obligation by grant of a security interest or other lien on the assets of the corporation; or (4) establish a letter of credit, guarantee, or surety arrangement.

Section 9. Other Provisions Applicable to Insurance and Other Arrangements. The insurance may be procured, maintained, or established with an insurer, or the other arrangement may be procured, maintained or established within the corporation or with any insurer or other person considered appropriate by the Board of Directors, regardless of whether all or part of the stock or other securities of the insurer or other persons are owned in whole or part by the corporation. In the absence of fraud, the judgment of the Board of Directors as to the terms and conditions of the insurance or other arrangement and the identity of the insurer or other person participating in an arrangement will be conclusive and the insurance or other arrangement will not be voidable and will not subject the directors approving the insurance or other arrangement to liability, on any grounds, regardless of whether directors participating in the approval are beneficiaries of the insurance or other arrangement.

Section 10. Severability. In the event that any part or portion of this Article is judicially determined to be invalid or unenforceable, such determination will not in any way affect the remaining portions of this Article, but the same will be divisible and the remainder will continue in full force and effect. Notwithstanding any provision of this Article to the contrary, the corporation shall not indemnify any person described in this Article if such indemnification (1) would jeopardize the corporation's tax-exempt status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or any successor statute (the "Code"), or (2) if the

corporation is determined to be a private foundation for federal income tax purposes, would cause the imposition of the federal excise tax for self-dealing under Section 4941 of the Code or for making a taxable expenditure under Section 4945 of the Code.

Section 11. Appearance as a Witness or Otherwise. Notwithstanding any other provision of this Article, the corporation may pay or reimburse expenses incurred by a director, officer, or other person in connection with his appearance as a witness or other participation in a Proceeding at a time when he is not a named defendant or respondent in the Proceeding.

ARTICLE V CONTRACTS AND CHECKS

Section 1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, Etc. All checks, drafts or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer or an Assistant Treasurer.

ARTICLE VI BOOKS AND RECORDS

The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board of Directors and committees having any of the authority of the Board of Directors. All books and records of the corporation may be inspected by any director, or his agent or attorney for any proper purpose at any reasonable time. Because the Board of Directors intend to operate the corporation as a CHDO, the Board of Directors must adopt standards of accountability that conform to the federal rules and regulations applicable to a CHDO.

ARTICLE VII NOTICES

Section 1. Form of Notice. Whenever any notice whatsoever is required to be given under the provisions of these bylaws to any director, officer or committee member and no provision is made as to how such notice shall be given, it shall not be construed to mean personal notice, but any such notice may be given in writing by mail (unless the address of the person entitled to such notice is located outside the United States of America), facsimile transmission, email or overnight delivery. Any notice required or permitted to be given by mail shall be deemed to have been given at the time notice is deposited, postage prepaid, in the United States mail, addressed to the person entitled thereto at his post office address, as it appears on the books of the corporation. Any notice required or permitted to be given by facsimile transmission or

email shall be deemed to have been given at the time the notice is successfully transmitted to the person entitled thereto. Any notice required or permitted to be given by overnight delivery shall be deemed to have been given at the time notice is delivered to the overnight delivery courier service, fees prepaid, addressed to the person entitled thereto at his address, as it appears on the books of the corporation.

Section 2. Waiver. Any waiver of notice, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.

ARTICLE VIII MISCELLANEOUS PROVISIONS

Section 1. Fiscal Year. The fiscal year of the corporation shall be such as the Board of Directors shall by resolution establish.

Section 2. Seal. The Board of Directors may in its discretion elect to have a corporate seal. If such an election is made, the seal of the corporation shall be such as from time to time may be approved by the Board of Directors.

Section 3. Resignations. Any director or officer may resign at any time. Such resignations shall be made in writing and shall take effect at the time specified therein, or if no time is specified at the time of its receipt by the Chairman of the Board or the Vice Chairman. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 4. Use of Conference Telephone. Subject to the requirement for notice of meetings, members of the Board of Directors, or members of any committee designated by the Board of Directors, may participate in and hold a meeting of such Board of Directors or committee, as the case may be, by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, and participation in such a meeting shall constitute presence for quorum purposes and presence in person at such meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

Section 5. Discontinuance of Corporation. Upon the discontinuance of the corporation by dissolution or otherwise, the assets are to be transferred by the Board of Directors in accordance with the provisions of the articles of incorporation of the corporation.

Section 6. Principal Office. The principal office of the corporation in the State of Texas shall be located in Tarrant County, Texas. The corporation may have such other offices as the Board of Directors may determine.

Section 7. Registered Office. The corporation shall have and continuously maintain in the State of Texas a registered office and a registered agent whose office is identical with such registered office, as required by the Act.

Section 8. Gender and Number Agreement. Whenever the masculine, feminine or neuter gender is used inappropriately in these bylaws, these bylaws shall be read as if the appropriate gender was used, and, unless the context otherwise requires, the singular shall include the plural, and vice versa.

Section 9. Amendments.

(a) These bylaws may be altered, amended, or repealed by the affirmative vote of a majority of the full Board of Directors at any regular or special meeting, so long as notice of said proposed amendment is contained in the notice of the meeting and such alteration, amendment or repeal does not cause the corporation to cease to be exclusively organized and operated as an entity described in Section 501(c)(3) of the Code.

(b) Notwithstanding any provision of subsection (a) of this Section 9 to the contrary, (i) any amendment to Section 2(c) of Article I of these Bylaws also shall require the approval of each Appointing Organization and (ii) any amendment to this Section 9(c) also shall require the approval of each Appointing Organization.

SECRETARY'S CERTIFICATE

This is to certify that the foregoing Amended and Restated Bylaws of The Development Corporation of Tarrant County (formerly Tarrant County Community Development Corporation) were duly adopted by resolution of the Board of Directors at a meeting of the Board of Directors effective as of the __ day of _____, 2011.

In witness whereof, the undersigned, the duly elected and acting Secretary of the corporation, has signed this Secretary's Certificate.

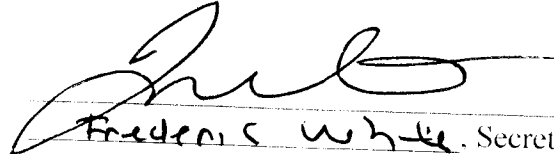
_____, Secretary

Date: _____

SECRETARY'S CERTIFICATE

This is to certify that the foregoing Amended and Restated Bylaws of The Development Corporation of Tarrant County (formerly Tarrant County Community Development Corporation) were duly adopted by resolution of the Board of Directors at a meeting of the Board of Directors effective as of the 19th day of May, 2011.

In witness whereof, the undersigned, the duly elected and acting Secretary of the corporation, has signed this Secretary's Certificate.



Fredrick White, Secretary
Date: 5/17/2011



Mission Statement

Our mission is to utilize partnerships to provide quality affordable workforce housing.

Board of Directors 2025

Officers:

David Medanich, Chairman
Mike Sandlin, Vice Chair
Kelly Curnutt, Treasurer
Glenda Drexel, Secretary

Roster:

David K. Medanich
Vice Chairman
First Southwest, A Division of Hilltop Securities
777 Main Street
Suite 1200
Fort Worth, TX 76102
Bus: 817-332-9710
Email: David.medanich@hilltopsecurities.com

Home Address

620 Melrose Ct
Southlake, TX 76092
*Appointed by TCHFC

Donald R. Walker
IT Chief-Fort Worth District
U.S. Army Corps of Engineers
819 Taylor Street, Room 2C19
Fort Worth, TX 76102
Bus: 817-886-1332
Cell: 817-371-4713
Email: Donald.r.walker@usace.army.mil

Home Address

3317 Oak Timber Dr.
Forest Hill, TX 76119
*Appointed by Mayor Council
**Government Employee

Kelly Curnutt, Partner
Curnutt & Hafer, L. L. P.
101 East Park Row Dr.
Arlington, TX 76010
Bus: 817-548-1000
Cell: 817-271-2146
Email: KCurnutt@curnutthafer.com

Home Address

CHDO-LM Census Tract
505 S. Fielder Rd.
Arlington, TX 76013

Mike A. Sandlin
Sandlin Homes
5137 Davis Blvd.
North Richland Hills, TX 76180
Bus: 817-281-3509
Bus Fax: 817-656-0719
Email: mike@sandlin.com

Home Address
2103 Falcon Pass
Westlake, TX 76262
*Appointed by Mayor Council

Lorraine Miller - 8/15/2018
Realtor
Email: Lorrainemiller66@comcast.net

Home Address
CHDO-LM Census Tract
1220 E. Terrell Ave.
Fort Worth, TX 76104

Glenda Drexel - 2/20/2019
Owner- Lakeside Storage
Home: 817-626-1277
Office: 817-238-7575
Cell: 817-313-2921
Email: Ggconner@sbcglobal.net

Home Address
5409 Jacksboro Highway
Fort Worth, TX 76104

Estrus Tucker – 9/15/2021
Retired
Cell: 817-291-3683
Email: Estrust1@icloud.com

Home Address
CHDO- LM Census Tract
3304 Lake Como Dr.
Fort Worth, TX 76107

Megan Cooley – 3/15/2023
Attorney/General Counsel
Texas Wesleyan University
Cell: 214-394-6899
Email: Cooley@txwes.edu

Home Address
3001 Mahan Court
Grapevine, TX 76051

Ex – Officio Member:

Judith O. Smith – 12/31/2022
Retired
Cell: 817-832-1859

Home Address
2 Thornhill
Benbrook, TX 76132

Staff:

Charlie Price
President
Development Corporation of Tarrant County
1509-B S. University Dr., Suite 208
Fort Worth, TX 76107
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Shelli Branson
Executive Associate
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Procedures to Obtain Low-Income Citizen Input on Neighborhood Development



Development Corporation of Tarrant County Procedures to Obtain Low-Income Citizen Input on Neighborhood Development

It is the intent of Development Corporation of Tarrant County (DCTC) to maintain a working relationship with citizens of the local community and representatives of low-income communities or potential low-income beneficiaries.

Public Notices of Board Meetings and DCTC Sponsored Events

The Development Corporation of Tarrant County will place an advertisement in the local city newspapers and or general circulation newspapers, announcing an DCTC Sponsored Event and stating that public attendance is welcomed and encouraged.

Board

In keeping with HOME regulations and 24 CFR 92.2(8) at least one-third (1/3) of Development Corporation of Tarrant County's Board of Directors is comprised of residents of census tracts that are over 51% Low-Income in Tarrant County. The Development Corporation of Tarrant County Board of Directors meets on a monthly basis and has meeting minutes recorded that can be read by the public. The DCTC Board approves each new project that will be undertaken, and approves by Board resolution. The DCTC Board carefully considers the project's impact to the community such as proximity to schools, public transportation, the existing housing stock and quality of life issues such as crime and access to public venues (supermarkets, libraries, health facilities).

Neighborhood Residents

Once approval from the DCTC Board of Directors is received neighborhood residents are contacted and given an opportunity to make suggestions or comments. A list of Neighborhood Associations is utilized to contact the local association leadership. Councilpersons from the community are contacted and regularly invited to events that DCTC sponsors to keep them abreast of upcoming development plans.

Comments offered from the community are asked to be in writing. If it is further determined based on feedback from these comments that a community meeting is needed, a flyer is sent to local residents asking their participation in a community forum. These community forums are held on an as needed basis in a local area with access to public transportation. The Councilperson from the neighborhood is asked to participate in this forum and all areas of concern will be addressed at that time. DCTC will consider foregoing any new development that does not meet public approval or adjusting the project per the neighborhood's suggestions.



**Development Corporation of Tarrant County, Inc.
Procedures to Obtain Low-Income Citizen Input on Neighborhood Development (Cont'd)**

Potential Beneficiaries to DCTC Service

Development Corporation of Tarrant County or its Development Contractor regularly recruits potential homebuyers, credit/education clients, down payment closing cost assistance clients, or special needs clients of Tarrant County through Orientation sessions or such means as proper. DCTC Staff or Contractors distribute information regarding new projects and developments within the community. These promotional brochures will list the new project or development with program guidelines and information regarding the process in obtaining service. Media opportunities are also utilized so that all potential beneficiaries have various streams of information to learn about Development Corporation of Tarrant County's Service and product.

DCTC KEY MANAGEMENT AND TITLES

Charles Price, President

Shelli Branson, Executive Associate

Melissa Perkins, Asset Manager

22222		Void <input type="checkbox"/>	a Employee's social security number 465-04-5266		For Official Use Only ► OMB No. 1545-0008	
b Employer identification number (EIN) 75-2791607			1 Wages, tips, other compensation 146946.70		2 Federal income tax withheld 14628.00	
c Employer's name, address, and ZIP code DEVELOPMENT CORP OF TARRANT CTY DEVELOPMENT CORPORATION OF TARRAN 1509B SOUTH UNIVERSITY DR FORT WORTH TX 76107			3 Social security wages 167746.70		4 Social security tax withheld 10400.30	
			5 Medicare wages and tips 167746.70		6 Medicare tax withheld 2432.33	
			7 Social security tips		8 Allocated tips	
			9		10 Dependent care benefits	
d Control number		e Employee's first name and initial CHARLES D		Last name PRICE		Suff
f Employee's address and ZIP code 2010 SILVERLEAF DR PANTEGO TX 76013			11 Nonqualified plans		12a See instructions for box 12 D 20800.00	
			13 Statutory employee Retirement plan Third-party sick pay X		12b	
			14 Other		12c	
					12d	
15 State Employer's state ID number		16 State wages, tips, etc.		17 State income tax		18 Local wages, tips, etc.
						19 Local income tax
						20 Locality name

Form **W-2** Wage and Tax Statement

2024
0000/ 1030D

Department of the Treasury - Internal Revenue Service
For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Copy A For Social Security Administration - Send this entire page with Form W-3 to the Social Security Administration; photocopies are not acceptable.

Do Not Cut, Fold, or Staple Forms on This Page

REV QBDT

22222		Void <input type="checkbox"/>	a Employee's social security number		For Official Use Only ► OMB No. 1545-0008	
b Employer identification number (EIN)			1 Wages, tips, other compensation		2 Federal income tax withheld	
c Employer's name, address, and ZIP code			3 Social security wages		4 Social security tax withheld	
			5 Medicare wages and tips		6 Medicare tax withheld	
			7 Social security tips		8 Allocated tips	
			9		10 Dependent care benefits	
d Control number		e Employee's first name and initial		Last name		Suff
f Employee's address and ZIP code			11 Nonqualified plans		12a See instructions for box 12	
			13 Statutory employee Retirement plan Third-party sick pay		12b	
			14 Other		12c	
					12d	
15 State Employer's state ID number		16 State wages, tips, etc.		17 State income tax		18 Local wages, tips, etc.
						19 Local income tax
						20 Locality name

Form **W-2** Wage and Tax Statement

2024
0000/ 1030D

Department of the Treasury - Internal Revenue Service
For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Copy A For Social Security Administration - Send this entire page with Form W-3 to the Social Security Administration; photocopies are not acceptable.

Black-and-White Form W-2 (Revised 08/24)


		a Employee's social security number XXX-XX-0743	OMB No. 1545-0008			
b Employer identification number (EIN) 75-2791607		1 Wages, tips, other compensation 74629.16		2 Federal income tax withheld 7161.00		
c Employer's name, address, and ZIP code DEVELOPMENT CORP OF TARRANT 1509B SOUTH UNIVERSITY DR FORT WORTH TX 76107		3 Social security wages 78404.16		4 Social security tax withheld 4861.06		
		5 Medicare wages and tips 78404.16		6 Medicare tax withheld 1136.86		
		7 Social security tips		8 Allocated tips		
d Control number		9		10 Dependent care benefits		
e Employee's first name and initial SHELLI R BRANSON 3816 CRESTHILL ROAD BENBROOK TX 76116		Last name Suff.		11 Nonqualified plans		
f Employee's address and ZIP code		13 Statutory employee <input type="checkbox"/> Retirement plan <input checked="" type="checkbox"/> Third-party sick pay <input type="checkbox"/>		12a D 3775.00		
		14 Other		12b		
				12c		
				12d		
15 State	Employer's state ID number	16 State wages, tips, etc.	17 State income tax	18 Local wages, tips, etc.	19 Local income tax	20 Locality name

Form **W-2** Wage and Tax Statement

2024

Department of the Treasury—Internal Revenue Service

Copy 2—To Be Filed With Employee's State, City, or Local Income Tax Return

		a Employee's social security number XXX-XX-1312		Safe, accurate, FAST! Use				Visit the IRS website at www.irs.gov/efile.		
b Employer identification number (EIN) 75-2791607				1 Wages, tips, other compensation 53761.94		2 Federal income tax withheld 2740.00				
c Employer's name, address, and ZIP code DEVELOPMENT CORP OF TARRANT 1509B SOUTH UNIVERSITY DR. FORT WORTH TX 76107				3 Social security wages 55711.94		4 Social security tax withheld 3454.14				
				5 Medicare wages and tips 55711.94		6 Medicare tax withheld 807.82				
				7 Social security tips		8 Allocated tips				
d Control number				9		10 Dependent care benefits				
e Employee's first name and initial MELISSA C PERKINS		Last name 6336 VERDON GORGE DR		Suff. FORT WORTH TX 76179		11 Nonqualified plans		12a See instructions for box 12 D 1950.00		
f Employee's address and ZIP code				13 Statutory employee <input type="checkbox"/> Retirement plan <input checked="" type="checkbox"/> Third-party sick pay <input type="checkbox"/>		12b				
				14 Other		12c				
						12d				
15 State Employer's state ID number		16 State wages, tips, etc.		17 State income tax		18 Local wages, tips, etc.		19 Local income tax		20 Locality name

Form **W-2** Wage and Tax Statement

2024

Department of the Treasury—Internal Revenue Service

Copy B—To Be Filed With Employee's FEDERAL Tax Return.
This information is being furnished to the Internal Revenue Service.

Sansom Bluff, LP

Financial Statements with Report of Independent Auditors

December 31, 2024 and 2023

Report of Independent Auditors

To the Partners of
Sansom Bluff, LP:

Opinion

We have audited the accompanying financial statements of Sansom Bluff, LP, a Texas limited partnership, which comprise the balance sheets as of December 31, 2024 and 2023, and the related statements of operations, changes in partners' capital, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Sansom Bluff, LP as of December 31, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Sansom Bluff, LP and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sansom Bluff, LP's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sansom Bluff, LP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sansom Bluff, LP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Novogradac & Company LLP

Austin, Texas
April 17, 2025

SANSOM BLUFF, LP
BALANCE SHEETS
December 31, 2024 and 2023

	2024	2023
ASSETS		
Cash and cash equivalents	\$ 92,562	\$ 88,211
Restricted cash	2,343,258	2,160,300
Accounts receivable, net	228,142	173,444
Prepaid expenses	78,807	28,600
Land	10,000	10,000
Fixed assets, net of accumulated depreciation	37,993,508	40,152,538
Deferred charges, net of accumulated amortization	61,221	66,942
	<u>\$ 40,807,498</u>	<u>\$ 42,680,035</u>
 LIABILITIES AND PARTNERS' CAPITAL		
Liabilities		
Accounts payable	\$ 70,940	\$ 88,472
Security deposits payable	98,502	81,950
Prepaid rent	13,012	18,653
Accrued expenses	95,167	55,321
Accrued property taxes	648,000	584,256
Accrued interest - bonds	125,683	125,683
Accrued interest - HOME loan	3,966	3,966
Accrued asset management fees	51,218	42,263
Development fee payable	5,258,151	5,258,151
Due to related party	473,000	-
Bonds payable, net of unamortized debt issuance costs	25,229,828	25,393,335
HOME loan payable	766,769	805,831
Total liabilities	<u>32,834,236</u>	<u>32,457,881</u>
Partners' capital	<u>7,973,262</u>	<u>10,222,154</u>
Total liabilities and partners' capital	<u>\$ 40,807,498</u>	<u>\$ 42,680,035</u>

see accompanying notes

SANSOM BLUFF, LP
STATEMENTS OF OPERATIONS
For the years ended December 31, 2024 and 2023

	2024	2023
REVENUE		
Rental revenue	\$ 4,277,256	\$ 4,039,939
Less: vacancy loss	(652,491)	(200,458)
Other revenue	373,356	363,822
Total	3,998,121	4,203,303
OPERATING EXPENSES		
General and administrative	301,191	279,058
Payroll	425,615	423,827
Utilities	404,873	410,235
Property taxes	585,011	352,026
State/franchise taxes	12,965	11,823
Insurance	239,583	142,537
Property management fee	94,888	100,587
Repairs and maintenance	402,654	274,170
Marketing and advertising	54,461	19,034
Legal and other professional fees	101,395	143,607
Total	2,622,636	2,156,904
Income before partnership and financial income (expenses)	1,375,485	2,046,399
PARTNERSHIP AND FINANCIAL INCOME (EXPENSES)		
Interest income	83,398	50,127
Interest expense	(1,442,969)	(1,527,194)
Bond trustee fees	(91,100)	(5,972)
Depreciation and amortization	(2,164,751)	(2,164,750)
Asset management fees	(8,955)	(8,695)
Total, net	(3,624,377)	(3,656,484)
Net loss	\$ (2,248,892)	\$ (1,610,085)

see accompanying notes

SANSOM BLUFF, LP
STATEMENTS OF CHANGES IN PARTNERS' CAPITAL
For the years ended December 31, 2024 and 2023

	Sansom Bluff GP, LLC	Sansom Bluff LDG SLP, LLC	BFIM Special Limited Partner, Inc.	BF Sansom Bluff, LLC	Total Partners' Capital
BALANCE, JANUARY 1, 2023	\$ (534)	\$ (534)	\$ -	\$ 7,973,354	\$ 7,972,286
Capital contributions	-	-	-	3,859,953	3,859,953
Net loss	(161)	(161)	-	(1,609,763)	(1,610,085)
BALANCE, DECEMBER 31, 2023	(695)	(695)	-	10,223,544	10,222,154
Special allocation of net loss	-	(473,000)	-	-	(473,000)
Net loss	(178)	(178)	-	(1,775,536)	(1,775,892)
BALANCE, DECEMBER 31, 2024	<u>\$ (873)</u>	<u>\$ (473,873)</u>	<u>\$ -</u>	<u>\$ 8,448,008</u>	<u>\$ 7,973,262</u>
Partners' percentage interest in losses	<u>0.01%</u>	<u>0.01%</u>	<u>0.00%</u>	<u>99.98%</u>	<u>100.00%</u>

see accompanying notes

SANSOM BLUFF, LP
STATEMENTS OF CASH FLOWS
For the years ended December 31, 2024 and 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Net loss	\$ (2,248,892)	\$ (1,610,085)
Adjustments to reconcile net loss to net cash (used in) provided by operating activities:		
Depreciation and amortization	2,164,751	2,164,750
Interest expense - debt issuance costs	46,493	46,882
Change in operating assets and liabilities:		
Accounts receivable	(54,698)	(126,189)
Prepaid expenses	(50,207)	263,579
Accounts payable	(17,532)	85,973
Security deposits payable	16,552	436
Prepaid rent	(5,641)	(326)
Accrued interest - HOME loan	-	(904)
Accrued expenses	39,846	55,321
Accrued property taxes	63,744	31,106
Accrued asset management fees	8,955	8,695
Net cash (used in) provided by operating activities	(36,629)	919,238
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of contractor payable	-	(36,000)
(Payment of) advances from related party	473,000	(397,300)
Payment of developer fee	-	(591,353)
Change in accounts payable construction	-	(2,691)
Repayment of HOME loan payable	(39,062)	(57,149)
Repayment of bonds payable	(210,000)	(2,155,000)
Capital contributions	-	3,859,953
Net cash provided by financing activities	223,938	620,460
Net change in cash, cash equivalents and restricted cash	187,309	1,539,698
Cash, cash equivalents and restricted cash at beginning of year	2,248,511	708,813
Cash, cash equivalents and restricted cash at end of year	\$ 2,435,820	\$ 2,248,511
Cash and cash equivalents	\$ 92,562	\$ 88,211
Restricted cash	2,343,258	2,160,300
Total cash, cash equivalents and restricted cash	\$ 2,435,820	\$ 2,248,511
SUPPLEMENTAL CASH FLOW INFORMATION		
Cash paid for interest	\$ 1,396,476	\$ 1,481,216

see accompanying notes

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

1. General

Sansom Bluff, LP (the “Partnership”), a Texas limited partnership, was formed on October 19, 2017 to construct, develop and operate a 296-unit apartment project, known as Sansom Bluff Apartments (the “Project”), in Sansom Park, Texas. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits (“Tax Credits”) as provided for in Section 42 of the Internal Revenue Code.

The general partner is LDG Sansom Bluff GP, LLC (the “General Partner”). The class B limited partner is Sansom Bluff LDG SLP, LLC (the “Class B Limited Partner”). The special limited partner is BFIM Special Limited Partner, Inc. (the “Special Limited Partner”). The limited partner is BF Sansom Bluff, LLC (the “Investor Limited Partner”). The Partnership will operate until December 31, 2070, or until its earlier dissolution or termination.

Profits, losses, and tax credits are allocated in accordance with the Amended and Restated Agreement of Limited Partnership, dated November 1, 2018 (the “Partnership Agreement”). Profits and losses from operations and low-income housing tax credits are allocated 0.01% to the General Partner, 0.01% to the Class B Limited Partner and 99.98% to the Investor Limited Partner.

Pursuant to the Partnership Agreement, the Investor Limited Partner is required to make capital contributions to the Partnership totaling \$17,203,000, subject to adjustments based on the amount of low-income housing tax credits generated, in addition to other occurrences which are fully explained in the Partnership Agreement. As of December 31, 2024 and 2023, the required capital contributions were increased to \$17,266,966 by \$63,966 for upward adjustments based on the amount and timing of low-income housing tax credits. As of December 31, 2024 and 2023, the Investor Limited Partner had provided all required capital contributions.

2. Summary of significant accounting policies and nature of operations

Basis of accounting

The Partnership prepares its financial statements on the accrual basis of accounting consistent with accounting principles generally accepted in the United States of America.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents include all cash balances on deposit with financial institutions and highly liquid investments with a maturity of three months or less at the date of acquisition.

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

2. Summary of significant accounting policies and nature of operations (continued)

Cash and cash equivalents (continued)

Restricted cash is not considered cash and cash equivalents, and includes cash held with financial institutions for refunds of tenant security deposits, annual insurance and property tax payments, funding of operating deficits, project improvements, interest reserves, debt repayment, and repairs or improvements to the buildings which extend their useful lives.

Concentration of credit risk

The Partnership places its temporary cash investments with high credit quality financial institutions. At times, the account balances may exceed the institutions' federally insured limits. The Partnership has not experienced any losses in such accounts.

Accounts receivable

Accounts receivable is stated at the amount management expects to collect from outstanding balances. Management closely monitors outstanding balances and provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that remain outstanding after management has used reasonable collection efforts are generally written off through a charge to the valuation allowance and a credit to trade accounts receivable. As of December 31, 2024 and 2023, the balance of the allowance for doubtful accounts was \$0 and \$0, respectively.

Fixed assets and depreciation

Fixed assets are recorded at cost. Residential rental buildings are depreciated over their estimated useful lives of 30 years under the straight-line method. Site improvements are depreciated over 15 years under the straight-line method. Personal property is depreciated over 5 years under the straight-line method. During 2024 and 2023, depreciation expense was \$2,159,030 for both years

Fixed assets consisted of the following as of December 31:

	<u>2024</u>	<u>2023</u>
Buildings	\$ 39,036,382	\$ 39,036,382
Site improvements	5,315,044	5,315,044
Personal property	2,517,414	2,517,414
Less accumulated depreciation	<u>(8,875,332)</u>	<u>(6,716,302)</u>
Fixed assets, net	<u>\$ 37,993,508</u>	<u>\$ 40,152,538</u>

Deferred charges and amortization

Deferred charges include tax credit fees of \$85,793 which are amortized over the 15-year tax credit period using the straight-line method. During 2024 and 2023, amortization expense was \$5,721 and \$5,720, respectively. As of December 31, 2024 and 2023, accumulated amortization was \$24,572 and \$18,851, respectively.

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

2. Summary of significant accounting policies and nature of operations (continued)

Impairment of long-lived assets

The Partnership reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition.

If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. There were no impairment losses recognized during 2024 or 2023.

Income taxes

Income taxes on Partnership income are levied on the partners at the partner level. Accordingly, all profits and losses of the Partnership are recognized by each partner on its respective tax return.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the Partnership to report information regarding its exposure to various tax positions taken by the Partnership. The Partnership has determined whether any tax positions have met the recognition threshold and has measured the Partnership's exposure to those tax positions. Management believes that the Partnership has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to the Partnership are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

Revenue recognition

The Partnership is the lessor of the Partnership and accounts for tenant leases as operating leases. The Partnership determines if a contract is a lease or contains a lease at inception. At the commencement of an operating lease, no income is recognized; subsequently, lease payments received are recognized on a straight-line basis. Rental revenue attributable to residential leases is recorded when due from residents, generally upon the first day of each month. Leases are for periods of up to one year, with rental payments due monthly. Other revenue results from fees earned for late payments, cleaning, damages, and laundry facilities and is recorded when earned.

Economic concentrations

The Partnership operates one property in Sansom Park, Texas. Future operations could be affected by changes in the economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

Advertising

Advertising costs are expensed as incurred. During 2024 and 2023, the Partnership incurred advertising costs of \$54,461 and \$19,034, respectively.

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

2. Summary of significant accounting policies and nature of operations (continued)

Reclassifications

Certain reclassifications have been made to the prior year financial statements to conform to the current year presentation.

Subsequent events

Subsequent events have been evaluated through April 17, 2025, which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosures.

3. Restricted cash

Security deposits

Tenant security deposits are placed into an account and are generally held until termination of the lease, at which time some or all deposits may be returned to the lessee. As of December 31, 2024 and 2023, the security deposit balance was \$98,502 and \$81,950, respectively.

Tax & Insurance escrow

Monthly deposits are made to BOKF, N.A. (the "Trustee") for the payment of property tax and insurance. As of December 31, 2024 and 2023, the tax and insurance escrow balance was \$708,557 and \$604,065, respectively.

Bond funds

Pursuant to the Trust Indentures, the Partnership established various funds and accounts held with the Trustee. The bond funds are used for payments including, but not limited to, construction of the Project, interest, fees, and repayment of the bonds. As of December 31, 2024 and 2023, the total of bond funds was \$268,671 and \$363,447, respectively.

Replacement reserve

Pursuant to the Partnership Agreement, the Partnership is required make annual deposits equal to \$250 per unit, increasing annually by 3%. Withdrawals from the reserve are required to be used for capital improvements and repairs to the Project, and require the approval of the Special Limited Partner. As of December 31, 2024 and 2023, the replacement reserve balance was \$153,774 and \$52,721, respectively.

Operating reserve

Pursuant to the Partnership Agreement, upon the receipt of the Fourth Installment contribution, the Partnership is required to deposit \$1,031,000 into an operating reserve account to fund the operating deficits through the compliance period of the Partnership. Disbursements from the operating reserve require the approval of the Special Limited Partner. As of December 31, 2024 and 2023, the balance of the operating reserve was \$1,113,754 and \$1,058,117, respectively.

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

4. Bonds payable

In order to provide funds for the Partnership to finance the construction of the Project, Tarrant County Housing Finance Corporation (the “Issuer”) issued Multifamily Housing Revenue Bonds (Sansom Bluff Apartments) Series 2018 (the “Bonds”) in the principal amount of \$28,865,000, which are secured by the Project. On November 1, 2018, FMSbonds, Inc. (the “Purchaser”) entered into a purchase agreement with the Issuer whereby it agreed to purchase the bonds and lend proceeds to the Partnership.

The Bonds were issued on November 1, 2018 and bear interest at 5.225% per annum. Interest payments are due monthly, commencing January 1, 2019. Principal and interest payments are due quarterly, commencing January 1, 2022. The maturity date of the Bonds is December 1, 2058. During 2024 and 2023, interest expense was \$1,381,098 and \$1,464,157, respectively. As of December 31, 2024 and 2023, the outstanding principal balance was \$26,335,000 and \$26,545,000, respectively, and the outstanding accrued interest was \$125,683 for both years.

Bonds payable consisted of the following as of December 31:

	2024	2023
Principal balance	\$ 26,335,000	\$ 26,545,000
Less: unamortized debt issuance costs	(1,105,172)	(1,151,665)
Bonds payable, net	\$ 25,229,828	\$ 25,393,335

Debt issuance costs are amortized to interest expense over the term of the loan, and capitalized to fixed assets while the Project was under construction. During 2024 and 2023, the effective interest rate was 5.39% for both years. During 2024 and 2023, interest expense for debt issuance costs were \$46,493 and \$46,882, respectively, and are included in “interest expense” on the accompanying statements of operations.

For each of the next five years and thereafter, future minimum principal payments are due as follows:

For the year ending December 31,		
2025	\$	235,000
2026		250,000
2027		265,000
2028		275,000
2029		295,000
Thereafter		25,015,000
Total	\$	26,335,000

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

5. HOME loan payable

On November 1, 2018, the Partnership obtained a Home Investments Partnership Programs (“HOME”) mortgage from DCTC in the amount of \$900,000. The loan is secured by the Project. The loan bears interest at 2%, compounded annually, commencing on the date of the loan. Principal and interest payments are due monthly, commencing December 1, 2019, in equal installments of \$4,553 and are payable from available cash flow. The maturity date of the loan is December 1, 2058, when the remaining accrued interest and principal are due in full. During 2024 and 2023, interest costs of \$15,378 and \$16,155, respectively, were expensed. As of December 31, 2024 and 2023, the outstanding principal balance was \$766,769 for both years, and the outstanding accrued interest was \$3,966 for both years.

6. Related party transactions

Property management fee

The Partnership entered into an agreement with Capstone Real Estate Services, Inc. to provide services in connection with the rent-up, leasing and operation of the Project. Management fees are calculated as the greater of 3.5% of total monthly gross receipts from the Project or \$1,500 per month.

Effective February 21, 2023, the partnership entered into a property management agreement with Solidago Residential Services, LLC, a related party of the Class B Limited Partner. Management fees are calculated as the greater of 2.5% of gross monthly income from the Project, or \$7,000 per a month. During 2024 and 2023, property management fees of \$94,888 and \$100,587, respectively, were incurred and paid.

Asset management fee

Pursuant to the Partnership Agreement, the Investor Limited Partner is entitled to receive an asset management fee in the amount of \$7,500 for an annual review of the operations of the Partnership, increasing by 3% annually, beginning in the year in which Investment Closing occurs, as defined in the Partnership Agreement. The asset management fee is payable from available cash flow. During 2024 and 2023, asset management fees of \$8,955 and \$8,695, respectively, were incurred. As of December 31, 2024 and 2023, \$51,218 and \$42,263, respectively, were outstanding.

Contractor and retainage payable

The Partnership entered into a construction agreement with The Development Corporation of Tarrant County (“DCTC”), a related party of the General Partner, for the original contract sum of \$33,521,307 (the “Contract Amount”), plus change orders of \$399,197. As of December 31, 2024 and 2023, there were no outstanding payables owed to the contractor.

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

6. Related party transactions (continued)

Development fee payable

LDG Multifamily, LLC (the “Developer”), a related party of the Class B Limited Partner, earned a development fee in the amount of \$5,974,504 for services rendered to the Partnership for overseeing the construction of the Project, and is payable from capital contributions and available cash flow. The development fee payable bears no interest. The development fee payable is required to be paid in full by the 13th anniversary of the Completion Date. As of December 31, 2024 and 2023, the outstanding development fee payable was \$5,258,151 for both years.

Due to related party

The Partnership received advances from the Developer for various working capital needs. The advances are non-interest bearing, unsecured, and repayable from available cash flow. As of December 31, 2024 and 2023, advances due to the Developer were \$473,000 and \$0, respectively.

Supervisory management fee

Pursuant to the Partnership Agreement, the General Partner and Class B Limited Partner are entitled to an annual, non-cumulative supervisory management fee, for monitoring activities of the Partnership and supervising the property manager. The supervisory management fee is limited to 12% of cash receipts less management fees paid to the property manager, and is payable from surplus cash. The supervisory management Fee is required to be paid 0.01% to the General Partner and 99.99% to the Class B Limited Partner. During 2024 and 2023, no supervisory management fees were incurred or paid.

Operating deficit loans

Pursuant to Section 6.8 of the Partnership Agreement, the Class B Limited Partner is required to furnish amounts required by the Partnership to fund operating deficits, beginning on the Admission Date and ending on fifth anniversary of the Development Obligation Date. As of December 31, 2024, the Development Obligation Date had not yet occurred. Operating deficits funded by the Class B Limited Partner prior to the Development Obligation Date are deemed special capital contributions, and are not repayable. After the Development Obligation Date, amounts provided by the Class B Limited Partner to fund operating deficits are considered operating expense loans, and are limited to \$2,062,000. The operating expense loans are unsecured, non-interest bearing, and repayable from surplus cash. As of December 31, 2024 and 2023, no operating deficits had been funded.

SANSOM BLUFF, LP
NOTES TO FINANCIAL STATEMENTS
December 31, 2024 and 2023

7. Application and distribution of cash flow

Pursuant to the Partnership Agreement, available cash flow is distributable as follows:

1. To the Investor Limited Partner in the amount of any accrued and unpaid asset management fees;
2. To the Investor Limited Partner in the amount of any unpaid tax credit shortfall payments;
3. To replenish the operating reserve up to the Operating Reserve initial amount;
4. To the payment of any deferred development fee note;
5. To pay principal and interest on the HOME loan up to an amount of \$54,635;
6. To the General Partner as repayment of any outstanding voluntary loans; and
7. To payment of the deferred property management fee, if any, and any outstanding operating expense loans;
8. The remaining balance, 9% to the General Partner and 81% to the Class B Limited Partner (first, as payment of the Supervisory Management Fee and, thereafter, as a distribution) and 10% to the Investor Limited Partner.

8. Low-income housing tax credits

The Partnership expects to generate an aggregate of \$19,014,290 of low-income housing tax credits (“Tax Credits”). Generally, such Tax Credits are expected to become available for use by the partners pro-rata over a ten-year period which began in 2020. In order to qualify for these Tax Credits, the Project must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates, which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Partnership has also agreed to maintain and operate the Project as low-income housing for an additional 15 years after the compliance period, for a total extended use period of 30 years. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized and failure to meet all such requirements or to correct noncompliance with a specified time period may result in generating a lesser amount of Tax Credits than expected in future years, and/or recapture of Tax Credits previously allocated. A reduction in future credits or recapture would require credit deficit payments to the Investor Limited Partner, or a reduction of remaining capital contributions required, under the terms of the Partnership Agreement. As of December 31, 2024 and 2023, the cumulative amount of Tax Credits allocated to the partnership was \$7,115,349 and \$5,213,920.

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NOTES TO FINANCIAL STATEMENTS
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8. Low-income housing tax credits (continued)

The Partnership anticipates generating additional Tax Credits in future years as follows:

For the year ending December 31,

2025	\$ 1,901,429
2026	1,901,429
2027	1,901,429
2028	1,901,429
2029	1,901,429
Thereafter	<u>2,391,796</u>
Total	<u>\$ 11,898,941</u>

Commissioner's Court Explanation

DCTC has submitted the package to Tarrant County to be placed on the Commissioner's Court Agenda for approval. We will forward the approval as soon as we receive it.

CHDO TAX EXEMPTION – SANSOM BLUFF APARTMENTS

Tarrant County ("COUNTY") hereby agrees to a fifty percent (50%) tax exemption of ad valorem taxes for Sansom Bluff Apartments, 2900 La Junta Drive, Sansom Park, Texas 76114 pending approval by the Tarrant Appraisal District (TAD).

[END OF AGREEMENT]

SIGNED AND EXECUTED THIS _____ DAY OF _____, 2025.

**COUNTY OF TARRANT
STATE OF TEXAS**

BY: Separate Electronic Signature Page
Tim O'Hare
County Judge

Approved as to Form:

Craig Price

Criminal District Attorney's Office*

*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.