GARLAND

AGENDA

CITY COUNCIL WORK SESSION
City of Garland
Work Session Room, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Monday, January 13, 2020
6:00 p.m.

DEFINITIONS:

Written Briefing: **Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.**

Verbal Briefing: **These items do not require written background information or are an update on items previously discussed by the Council.**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Public Comments on Work Session Items

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda – any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. Written Briefings:

a. Strategic Project Portfolio - Quarterly Update

Council is receiving an update on the Strategic Project Portfolio. The summary report shows the status and condition of projects through the end of December 2019.

b. Optional Redemption of Tax Notes

Council is requested to consider approving a resolution to redeem the Tax Notes, Series 2019A and 2019B as contemplated. This item is scheduled for formal consideration at the January 14, 2020 Regular Meeting.

c. Boards and Commissions Quarterly Report

The Board and Commission Quarterly Reports for the period of October 1 - December 31, 2019 are submitted for Council's review.

4. Verbal Briefings:

a. Landfill Gas to Energy Project

In the Spring of 2019, staff developed a Request for Proposal to solicit offers to collect and purchase landfill gas from the C.M. Hinton Jr. Regional Landfill. Morrow Renewables was selected as the most qualified bidder. Staff will present an overview of the landfill gas to energy concept and the terms of the agreement with Morrow Renewables. Council is requested to authorize a contract with Morrow Renewables that provides for the purchase of landfill gas for a period of 15 years with a five year automatic renewal if the terms of the initial contract period are met and to provide upgrades to a portion of the landfill gas collection and control system at the C.M. Hinton Jr. Regional Landfill. This item is scheduled for formal consideration at the January 14, 2020 Regular Meeting.

b. Garland Senior Living, Ltd. Senior Multifamily Housing Development

Garland Senior Living, Ltd., is considering submitting an application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits. Approval will permit a multifamily housing development on a 6.01 acre site located at 2222 Monarch Drive and 301 Tina Drive. The applicants are requesting formal support from the City of Garland for the proposed development in order to move forward with the application to the Texas Department of Housing and Community Affairs Low-Income Housing Tax Credit Program.

c. Administrative Services Committee Update

Mayor Pro Tem Robert John Smith, Chair of the Administrative Services Committee, will provide a committee report on the following items:

- *Budget Method Change (staff report followed by general discussion and direction)*
- *New Rules for Boards and Commissions (legal presentation)*

5. Discuss Appointments to Boards and Commissions

<u>Mayor Pro Tem Smith</u>

- Forrest Oliver - Senior Citizens Advisory Committee

6. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

7. Council will move into Executive Session

EXECUTIVE SESSION
AGENDA

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

The City Council will adjourn into executive session pursuant to Sections 551.071 and 551.072 of the Texas Government Code to deliberate or discuss:

1. Pending or contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in regard to:
    a. Limitations on the use of park land for alternative purposes; and
    b. Acquiring real property where public convenience and necessity requires the use of eminent domain (551.071).
2. The purchase, lease, or exchange of several lots or tracts of real property, or use of eminent domain to acquire real property, generally located east of First Street and Avenue D and in the vicinity of Jupiter Road north of Forest Lane (551.072).

8. Adjourn

GARLAND
POLICY REPORT

City Council Work Session Agenda **3. a.**

Meeting Date: January 13, 2020

Item Title: Strategic Project Portfolio - Quarterly Update

Submitted By: Mitch Bates, Deputy City Manager

Strategic Focus Areas: Growing Economic Base
Commercially Thriving Downtown
Well-Maintained City Infrastructure
Enhanced Quality of Life through Amenities, Arts, and Events
Safe Community
Vibrant Neighborhoods and Commercial Centers
Reliable, Cost Efficient Utility Services
Customer-Focused City Services
Sound Governance and Finances
Future-Focused City Organization

ISSUE

Council is receiving an update on the Strategic Project Portfolio. The summary report shows the status and condition of projects through the end of December 2019.

BACKGROUND

Council should keep the following items in mind when reviewing the report:

1. The Strategic Project Portfolio is in a state of transition with the implementation of the 2019 Bond Program. The Project Management Office is in the process of establishing reporting for the status of bond projects, which will replace the Strategic Project Portfolio reporting in the near future along with other forms of communication.
2. The Strategic Project Portfolio represents a fraction of the projects underway in the organization.
3. Upon request, a project-specific briefing can be scheduled for a future Work Session, providing the Executive Contact and/or Project Manager an opportunity to brief the Council in more detail on a specific project.

CONSIDERATION

1. This update is for informational purposes only.
2. Council Members should direct questions about a specific project to the Executive Contact listed for the project.
3. Upon request, a project-specific briefing can be scheduled for a future Work Session, providing the Executive Contact and/or Project Manager an opportunity to brief the Council in more detail on a specific project.

Attachments

Strategic Project Portfolio - CC Status Update - December 2019

STRATEGIC PROJECT PORTFOLIO 2020

Final Status Update (Projected as of December 31, 2019)

Future reporting will be replaced by the 2019 Bond Program status updates, communication from the City Manager's Office, and other forms of communication.

Project Name	Project Condition	Targeted Start Date	Targeted Completion Date	Executive Contact
Growing Economic Base				
In Progress - Underway				
Redevelopment of Former HyperMart Site (Ongoing)	Ongoing		Ongoing	Bradford, Bryan
Market Rosehill / I-30 to the Development Community (Ongoing)	Ongoing		Ongoing	Bradford, Bryan
TIF 3 - Project Plan and Funding Strategy	Major Variance	April 2018	June 2020	Watson, Matthew
Implementation of Catalyst Study - Rosehill/I-30	On Target	December 2017	December 2020	Bradford, Bryan
South Garland Avenue Catalyst Area Plan	On Hold/Re-evaluated	December 2017	To Be Determined	Bradford, Bryan
Scheduled - Up Next				
Lavon Drive - Trees and Landscaping Enhancements	On Target	June 2020	To Be Determined	Hesser, Andy
TIF 3 - Expand Zone Boundaries	On Target	January 2021	To Be Determined	Watson, Matthew
Future - To Be Scheduled				
TIF 3 - Shiloh / Walnut TIA - Update Redevelopment Plan (Catalyst Study)	To Be Determined	To Be Determined	To Be Determined	Bradford, Bryan
Commercially Thriving Downtown				
Complete				
Downtown Infrastructure Assessment	Complete	September 2017	May 2019	Baker, John
Wayfinding Program (including Downtown Gateways)	Complete	November 2013	December 2019	Bradford, Bryan
In Progress - Underway				
Walnut Street Pedestrian Corridor (Heritage Crossing)	Major Variance	March 2013	April 2020	Hesser, Andy
Downtown Square Redesign (Conceptual Design Phase)	On Target	May 2019	April 2020	Bates, Mitch
Implement Downtown Façade Improvement Grant Program	On Target	December 2018	July 2020	King, Becky
Scheduled - Up Next				
Austin Streetscapes (Sixth to Glenbrook)	On Target	January 2020	To Be Determined	Neill, Robby
Future - To Be Scheduled				
Improved Public Parking in Downtown	To Be Determined	To Be Determined	To Be Determined	Baker, John

Project Name	Project Condition	Targeted Start Date	Targeted Completion Date	Executive Contact
Well-Maintained City Infrastructure				
Complete				
Develop Bond Program for Infrastructure, Facilities, Parks	Complete	November 2017	February 2019	Baker, John
Establish Program Management Function for Implementation of 2019 Bond	Complete	October 2018	December 2019	Baker, John
In Progress - Underway				
Development and Adoption of 2020 Capital Improvement Program (CIP)	On Target	October 2019	March 2020	Bradford, Bryan
Future - To Be Scheduled				
Establish Streetscape and Landscape Standards	To Be Determined	To Be Determined	To Be Determined	Baker, John
Enhanced Quality of Life through Amenities, Arts, and Events				
Complete				
Dog Park (Design Phase)	Complete	July 2013	May 2019	Hesser, Andy
Redevelopment of Rick Oden Park (Conceptual Master Plan)	Complete	May 2019	December 2019	Hesser, Andy
Update the Long-term Master Plan for Parks and Recreation	Complete	October 2017	December 2019	Hesser, Andy
In Progress - Underway				
Update the Long-term Master Plan for the Library System	Minor Variance	March 2018	January 2020	King, Becky
Develop and Adopt City Council Events Policies	Minor Variance	March 2018	February 2020	Hesser, Andy
Winters Park/Spring Creek Greenbelt Trail (Construction Phase)	On Hold/Re-evaluated	March 2018	To Be Determined	Hesser, Andy
Dog Park (Construction Phase)	Minor Variance	July 2019	February 2020	Hesser, Andy
Skate Park (Design Phase)	Major Variance	April 2017	June 2020	Hesser, Andy
Develop a Master Plan for Aquatics Facilities	On Target	July 2019	June 2020	Hesser, Andy
Trails Master Plan (Bicycle and Pedestrian)	Major Variance	November 2018	November 2020	Hesser, Andy
Duck Creek Bikeway Trail Connections	On Target	July 2020	September 2021	Baker, John
Future - To Be Scheduled				
Review of Sports Associations' Policies - Parks Department	To Be Determined	To Be Determined	To Be Determined	Hesser, Andy
Skate Park (Construction Phase)	To Be Determined	To Be Determined	To Be Determined	Hesser, Andy
Safe Community				
Complete				
Promote/Install 10-year Sealed Battery Smoke Detectors (Pilot Program)	Complete	January 2018	January 2019	Lee, Mark
Assess Injury Prevention Program Needs in the Community	Complete	May 2018	January 2019	Lee, Mark
Establish Continuity of Governance Plan	Complete	March 2018	August 2019	King, Becky
In Progress - Underway				
Develop New Deployment Model for Fire Service Levels	Minor Variance	May 2018	February 2020	Lee, Mark

Project Name	Project Condition	Targeted Start Date	Targeted Completion Date	Executive Contact
Vibrant Neighborhoods and Commercial Centers				
Complete				
Evaluate an After-Hours Code Enforcement Program	Complete	April 2019	July 2019	Olk, Jim
Orchard Hills Neighborhood Enhancements	Complete	February 2018	August 2019	King, Becky
In Progress - Underway				
Rainbow Estates Neighborhood Enhancements	Major Variance	February 2018	January 2020	King, Becky
Implement Home Improvement Incentive Grant Program	Minor Variance	November 2018	February 2020	King, Becky
Ridgewood Park & Surrounding Public Art	Major Variance	March 2018	March 2020	King, Becky
Coomer Creek & Surrounding Enhancements	Major Variance	February 2018	May 2020	King, Becky
Embree, Park Groves & Surrounding Enhancements	Major Variance	February 2018	June 2020	King, Becky
Reliable, Cost Efficient Utility Services				
Complete				
Update the Cost of Service Rate Model for Water and Sewer	Complete	December 2018	August 2019	Baker, John
In Progress - Underway				
Cypress Cove (Ongoing)	Ongoing	August 2018	Ongoing	Baker, John
Customer-Focused City Services				
Complete				
Alarm Permits - ePermitting Process	Complete	July 2017	February 2019	Bryan, Jeff
Building Permits - ePermitting Process	Complete	September 2015	April 2019	Olk, Jim
Optimization of City Website	Complete	January 2018	June 2019	White, Dorothy
In Progress - Underway				
Digital Government Portal - Expanded Permits and Inspections	Minor Variance	July 2019	April 2020	Niekamp, Steven
Land Development Process - ePlan Submittal/Review (legislative changes)	On Hold/Re-evaluated	January 2017	To Be Determined	Baker, John
Future - To Be Scheduled				
Digital Government Portal - Phase 2	To Be Determined	To Be Determined	To Be Determined	Niekamp, Steven
Digital Government Portal - Phase 3	To Be Determined	To Be Determined	To Be Determined	Niekamp, Steven
Sound Governance and Finances				
In Progress - Underway				
Changes to GDC Based on Issues Discovered After Adoption (Ongoing)	Ongoing	June 2015	Ongoing	Bradford, Bryan
Establish a Contract Management Function	Minor Variance	April 2019	March 2020	Watson, Matthew
Future-Focused City Organization				
Complete				
Establish City-wide On-line and Classroom (LMS) - pilot project	Complete	January 2018	January 2019	Smith, Kristen
Expand Diversity and Youth Outreach	Complete	May 2018	January 2019	Smith, Kristen
Replace Budgeting and Forecasting System - (research phase)	Complete	August 2018	May 2019	Niekamp, Steven
In Progress - Underway				
Replace Budgeting and Forecasting System - (implementation phase)	Minor Variance	June 2019	March 2020	Young, Ron
Develop a 5-Year Succession Plan for Key Positions	On Target	December 2019	May 2020	Bradford, Bryan

GARLAND
POLICY REPORT

City Council Work Session Agenda **3. b.**

Meeting Date: January 13, 2020
Item Title: Optional Redemption of Tax Notes
Submitted By: Matt Watson, Finance Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

When Council approved the issuance of $9,530,000 Tax Notes, Series 2019A on May 15, 2019 and the issuance of $12,750,000 Tax Notes Series 2019B on September 3, 2019, it was contemplated that the City would exercise the call provision to redeem the notes prior to the scheduled maturity dates of August 15, 2020 and November 15, 2020, respectively. Staff requests Council consider approving a resolution to redeem the Tax Notes, Series 2019A and 2019B as contemplated.

OPTIONS

1. Call the Tax Notes, Series 2019A and Series 2019B on February 15, 2020.
2. Allow the Tax Notes, Series 2019A to mature on August 15, 2020 and the Tax Notes, Series 2019B to mature on November 15, 2020.

RECOMMENDATION

This item is scheduled for formal consideration at the January 14, 2020 Regular Meeting.

BACKGROUND

On May 15, 2019 City Council approved the issuance of a Tax Note, Series 2019A in the amount of $9,530,000, which at the time was equivalent to a 6.5 cent increase in the debt service tax rate. Additionally, on September 3, 2019 the City Council approved the issuance of Tax Notes, Series 2019B in the amount of $12,750,000, due to savings realized from the General Obligation Commercial Paper Program and growth in the tax base. Both the Tax Note, Series 2019A and Series 2019B were issued with the intent of exercising the option to early redeem the tax notes.

CONSIDERATION

If Council approves this request to redeem the tax notes, the City will save approximately $250,000 in interest cost paid from the General Obligation Interest & Sinking Fund.

Attachments

Tax Note Series 2019A Resolution
Tax Note Series 2019B Resolution

RESOLUTION NO. _____

A RESOLUTION providing for the redemption of certain outstanding City of Garland, Texas, Tax Notes, Series 2019A; and resolving other matters incident and related to the redemption of such obligations.

WHEREAS, pursuant to Ordinance No. 7061 (the "Ordinance") passed and adopted by the City Council (the "Council") of the City of Garland, Texas (the "City"), the following described obligations were duly authorized to be issued and are currently outstanding, to wit: City of Garland, Texas, Tax Notes, Series 2019A, dated May 1, 2019, maturing on August 15, 2020, and aggregating in principal amount $9,530,000; and

WHEREAS, the above identified obligations were authorized, issued, sold and delivered subject to the right and authority of the City to redeem the same prior to maturity, as provided in the Ordinance and in said obligations; and

WHEREAS, the Council hereby finds and determines that obligations of such series should be redeemed prior to their maturity on the date and in the manner hereinafter provided and in accordance with the requirements prescribed therefor and notice of redemption of such obligations should be approved and authorized to be given at this time by the Council; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

SECTION 1: The tax notes of the series known as "City of Garland, Texas, Tax Notes, Series 2019A," dated May 1, 2019, maturing on August 15, 2020, and aggregating in principal amount $9,530,000, shall be redeemed and the same are hereby called for redemption on February 15, 2020, at the price of par plus accrued interest to the date of redemption. The Mayor and the City Secretary are hereby authorized and directed to file a copy of this Resolution, together with a suggested form of notice of redemption to be sent to noteholders, with PNC Bank, National Association, the current paying agent/registrar for such obligations, in accordance with the redemption provisions applicable to such obligations; such suggested form of notice of redemption being attached hereto as **Exhibit A** and incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2: The Mayor and the City Secretary of the City are hereby authorized and directed to make all arrangements necessary to notify the holders of such obligations of the City's decision to redeem such obligations on the date and in the manner herein provided and in accordance with the Ordinance.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this January 14, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

NOTICE OF REDEMPTION

CITY OF GARLAND, TEXAS
TAX NOTES, SERIES 2019A
Dated May 1, 2019

NOTICE IS HEREBY GIVEN that all notes of the above series maturing on August 15, 2020 and aggregating in principal amount $9,530,000, have been called for redemption on February 15, 2020 at the redemption price of par and accrued interest to the date of redemption.

ALL SUCH NOTES shall become due and payable on February 15, 2020, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said obligations shall be paid to the registered owners of the obligations only upon presentation and surrender of such obligations to PNC Bank, National Association, 200 Crescent Court, Suite 400, Dallas, Texas 75201.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said obligations and pursuant to a resolution by the City Council of the City of Garland, Texas.

PNC Bank, National Association
200 Crescent Court, Suite 400
Dallas, Texas 75201

RESOLUTION NO. _____

A RESOLUTION providing for the redemption of certain outstanding City of Garland, Texas, Tax Notes, Series 2019B; and resolving other matters incident and related to the redemption of such obligations.

WHEREAS, pursuant to Ordinance No. 7083 (the "Ordinance") passed and adopted by the City Council (the "Council") of the City of Garland, Texas (the "City"), the following described obligations were duly authorized to be issued and are currently outstanding, to wit: City of Garland, Texas, Tax Notes, Series 2019B, dated September 1, 2019, maturing on November 15, 2020, and aggregating in principal amount $12,750,000; and

WHEREAS, the above identified obligations were authorized, issued, sold and delivered subject to the right and authority of the City to redeem the same prior to maturity, as provided in the Ordinance and in said obligations; and

WHEREAS, the Council hereby finds and determines that obligations of such series should be redeemed prior to their maturity on the date and in the manner hereinafter provided and in accordance with the requirements prescribed therefor and notice of redemption of such obligations should be approved and authorized to be given at this time by the Council; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

SECTION 1: The tax notes of the series known as "City of Garland, Texas, Tax Notes, Series 2019B," dated September 1, 2019, maturing on November 15, 2020, and aggregating in principal amount $12,750,000, shall be redeemed and the same are hereby called for redemption on February 15, 2020, at the price of par plus accrued interest to the date of redemption. The Mayor and the City Secretary are hereby authorized and directed to file a copy of this Resolution, together with a suggested form of notice of redemption to be sent to noteholders, with Zions Bancorporation, National Association, Amegy Bank Division, the current paying agent/registrar for such obligations, in accordance with the redemption provisions applicable to such obligations; such suggested form of notice of redemption being attached hereto as **Exhibit A** and incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2: The Mayor and the City Secretary of the City are hereby authorized and directed to make all arrangements necessary to notify the holders of such obligations of the City's decision to redeem such obligations on the date and in the manner herein provided and in accordance with the Ordinance.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this January 14, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

NOTICE OF REDEMPTION

CITY OF GARLAND, TEXAS
TAX NOTES, SERIES 2019B
Dated September 1, 2019

NOTICE IS HEREBY GIVEN that all notes of the above series maturing on November 15, 2020 and aggregating in principal amount $12,750,000, have been called for redemption on February 15, 2020 at the redemption price of par and accrued interest to the date of redemption.

ALL SUCH NOTES shall become due and payable on February 15, 2020, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said obligations shall be paid to the registered owners of the obligations only upon presentation and surrender of such obligations to Zions Bancorporation, National Association, Amegy Bank Division, One South Main Street, 17th Floor, Salt Lake City, UT 84133.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said obligations and pursuant to a resolution by the City Council of the City of Garland, Texas.

Zions Bancorporation, National Association, Amegy Bank Division
1801 Main Street, Suite 1190
Houston, Texas 77002

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda **3. c.**

Meeting Date: January 13, 2020

Item Title: Boards and Commissions Quarterly Report

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

The Board and Commission Quarterly Reports for the period of October 1 - December 31, 2019 are submitted for Council's review.

Recommendation/Action Requested and Justification

Information only.

Attachments

BOA Report
CMC Report
Downtown TIF Report
ECAB Report
GCAC Report
GCAC Minutes
GEDA Report
GHFDC Report
GYC Report
GYC Roster
I-30 TIF Report
Library Report
Parks Report
Plan Commission Report
PSP Report
SCAC Report
TIF 3 Report
USB Report
Master Attendance Report

Board and Commission Report

Quarterly Report

BOARD: Board of Adjustment

DATE: 12/19/19

Board Summary

Seven (7) requests were brought before the Board during the reporting period.
1. Conversion of a detached car wash into a retail building with an addition. Variance was approved;
2. Setback on a detached accessory building. Variance was approved;
3. Setback on a detached accessory building. Variance was approved;
4. Increase of fence height on a residential property to 10 feet. Variance was approved;
5. Allow a fence in the required front yard on non-residential property. Variance was approved;
6. Request to retain Agricultural zoning on property under 2 acres in size. Variance was approved;
7. A setback variance on a non-permitting structure. Variance was denied.

Attendance	No meeting was held in November. Wesley Johnson and Jason Lain were absent during the December meeting.
Funding Requests	None
Annual Report to Council	None

Request for Policy Decisions	None
Council Notes	
Recap of Quarter 2	

Contact Information

BOARD CHAIRPERSON: John McDonald

OFFICE PHONE: N/A

MOBILE PHONE: 469-531-1349

EMAIL: christamcdonald1@verizon.net

STAFF LIAISON: Jim Olk

OFFICE PHONE: ext. 2304

MOBILE PHONE: 214-850-5077

EMAIL: jolk@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Community Multicultural Commission

DATE: 1/7/19

Board Summary

The Community Multicultural Commission met on the following dates for the period Oct. 1 - Dec. 31:

October 17
November 21

The December meeting was canceled.

Attendance	See the Master Attendance List
Funding Requests	Candy for Safety Fest - $61.30
Annual Report to Council	TBD

Request for Policy Decisions	None
Council Notes	
Quarter 4	CMC Participated int he following events: Boards and Commissions Dinner - Nov. 14 City of Dallas Census 2020 Summit - Nov. 11 City Leadership Meeting

Contact Information

BOARD CHAIRPERSON: Jennifer Nguyen, Chair

OFFICE PHONE:

MOBILE PHONE:

EMAIL:

STAFF LIAISON: René Dowl

OFFICE PHONE: 972-205-2404

MOBILE PHONE: 214-5041-5547

EMAIL: rdowl@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Downtown and Forest/Jupiter TIF

DATE: 1/14/2020

Board Summary

The primary purpose of the Downtown and Forest/Jupiter TIF Board is to make recommendations to City Council related to the Downtown and Forest/Jupiter TIF Zones Project and Financing Plan. Funds flowing into the Downtown and Forest/Jupiter TIF Fund may only be disbursed according to a Council approved Project and Financing Plan.

Attendance	October 16th 2019 Meeting: Rick Loessberg, Allan Stafford, Jon Six, Cary Hodson, Kathleen Hansrote, Joseph Schroeder, Daniel Montenegro December 11, 2019 Meeting: Cary Hodson, Joseph Schroeder, Daniel Montenegro, Jon Six, Allen Stafford.
Funding Requests	No Additional Funding Request at this time.
Annual Report to Council	The Next TIF Board meeting will be held on January 15, 2019. Any further recommendations for projects and/or funding during this meeting will be brought forward to City Council.

Request for Policy Decisions	None at this time
Council Notes	None
Recap of Quarter 4	The TIF Board met on October 16, 2019 and on December 11, 2019 and received updates on the Downtown Public Restroom pilot program, Adirondack chair, LED lights, shade umbrellas, splash radio, Façade Improvement Program, and utility box wrap projects. In addition, Kathleen Hansrote was appointed as Co-Chair. In addition, due to the 6.5-cent tax rate increase and 10% increase in the tax base, the TIF fund is expected to have additional funding for projects in the area. At these meetings, the board has discussed projects for the Forest/Jupiter area and a business grant program. It is expected that the TIF Board will be bringing recommendations for additional funding forward at a future Council Meeting.

Contact Information

BOARD CHAIRPERSON: Joseph Shroeder

OFFICE PHONE: 214-738-3969

MOBILE PHONE:

EMAIL: jpauljones@gmail.com

STAFF LIAISON: Matt Watson

OFFICE PHONE: 972-205-2355

MOBILE PHONE: 713-252-3537

EMAIL: mwatson@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Environmental and Community Advisory Board

DATE: 12/17/19

Board Summary

ECAB convened for three regular meetings during the reporting period of October 1, 2019 - December 31, 2019: October 9, November 13, and December 11.

Attendance	October 9, 2019 - Present: Reba Collins, John Ball, Dennis Garcia, Betty Roberts, Robert Kaaa, Ken Risser, Jim Dobbins, Caleb Ernst. Absent: Bob Bruns November 13, 2019 - Present: Reba Collins, John Ball, Bob Bruns, Dennis Garcia, Betty Roberts, Robert Kaaa, Ken Risser. Absent: Jim Dobbins, Caleb Ernst. December 11, 2019 - Present: John Ball, Bob Bruns, Dennis Garcia, Betty Roberts, Robert Kaaa, Ken Risser, Jim Dobbins, Caleb Ernst. Absent: Reba Collins.
Funding Requests	None
Annual Report to Council	None

Request for Policy Decisions	ECAB Chairperson presented two initiatives to Community Services Committee for consideration. 1- Implement an Adopt-A-Spot program, 2 – Create and implement a Green Business initiative. The Green Business initiative is being re-evaluated by ECAB members to present to CSC at a future date.
Council Notes	N/A
Quarter 4	N/A

Contact Information

BOARD CHAIRPERSON: Reba Collins, District 7

OFFICE PHONE: 972-742-0312

MOBILE PHONE:

EMAIL: rcollins20@verizon.net

STAFF LIAISON: Uriel Villalpando, EWS Director

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MOBILE PHONE: 214-228-5248

EMAIL: UVillalp@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Garland Cultural Arts Commission

DATE: 12/17/19

Board Summary

The Garland Cultural Arts Commission convened one time for the reporting period Oct. 1-December 31.

Attached for your records are copies of the July16, 2019 minutes approved by Garland Cultural Arts Commission and Garland Cultural Arts Commission, Inc. on October 1, 2019. Also included are Financial Statements for the three months ending September 30, 2019. The GCACI meeting was followed by the Grant meeting.

One Item was on the City Council Work Session Agenda on 10/21/2019 and on the Regular Session Agenda on 10/22/2019 to consider Garland Cultural Arts Commission, Inc. Hotel Occupancy Tax Revenue Budget, Subgrant Recipients and Authorize Execution of the Hotel Occupancy Tax Program Management Agreement between the City of Garland and the GCACI which provides hotel occupancy tax revenues to GCACI in the amount of $160,368 for the encouragement and promotions of the arts in Garland. The Item was approved by minute action.

Attendance	Oct. 1, 2019 Quarterly Meeting 8 Members present, 3 Staff Members present 3 Visitors 1 Member absent
Funding Requests	$130.68 was the total for dinner for the quarterly meeting
Annual Report to Council	

Request for Policy Decisions	
Council Notes	
Quarter 4	

Contact Information

BOARD CHAIRPERSON: DeAnne Driver

OFFICE PHONE: 972-271-1115

MOBILE PHONE: 972-271-1115

EMAIL: sddriver@tx.rr.com

STAFF LIAISON: Patty Granville

OFFICE PHONE: 972-205-2789

MOBILE PHONE: 214-803-4448

EMAIL: pgranvil@garlandtx.gov

GARLAND

PARKS, RECREATION & CULTURAL ARTS

M E M O R A N D U M

DATE: October 2, 2019

TO: Bryan Bradford, City Manager

FROM: Patty Granville, Director of Cultural Facilities PG

RE: **Garland Cultural Arts Commission**

The City's agreement with Garland Cultural Arts Commission, Inc. asks for a quarterly written report to the City Council, through the City Manager. Attached are approved minutes from Garland Cultural Arts Commission and Garland Cultural Arts Commission, Inc.'s July 16, 2019 meetings, which were approved at their quarterly meeting, held October 1, 2019.

At the October 1, 2019 meeting, Craig Wright, Treasurer, went over the Financial Statements for the three months ending September 30, 2019 which were prepared by Clopton & Company, LLC.

Please advise if further information is needed.

Thank you.

GARLAND

MINUTES

The Garland Cultural Arts Commission of the City of Garland convened in regular session at 4:00 p.m. on Tuesday, July 16, 2019, in the Work Session Room of City Hall, 200 North Fifth Street, Garland, Texas, with the following members:

Present:	Joann Traylor
	Debbie McAnally, Staff
	DeAnne Driver
	Reta Day
	Craig Wright
	Karla Pajot
	Sheri Stevens
	Patty Granville
	Steven Phelps
Absent:	Blanca Sanchez
	Devon Miller
Staff Present:	Debbie McAnally, Granville Arts Center Business Manager
	Patty Granville, Granville Arts Center Director
	Raycheal Shaheed, Granville Arts Center Administrative Assistant

1. APPROVAL OF MINUTES

There being no additions or corrections to the minutes of the regular meeting held April 16, 2019, **Motion** was made by Sheri Stevens, seconded by Karla Pajot, to accept the minutes as submitted. **Motion carried** - unanimous.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. GCAC Visual Arts Committee (VAC) Report

Steven Phelps gave a report on the Visual Arts Committee meetings and the recent interactive mural on the Downtown Square. The Committee previously met with Scott Bollinger, Neighborhood Resources Manager, regarding the various projects his department was working on. The Committee came up with a draft for mural guidelines and will revisit at a later date. Steven discussed the need for policies on future events such as the interactive mural. Patty Granville said the mural was a huge success when it was moved to the Downtown Sounds of Summer concert series on May 31st. It was originally set to take place at the Downtown Wine Walk, but due to weather conditions it was postponed. The Commission contributed $1,800 of

the Artist's fee. Patty also attended the Downtown Merchants meeting and reported that the group is very excited about the artwork and future projects.

B. Review and discuss revisions for Granville Arts Center and Plaza Theatre Policies and Procedures

Patty Granville reported to the group that the policies for the Granville Arts Center and the Plaza Theatre have been revised to refund rental deposits if Licensee cancels more than 90 days prior to the event. If less than 90 days prior to the event, Licensee shall forfeit all deposits or advanced moneys previously paid.

C. Review and discuss monthly earned income reports for Granville Arts Center for the months of April, May and June, 2019 (including The Atrium and Plaza Theatre)

Included in the Director's Report were monthly reports for April, May and June, 2019 for the Granville Arts Center, The Atrium and the Plaza Theatre. Patty Granville reported revenue totals are down for the Granville Arts Center and The Atrium, and up for the Plaza Theatre. The Arts Center was closed for four weeks at the end of December and early January when the carpet was replaced throughout.

3. ADJOURN

The Garland Cultural Arts Commission, Inc. met in regular session following the meeting of the Garland Cultural Arts Commission on Tuesday, July 16, 2019, in the Council Work Session Room of City Hall.

Members Present:	DeAnne Driver, Chairman Sheri Stevens, Vice Chairman Craig Wright, Treasurer Reta Day Karla Pajot Joann Traylor Steven Phelps
Members Absent:	Blanca Sanchez Devon Miller
Staff Present:	Patty Granville, GAC Director Debbie McAnally, GAC Business Manager Raycheal Shaheed, GAC Administrative Assistant

1. Roll Call
   The meeting was called to order by Chairman Driver.

2. Approval of the Minutes
   There being no additions or corrections to the minutes from the regular meeting held April 16, 2019, **Motion** was made by Sheri Stevens, seconded by Craig Wright, to accept the minutes as submitted. **Motion carried** - unanimous.

3. Treasurer's Report
   The financial report, prepared by Cathy Clopton, CPA, Clopton & Company, LLC, for the period ending June 30, 2019, was given by Craig Wright, Treasurer.

4. Approval of the Budget for 2019-2020
   A new budget was proposed for 2019-2020. After discussion, **Motion** was made by Steven Phelps, seconded by Joann Traylor, to accept the new budget a submitted. **Motion carried** – unanimous.

   The Commission also discussed the use of the $14,671 carryover funds from the 2018-2019 Budget. Patty Granville gave an update on the "Vision of the Arts" sculpture lighting project. Since the project has gone over budget, the Commission considered using up to $10,000 of the carryover funds for the lighting of the sculpture. After discussion, **Motion** was made by Sheri Stevens, seconded by Karla Pajot, to offer up to $10,000 for the sculpture lighting project. **Motion carried** – unanimous.

5. Approval of Revised Grant Application for 2019-2020
The Grant Application proposed for 2019-2020 was revised and presented for approval. After discussion, the Commission wanted to delete page 13, Organization's Actual Financial Summary that was to be completed by applicants with budgets under $25,000. All applicants will now complete the revised Page 13, Total Budget and Expenses Summary. A column was added for Actual and Projected. **Motion** was made by Sheri Stevens, seconded by Karla Pajot, to accept the proposed grant application as re-written. **Motion carried** – unanimous.

6. Communications and Enclosures
The Agenda included a thank you letter from Texas Winds Musical Outreach, pictures of the downtown murals, and the Achievement Center of Texas Special Arts Festival Report.

7. Adjourn
There being no further business on the agenda, **Motion** was made by Karla Pajot, seconded by Sheri Stevens, that the meeting adjourn. **Motion carried** – unanimous.

APPROVED BY:

DeAnne Driver, Chairman

GARLAND CULTURAL ARTS COMMISSION, INC.

FINANCIAL STATEMENTS

SEPTEMBER 30, 2019

Management is responsible for the accompanying financial statements of Garland Cultural Arts Commission, Inc., which comprise the statement of assets, liabilities, and fund balance as of September 30, 2019 and the related statements of receipts and disbursements for the periods ended September 30, 2019 in accordance with the income tax basis of accounting, and for determining that the income tax basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy of completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the income tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Clopton & Company, LLC

Clopton & Company, LLC

Garland, Texas

October 1, 2019

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Garland Cultural Arts Commission, Inc.
Statement of Assets, Liabilities & Fund Balance
September 30, 201!

	Sep 30, 1!
ASSETS	
Current Assets	
Checking/Savings	
Chase Operating	15,271.01
Chase Sculpture	7,029.28
Total Checking/Savings	22,300.29
Total Current Assets	22,300.29
TOTAL ASSETS	**22,300.29**
LIABILITIES & EQUITY	
Equity	
Fund Balance-Unrestricted	18,845.17
Net Income	3,455.12
Total Equity	22,300.29
TOTAL LIABILITIES & EQUITY	**22,300.29**

See accompanying accountants' report

Garland Cultural Arts Commission, Inc.
Statement of Receipts & Disbursements
For the Three Months & Twelve Months Ended September30, 201

	Sep 19	Oct '18 - Sep 19
Ordinary Income/Expense		
Income		
Grant Income	0.00	152,559.00
Newsletter Sponsorships	400.00	2,400.00
Art Sculpture Donations	0.00	300.00
Miscellaneous Income	0.00	152.00
Total Income	400.00	155,411.00
Gross Profit	400.00	155,411.00
Expense		
Accounting & Legal	0.00	800.00
Art Sculpture	0.00	12,667.00
Awards	0.00	4,211.00
Dues & Memberships	0.00	550.00
Grants	0.00	119,800.00
Meetings & Conferences	0.00	2,445.72
Mural	0.00	1,800.00
Newsletters	0.00	9,682.16
Total Expense	0.00	151,955.88
Net Ordinary Income	400.00	3,455.12
Net Income	**400.00**	**3,455.12**

See accompanying accountants' report

Garland Cultural Arts Commission, Inc.

General Ledger

As of September 30, 2019

Date	Num	Name	Memo	Debit	Credit	Balance
Chase Operating						9,970.17
10/01/2018	3202	Clopton & Comp...			200.00	9,770.17
10/05/2018			Dos Banderas	400.00		10,170.17
10/15/2018		City of Garland		152,559.00		162,729.17
10/17/2018	3206	Garland Sympho...			26,000.00	136,729.17
10/17/2018	3205	Garland Summer ...			27,500.00	109,229.17
10/17/2018	3210	Company of Row...			7,000.00	102,229.17
10/17/2018	3207	Achievement Cen...			5,000.00	97,229.17
10/17/2018	3211	Friends of Magic ...	1/2 of grant		1,120.00	96,109.17
10/17/2018	3213	Lake Cities Chor...			1,500.00	94,609.17
10/17/2018	3209	Breitling Youth T...			2,500.00	92,109.17
10/17/2018	3204	Garland Civic Th...			25,500.00	66,609.17
10/17/2018	3215	Texas Winds Mu...			800.00	65,809.17
10/17/2018	3212	Garland Landmar...			2,864.00	62,945.17
10/17/2018	3214	Dallas Ballet			14,896.00	48,049.17
10/17/2018	3208	Alpine Dancers			1,500.00	46,549.17
10/19/2018			Texas Brand ...	400.00		46,949.17
10/31/2018			Garland Const...	400.00		47,349.17
11/27/2018			Deposit	552.00		47,901.17
01/15/2019	3216	Garland Chamber...			150.00	47,751.17
01/15/2019	3203	Browning Trophies	engrave plates		10.00	47,741.17
01/18/2019	3217	Garland Chamber...			150.00	47,591.17
01/21/2019	3219	Breitling Youth T...			2,500.00	45,091.17
01/21/2019	3220	City of Garland			12,667.00	32,424.17
01/22/2019	3218	Friends of Magic ...	Bal of grant		1,120.00	31,304.17
02/15/2019	3221	Garland Chamber...			550.00	30,754.17
02/18/2019	3222	Browning Trophies			301.00	30,453.17
03/18/2019	3223	Stephanie Nunez	B O Show		100.00	30,353.17
03/18/2019	3224	Neveida Cabello	1st B&W Draw		175.00	30,178.17
03/18/2019	3225	Jennifer Lopez	2nd B&W		125.00	30,053.17
03/18/2019	3226	McKayla Moncri...	3rd B&W		100.00	29,953.17
03/18/2019	3227	Nimey Quintana	4th B&W		75.00	29,878.17
03/18/2019	3228	Stephanie Nunez	1st Draw Color		175.00	29,703.17
03/18/2019	3229	Tatum Villareal	2nd Draw Color		125.00	29,578.17
03/18/2019	3230	Neveida Cabello	3rd Draw Color		100.00	29,478.17
03/18/2019	3231	Ivy Ly	4th Draw Color		75.00	29,403.17
03/18/2019	3232	Adriana Cortez	1st painting		175.00	29,228.17
03/18/2019	3233	Coco Ezebuego-...	2nd painting		125.00	29,103.17
03/18/2019	3234	Susan Montes	3rd painting		100.00	29,003.17
03/18/2019	3235	Julian Lepeda	4th painting		75.00	28,928.17
03/18/2019	3236	Morgan Townsend	1st sculpt		175.00	28,753.17
03/18/2019	3237	Devonte Gaines	2nd Sculpt		125.00	28,628.17
03/18/2019	3238	Angel Gutierrez	3rd sculpt		100.00	28,528.17
03/18/2019	3239	Ashley Bollman	4th sculpt		75.00	28,453.17
03/18/2019	3240	Harley Ganstek	1st		175.00	28,278.17
03/18/2019	3241	Morgan Townsend	2nd		125.00	28,153.17
03/18/2019	3242	Charles Ballew	3rd		100.00	28,053.17
03/18/2019	3243	Aliza Dun	4th		75.00	27,978.17

Date	Num	Name	Memo	Debit	Credit	Balance
03/18/2019	3244	Jennifer Lopez	1st multi-media		175.00	27,803.17
03/18/2019	3245	Kyle Penner	2nd multi-media		125.00	27,678.17
03/18/2019	3246	Kyle Penner	3rd multi-media		100.00	27,578.17
03/18/2019	3247	Jake Gartrell	4th multi-media		75.00	27,503.17
03/18/2019	3248	Breanna Reynolds	1st ceramic sc...		175.00	27,328.17
03/18/2019	3249	Maya Fir	2nd ceramic s...		125.00	27,203.17
03/18/2019	3250	Elise Butcher	3rd ceramic sc...		100.00	27,103.17
03/18/2019	3251	Maya Fir	4th ceramic sc...		75.00	27,028.17
03/18/2019	3252	Paige Castleman	1st ceramic ve...		175.00	26,853.17
03/18/2019	3253	Stephanie Nunez	2nd ceramic v...		125.00	26,728.17
03/18/2019	3254	Devonte Gaines	3rd ceramic ve...		100.00	26,628.17
03/18/2019	3255	Michelle Moreno	4th ceramic ve...		75.00	26,553.17
04/04/2019	3256	Clopton & Comp...	4Q18		200.00	26,353.17
04/05/2019	3257	Clopton & Comp...	1Q19		200.00	26,153.17
05/08/2019	3258	Executive Press			4,707.55	21,445.62
05/11/2019	3259	Cullin Lassiter	1/3 cost		1,500.00	19,945.62
05/11/2019	3260	Cullin Lassiter	Install panels f...		300.00	19,645.62
06/27/2019	3261	Executive Press			4,974.61	14,671.01
07/15/2019	3262	Clopton & Comp...			200.00	14,471.01
08/20/2019			GCC for Rosa...	400.00		14,871.01
09/19/2019			No indication ...	400.00		15,271.01
Total Chase Operating				155,111.00	149,810.16	15,271.01
Chase Sculpture						8,875.00
10/01/2018	1741	Louis Salazar	Install plaque/...		750.00	8,125.00
10/02/2018	1742	Guess Who's Co...	Sculpture Rec...		1,087.50	7,037.50
10/07/2018	1743	Deanne Driver	Reimburseme...		308.22	6,729.28
01/14/2019			Nameplate for...	300.00		7,029.28
Total Chase Sculpture				300.00	2,145.72	7,029.28
Fund Balance-Unrestricted						-10,620.17
09/30/2019	RES...		To record restr...	300.00		-10,320.17
09/30/2019	RES...		To release rest...		8,525.00	-18,845.17
Total Fund Balance-Unrestricted				300.00	8,525.00	-18,845.17
Fund Balance-Sculpture						-8,225.00
09/30/2019	RES...		To record restr...		300.00	-8,525.00
09/30/2019	RES...		To release rest...	8,525.00		0.00
Total Fund Balance-Sculpture				8,525.00	300.00	0.00
Grant Income						0.00
10/15/2018		City of Garland			152,559.00	-152,559.00
Total Grant Income				0.00	152,559.00	-152,559.00
Newsletter Sponsorships						0.00

Date	Num	Name	Memo	Debit	Credit	Balance
10/05/2018			Dos Banderas		400.00	-400.00
10/19/2018			Texas Brand ...		400.00	-800.00
10/31/2018			Garland Const...		400.00	-1,200.00
11/27/2018			Atmos Energy		400.00	-1,600.00
08/20/2019			GCC for Rosa...		400.00	-2,000.00
09/19/2019			No indication ...		400.00	-2,400.00
Total Newsletter Sponsorships				0.00	2,400.00	-2,400.00
Art Sculpture Donations						0.00
01/14/2019			Nameplate for...		300.00	-300.00
Total Art Sculpture Donations				0.00	300.00	-300.00
Miscellaneous Income						0.00
11/27/2018			GSM reimb fo...		152.00	-152.00
Total Miscellaneous Income				0.00	152.00	-152.00
Accounting & Legal						0.00
10/01/2018	3202	Clopton & Comp...		200.00		200.00
04/04/2019	3256	Clopton & Comp...	4Q18	200.00		400.00
04/05/2019	3257	Clopton & Comp...	1Q19	200.00		600.00
07/15/2019	3262	Clopton & Comp...		200.00		800.00
Total Accounting & Legal				800.00	0.00	800.00
Art Sculpture						0.00
01/21/2019	3220	City of Garland		12,667.00		12,667.00
Total Art Sculpture				12,667.00	0.00	12,667.00
Awards						0.00
01/15/2019	3203	Browning Trophies	engrave plates	10.00		10.00
02/18/2019	3222	Browning Trophies		301.00		311.00
03/18/2019	3223	Stephanie Nunez	B O Show	100.00		411.00
03/18/2019	3224	Neveida Cabello	1st B&W Draw	175.00		586.00
03/18/2019	3225	Jennifer Lopez	2nd B&W	125.00		711.00
03/18/2019	3226	McKayla Moncri...	3rd B&W	100.00		811.00
03/18/2019	3227	Nimey Quintana	4th B&W	75.00		886.00
03/18/2019	3228	Stephanie Nunez	1st Draw Color	175.00		1,061.00
03/18/2019	3229	Tatum Villareal	2nd Draw Color	125.00		1,186.00
03/18/2019	3230	Neveida Cabello	3rd Draw Color	100.00		1,286.00
03/18/2019	3231	Ivy Ly	4th Draw Color	75.00		1,361.00
03/18/2019	3232	Adriana Cortez	1st painting	175.00		1,536.00
03/18/2019	3233	Coco Ezebuego-...	2nd painting	125.00		1,661.00
03/18/2019	3234	Susan Montes	3rd painting	100.00		1,761.00
03/18/2019	3235	Julian Lepeda	4th painting	75.00		1,836.00
03/18/2019	3236	Morgan Townsend	1st sculpt	175.00		2,011.00
03/18/2019	3237	Devonte Gaines	2nd Sculpt	125.00		2,136.00

Date	Num	Name	Memo	Debit	Credit	Balance
03/18/2019	3238	Angel Gutierrez	3rd sculpt	100.00		2,236.00
03/18/2019	3239	Ashley Bollman	4th sculpt	75.00		2,311.00
03/18/2019	3240	Harley Ganstek	1st	175.00		2,486.00
03/18/2019	3241	Morgan Townsend	2nd	125.00		2,611.00
03/18/2019	3242	Charles Ballew	3rd	100.00		2,711.00
03/18/2019	3243	Aliza Dun	4th	75.00		2,786.00
03/18/2019	3244	Jennifer Lopez	1st multi-media	175.00		2,961.00
03/18/2019	3245	Kyle Penner	2nd multi-media	125.00		3,086.00
03/18/2019	3246	Kyle Penner	3rd multi-media	100.00		3,186.00
03/18/2019	3247	Jake Gartrell	4th multi-media	75.00		3,261.00
03/18/2019	3248	Breanna Reynolds	1st ceramic sc...	175.00		3,436.00
03/18/2019	3249	Maya Fir	2nd ceramic s...	125.00		3,561.00
03/18/2019	3250	Elise Butcher	3rd ceramic sc...	100.00		3,661.00
03/18/2019	3251	Maya Fir	4th ceramic sc...	75.00		3,736.00
03/18/2019	3252	Paige Castleman	1st ceramic ve...	175.00		3,911.00
03/18/2019	3253	Stephanie Nunez	2nd ceramic v...	125.00		4,036.00
03/18/2019	3254	Devonte Gaines	3rd ceramic ve...	100.00		4,136.00
03/18/2019	3255	Michelle Moreno	4th ceramic ve...	75.00		4,211.00
Total Awards				4,211.00	0.00	4,211.00
Dues & Memberships						0.00
02/15/2019	3221	Garland Chamber...		550.00		550.00
Total Dues & Memberships				550.00	0.00	550.00
Grants						0.00
10/17/2018	3206	Garland Sympho...		26,000.00		26,000.00
10/17/2018	3205	Garland Summer ...		27,500.00		53,500.00
10/17/2018	3210	Company of Row...		7,000.00		60,500.00
10/17/2018	3207	Achievement Cen...		5,000.00		65,500.00
10/17/2018	3211	Friends of Magic ...	1/2 of grant	1,120.00		66,620.00
10/17/2018	3209	Breitling Youth T...		2,500.00		69,120.00
10/17/2018	3204	Garland Civic Th...		25,500.00		94,620.00
10/17/2018	3215	Texas Winds Mu...		800.00		95,420.00
10/17/2018	3212	Garland Landmar...		2,864.00		98,284.00
10/17/2018	3214	Dallas Ballet		14,896.00		113,180.00
10/17/2018	3213	Lake Cities Chor...		1,500.00		114,680.00
10/17/2018	3208	Alpine Dancers		1,500.00		116,180.00
01/21/2019	3219	Breitling Youth T...		2,500.00		118,680.00
01/22/2019	3218	Friends of Magic ...	Bal of grant	1,120.00		119,800.00
Total Grants				119,800.00	0.00	119,800.00
Meetings & Conferences						0.00
10/01/2018	1741	Louis Salazar	Install plaque/...	750.00		750.00
10/02/2018	1742	Guess Who's Co...	Sculpture Rec...	1,087.50		1,837.50
10/07/2018	1743	Deanne Driver	Reimburseme...	308.22		2,145.72
01/15/2019	3216	Garland Chamber...		150.00		2,295.72

Date	Num	Name	Memo	Debit	Credit	Balance
01/18/2019	3217	Garland Chamber...		150.00		2,445.72
Total Meetings & Conferences				2,445.72	0.00	2,445.72
Mural						0.00
05/11/2019	3259	Cullin Lassiter	1/3 cost	1,500.00		1,500.00
05/11/2019	3260	Cullin Lassiter	Install panels f...	300.00		1,800.00
Total Mural				1,800.00	0.00	1,800.00
Newsletters						0.00
05/08/2019	3258	Executive Press		4,707.55		4,707.55
06/27/2019	3261	Executive Press		4,974.61		9,682.16
Total Newsletters				9,682.16	0.00	9,682.16
TOTAL				**316,191.88**	**316,191.88**	**0.00**

Board and Commission Report

Quarterly Report

BOARD: Garland Economic Development Authority, Inc.

DATE: 1/14/2019

Board Summary

Pursuant to the Texas Legislature passing the Development Act of 1979, the Garland Economic Development Authority, Inc. (GEDA) was organized to provide tax-exempt financing to eligible businesses locating or expanding in the City, with the last financing agreement occurring in the late 1990's. The affairs of the GEDA is managed by a Board of Directors which consist of three (3) individuals appointed by the City Council and who hold office for a term of six (6) years. Currently, the GEDA has a cash balance of approximately $60,000 that may be allocated to programs or projects eligible under the Development Corporation Act of 1979.

The GEDA Board of Directors typically meets twice a year in conjunction with the Garland Health Facilities Development Corporation meetings.

Since April 17, 1990, the individuals serving on the Board of Directors for the Garland Health Facilities Development Corporation (GHFDC) have been the same individuals serving on the Board of Directors for the GEDA.

Attendance	Ferrin (Hamp) Holcomb Dr. Lindy Perkins Herbert Logan
Funding Requests	None at this time.
Annual Report to Council	The GEDA will provide an update to City Council at a future Council meeting.

Request for Policy Decisions	None at this time.
Council Notes	None at this time.
Recap of Quarter 4	The Board of Directors met on November 13, 2019 to discuss the Financial Statements. In addition, staff is going to research options for the future of the GEDA Corporation. As providing tax-exempt financing to eligible businesses within the City has become a much less attractive Economic Development incentive. Once these options have been determined, a recommendation will be brought forward to City Council for consideration.

Contact Information

BOARD CHAIRPERSON: Lindy Perkins

OFFICE PHONE: 469-543-0023

MOBILE PHONE:

EMAIL: perkyns@hotmail.com

STAFF LIAISON: Matt Watson

OFFICE PHONE: 972-205-2355

MOBILE PHONE: 713-252-3537

EMAIL: mwatson@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Garland Health Facilities Development Corporation

DATE: 1/14/2020

Board Summary

The Garland Health Facilities Development Corporation (GHFDC) is a non-profit corporation. The primary purpose of the GHFDC is to provide financial assistance to Garland based health care organizations. The affairs of the Corporation are managed by a board of directors which consists of three (3) individuals appointed by the City Council and who hold office for a term of six (6) years. The Board of Directors are primarily responsible for reviewing grant applications from qualified Garland based health care organizations and allocating GHFDC resources in a consistent and fair manner. The GHFDC has supported organizations such as the Hope Clinic, Hope's Door - New Beginnings Center, the City of Garland Health Clinic, and the Grace Center.

The GHFDC Board of Directors met twice this year. At these meetings, the financial statements were reviewed, grant funding was discussed, and the Board interviewed and granted funds to the four organizations listed above.

Currently, the GHFDC has a cash balance of approximately $167,000.

Since April 17, 1990, the individuals serving on the Board of Directors for the GHFDC have been the same individuals serving on the Board of Directors for the Garland Economic Development Authority.

Attendance	Ferrin (Hamp) Holcomb Dr. Lindy Perkins Herbert Logan
Funding Requests	None at this time.
Annual Report to Council	The GHFDC will provide an Annual Report to City Council at a future Council meeting.

Request for Policy Decisions	None at this time.
Council Notes	None at this time.
Recap of Quarter 4	The Board of Directors met on November 13, 2019 to hold their annual interviews of qualified health care grant applicants. The Grant applicants included the Garland Public Health Clinic, Hope Clinic of Garland, Inc, Hope's Door – New Beginning Center, and the Grace Center. The Board of Directors approved funding of $61,000 to these applicants to assist in providing health care to Garland citizens.

Contact Information

BOARD CHAIRPERSON: Lindy Perkins

OFFICE PHONE: 469-543-0023

MOBILE PHONE:

EMAIL: perkyns@hotmail.com

STAFF LIAISON: Matt Watson

OFFICE PHONE: 972-205-2355

MOBILE PHONE: 713-252-3537

EMAIL: mwatson@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Garland Youth Council

DATE: 1/3/20

Board Summary

The Garland Youth Council has met for our regular meetings on the dates below:

Tuesday, October 22, 2019
Tuesday, November 12, 2019
Tuesday, December 10, 2019

The Garland Youth Council also participated at Christmas on the Square on Thursday, December 5, 2019.

Attendance	Attendance Report Attached.
Funding Requests	No funding requests at this time.
Annual Report to Council	The Garland Youth Council presented the last Quarterly Report at the October 21, 2019 Work Session.

Request for Policy Decisions	There are no requests at this time.
Council Notes	N/A
Quarter 4	N/A

Contact Information

BOARD CHAIRPERSON: Olivia Glick

OFFICE PHONE:

MOBILE PHONE:

EMAIL:

STAFF LIAISON: Elisa Morales

OFFICE PHONE: 972-205-2373

MOBILE PHONE: 214-293-3541

EMAIL: EMorales@GarlandTX.gov

First Name	Last Name	Total Absences	Retreat 8/3/19	Induction 8/20/19	Mtg 9/10/19	Mtg 9/24/19	Mtg 10/8/19	Mtg 10/22/19	Mtg 11/12/19	COTS 12/5/19	Holiday Party 12/10/19	Mtg 1/14/20	Mtg 1/28/20	Mtg 2/11/20	Mtg 2/25/20	Mtg 3/24/20	Mtg 4/14/20	Mtg 4/28/20	Mtg 5/12/20	Council Presentation 5/18/20
Anna	Ngo		Present	Present	Present	*Absent*	Present	Present	*Absent*	Present	Present									
Ariella	Colunga		Present	Present	Present	Present	Present	Present	Present	Present	Present									
Benicio	Castillo		*Absent*	Present	Present	Present	Present	Present	Present	Present	Present									
Hailey	Gonzalez		Present	Present	Present	Present	Present	Present	*Absent*	Present	Present									
Jacob	Miranda		Present	Present	Present	Present	Present	*Late*	Present	Present	Present									
Jade	Martinez		*Absent*	*Absent*	*Absent*	*Absent*	*Absent*	*Absent*	Present	Present	Present									
Joshua	Bradley		Present	Present	Present	*Absent*	Present	Present	*Absent*	Present	Present									
Joshua	Erazo		Present	Present	Present	Present	Present	Present	Present	*Absent*	*Absent*									
Jotham	Simon		*Absent*	Present	Present	Present	Present	Present	Present	Present	Present									
Kylie	Lavinsky		Present	Present	Present	Present	*Absent*	Present	Present	Present	Present									
Leah	Tharakan		Present	Present	Present	Present	Present	Present	*Absent*	Present	Present									
Michelle	Nguyen		Present	Present	Present	*Absent*	Present	Present	Present	Present	Present									
Olivia	Glick		Present	Present	Present	Present	Present	Present	Present	Present	Present									
Sarah	Cox		*Absent*	Present	Present	Present	*Absent*	Present	Present	Present	*Absent*									
Serene	Haroon		Present	Present	Present	Present	Present	Present	Present	Present	Present									
Sydney	Colon		Present	Present	Present	Present	Present	Present	Present	Present	Present									
Tisha	Gautam		Present	Present	Present	Present	*Absent*	Present	Present	Present	Present									
Victoria	Penick		Present	Present	Present	Present	Present	Present	Present	Present	Present									
Ximena	Coronado		*Absent*	Present	Present	Present	*Absent*	Present	Present	Present	*Absent*									

LE - Left Early

L - Late (more than 10 minutes)

NC - Absent w/o notifying

Board and Commission Report

Quarterly Report

BOARD: I-30 TIF Board

DATE: 1/14/2019

Board Summary

The primary purpose of the I-30 TIF Board is to make recommendations to City Council related to the I-30 TIF Zones Project and Financing Plan. Funds flowing into the TIF Fund may only be disbursed according to this approved Project and Financing Plan. Currently, the I-30 TIF project plan includes funding to offset a portion of the Harbor Point (Bass Pro) debt service and an Economic Development agreement to rebate the property tax increment associated with the Bass Pro development. The I-30 TIF Fund is not expected to have funding to support additional projects. However, an annual meeting is held to update the Board on other projects the City is working on that will impact the area and to receive the Boards feedback.

Attendance	No Meeting this Quarter
Funding Requests	None at this time.
Annual Report to Council	None at this time.

Request for Policy Decisions	None at this time.
Council Notes	None at this time.
Recap of Quarter 4	None at this time.

Contact Information

BOARD CHAIRPERSON: Morgan Jones

OFFICE PHONE:

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STAFF LIAISON: Matt Watson

OFFICE PHONE: 972-205-2355

MOBILE PHONE: 713-252-3537

EMAIL: mwatson@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Library Board

DATE: 12/17/19

Board Summary

The Library Board convened twice during the reporting period of October 1, 2019 - December 31, 2019.

The November 11, 2019 Board Meeting was held to discuss the Board Member Appointment, Promotions and New Hires within the Library, FY2019 Review, Master Plan Status Report and to Consider Approval of the Revised Study Room Policy.

The December 9, 2019 Board Meeting was held to discuss 2020 CIP Requests, Central Life and Safety Upgrades Project Update and the Master Plan.

Attendance	November 11, 2019 Present: Bettye Haynes, Nazly Haroon, Dorothy McAllister, Michael Degen, CorSharra Jackson, Terri Chepregi and Trellas Gotcher Absent: Edwina Garner December 9, 2019 Present: Bettye Haynes, Nazly Haroon, Dorothy McAllister, Michael Degen, CorSharra Jackson, Terri Chepregi and Trellas Gotcher Absent: Edwina Garner
Funding Requests	None.
Annual Report to Council	TBA

Request for Policy Decisions	None.
Council Notes	
Recap of Quarter 2	N/A

Contact Information

BOARD CHAIRPERSON: Bettye Haynes

OFFICE PHONE:

MOBILE PHONE: 972-746-3882

EMAIL: bhaynes6@verizon.net

STAFF LIAISON: Karen Archibald

OFFICE PHONE: 972-205-2545

MOBILE PHONE: 478-973-5233

EMAIL: karchibald@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Park Board

DATE: 12/20/19

Board Summary

See below under attendance:

Attendance	October 2 (Don Koerner) = P (1) Ed Seghers = P (2) Jonathan Ferguson = P (3) Jerry Carter = P (4) Molly Bishop = P (5) Margaret Lucht = P (6) David Morehead= P (7) David Parrish = P (8) Kenia Hudson - Ott = P	October 9 Special Meeting (Don Koerner) = P (1) Ed Seghers = P (2) Jonathan Ferguson = P (3) Jerry Carter = P (4) Molly Bishop = P (5) Margaret Lucht = P (6) David Morehead= P (7) David Parrish = P (8) Kenia Hudson - Ott = P	November (Don Koerner) = P (1) Ed Seghers = P (2) Jonathan Ferguson = P (3) Jerry Carter = P (4) Molly Bishop = P (5) Margaret Lucht = P (6) David Morehead = P (7) David Parrish = P (8) Kenia Hudson - Ott = P	December (Don Koerner) = P (1) Ed Seghers = P (2) Jonathan Ferguson = P (3) Jerry Carter = P (4) Molly Bishop = P (5) Margaret Lucht = A (6) David Morehad = P (7) David Parrish = P (8) Kenia Hudson - Ott = P
Funding Requests	October Regular Meeting: 130.38 October Special Meeting: 148.82 November Regular Meeting: 205.42 December Meeting: 255.00 TRAPS North Conference: 720.00			
Report to Council				

Request for Policy Decisions	
Council Notes	
Recap of Quarter 1	

Contact Information

BOARD CHAIRPERSON: David Parrish

OFFICE PHONE:

MOBILE PHONE: 469-733-6089

EMAIL: okcanoe@tx.rr.com

STAFF LIAISON: Yvonne V. Naser

OFFICE PHONE: 972-205-2754

MOBILE PHONE:

EMAIL: ynaser@garlandtx.gov

GARLAND

MINUTES

The Parks & Recreation Board of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, October 2, 2019, in the Work Session, 200 North Fifth Street, Garland, Texas, with the following members:

Present:	Molly Bishop, Chair
	David Parrish, Board Vice Chair
	Ed Seghers, Board Member
	Jonathan Ferguson, Board Member
	Jerry Carter, Board Member
	Margaret Lucht, Board Member
	David Morehead, Board Member
	Kenia Hudson - Ott, Board Member
	Don Koerner, Board Member
Staff Present:	Andy Hesser, Managing Director
	Barry Swisher, Parks Director
	D'Lee Williams, Recreation Director
	Keith Reagan, Parks Business Manager
	Yvonne V. Naser, Staff
	Ziad Kharrat, Parks Special Projects Administrator
Attendees:	Pat Hoagland

1. APPROVAL OF MINUTES

Motion was made by Board Vice Chair David Parrish, and seconded by Board Member Margaret Lucht that the minutes of September 4, 2019 be approved as submitted.

Vote: 8 - 0

2. ITEMS FOR INDIVIDUAL CONSIDERATION

a. ELECTION OF PARKS AND RECREATION BOARD CHAIR AND VICE CHAIR

Motion was made by Board Member Jerry Carter, and seconded by Board Member Don Koerner to nominate David Parrish as Chair.

Vote: 7 - 0

Motion was made by Vice Chair David Parrish, and seconded by Board Member Kenia Hudson - Ott to nominate Margaret Lucht as Vice Chair.

Vote: 8 - 0

b. PARKS, RECREATION, CULTURAL ARTS DEPARTMENT MASTER PLAN DRAFT REPORT

The Parks and Recreation Board discussed and reviewed the draft report of the PRCAD Master Plan. Board members were provided twelve days to review the draft report in advance of the scheduled discussion, and Pat Hoagland from Brandstetter Carroll as well as City staff were available to address any questions or concerns of the information presented within the report.

The PRCAD Master Plan is in its fourth and final phase of its development, the Plan Phase. Within this phase, the consultant team of Brandstetter Carroll has compiled the data generated from the previous three phases to develop recommendations for physical planning, programs, and services. Recommendations will be made for City - wide park and facility improvements, individual park recommendations and costs, and capital improvement and land acquisition priorities.

The completion of the Master Plan is being extended to October 2019 to allow staff, Parks and Recreation Board members, and City Council sufficient time to review the report and make any necessary modifications prior to adoption, which is planned for November 2019. A Special Meeting of the Parks and Recreation Board is scheduled for October 9, 2019, and the Board will be requested to take action for recommendation of the draft report to the City Council.

c. MONTHLY REPORTS

1. Capital Improvement Projects and Studies - Design & Development Division
2. Special Events and Marketing Division Update
3. Recreation Division Update

3. MISCELLANEOUS

a. COMMUNICATIONS/ENCLOSURES

1. *Silver Scoop*, October, 2019 (enclosed separately)

b. FUTURE AGENDA ITEMS

1. To Do List for Board Members
2. Consider Progress on Master Plan

c. CITIZEN COMMENTS

No citizen comments

Persons wishing to address issues not on the agenda may have three minutes to address the board at this time. The board is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

4. ADJOURN

Meeting adjourned at 8:23 p.m.

Signed:

_____

Molly Bishop, Chair

_____

Andy Hesser, Managing Director

GARLAND

NOTICE OF SPECIAL MEETING
OF THE PARKS AND RECREATION BOARD
CITY OF GARLAND, TEXAS

Goldie Locke Room at The Duckworth Building
217 N. Fifth Street
Garland, Texas
October 9, 2019 at 6:00 p.m.

NOTICE is hereby given that a quorum of the Parks and Recreation of the City of Garland, Texas may attend the following ceremonial event or function:

MINUTES:

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. DISCUSS PARK BOARD RECOMMENDATION TO CITY COUNCIL FOR THE APPROVAL OF PARKS, RECREATION, AND CULTURAL ARTS DEPARTMENT MASTER PLAN

Motion was made by Board Member Jerry Carter, and seconded by Board Member Molly Bishop that the Park Board recommend to the City Council Acceptance of the document. "Our Garland: Parks, Recreation and Cultural Arts Strategic Master Plan as presented with updates as necessary for the future development of the Garland Parks and Cultural Arts Facilities Program.

Vote: 7 - 0

Updates are as follows:

- Page i – Move #11 up to #4
- Page viii – Change the “2400 Engaged” to “2400 Stakeholders Engaged”
- Page x – Change graphic for Water fitness Programs under Programs-Top 6 Priorities from the dog to a more appropriate one.
- Page x – Key findings – Trail improvements – add “and connections”
- Page x – Vision, Mission – Change the text font for Vision, Mission and Core Values to bold- not italics and change the text for the vision, mission to bold, green, italics.

- Page xi – SPIRIT graphic – make it larger and center it.
- Page xi – Systemwide Recommendations, last sentence – Change the entire text to green bold "Recommendations funded by the 2004 and 2019 Bond Programs are in bold"
- Page xii – Move #4 and 5 up to #1 and #2; move 17 up to 11; and move #19 just after that
- Expand the current #17 to discuss the need for more senior programs due to increasing percentage of the population.
- Add or expand the current #10 to discuss expanded use of trails through lighting, connections, improved signage, etc.

Citywide Facility Priorities –

- Page xiii- If appropriate – move the bond, bolded items to the top of each section.
- Page xiii – Parks and Systemwide Improvements – The first 2 items, aquatics master plan and trail plan should both be bolded as part of the bond programs. Same for Hollabaugh rec center on page xiv
- North Sector priorities – Holford Recreation center should be bold
- Page xiv – Dog Park at central park is not bold.
- At the end of the Exec Summary -add the one page sheet with the mission, vision, core values, goals and objectives.

Main report – Where appropriate – add discussion of first impressions at parks through signage, landscaping and how this improves the image of the City of Garland.

- Sports fields – Discuss batting cages at all diamond complexes. Provide flexibility to explore the best options to deliver this service.
- Table 2.19 – Garland is misspelled in the heading
- See the comments sent by the Board Members and add a section in 7.1 for playgrounds and describe options and goals for playgrounds. Use the text provided in the comment.
- Staff will send background on the Boxing Gym operated by the police It is said to be the 2nd largest program in the USA behind New York City. GPRCAD should partner with the police to improve the facilities and program.
- Managing Director suggested we add text on Heritage Crossing and the Landmark Society to explore options with other City departments to maximize the museum's usage. Possibly expand with a digital presence. This will be further explored in a Cultural Arts Master Plan.
- Facility assessment sheets – Change the Audubon Park's parking lots from red to green as they have been replaced. Staff to send a list of recent improvements so the overall assessments can be updated.
- Table 3.4-School Facilities. Add a column for School Gardens at the following schools – Abbett, Centerville, GISD Alternative, Lister, Park Crest, Pathfinder, and Watson Tech center.
- See Board Chair David Parish's comments on natural ecosystems, Hayes Park, and other topics

NOTE: No formal action or deliberations between or among members of the City Council will take place. The City Council does not control the content of any communications made during the event and any public business or public policy to be discussed is not within the supervision or control of the City Council. Any discussion of public business at the event or function is incidental to the event.

GARLAND

MINUTES

The Parks & Recreation Board of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, November 6, 2019, in the Work Session, 200 North Fifth Street, Garland, Texas, with the following members:

Present:	David Parrish, Chair
	Margaret Lucht, Vice Chair
	Ed Seghers, Board Member
	Jerry Carter, Board Member
	Molly Bishop, Board Member
	David Morehead, Board Member
	Kenia Hudson - Ott, Board Member
	Don Koerner, Board Member
Staff Present:	Andy Hesser, Managing Director
	D'Lee Williams, Recreation Director
	Keith Reagan, Parks Business Manager
	Yvonne V. Naser, Staff
	Ziad Kharrat, Parks Special Projects Administrator

1. APPROVAL OF MINUTES

Motion was made by Board Member Jerry Carter, and seconded by Board Member Molly Bishop that the regular meeting minutes of October 2, 2019 be approved as submitted.

Vote: 7 - 0

a. APPROVAL OF MINUTES

Motion was made by Board Member Molly Bishop, and seconded by Board Member Jerry Carter to approve the special meeting minutes of October 9, 2019 as submitted.

Vote: 7 - 0

2. ITEMS FOR INDIVIDUAL CONSIDERATION

a. CHAIR TO APPOINT BOARD MEMBERS TO THE PARKS AND RECREATION BOARD COMMITTEES

Urban Forestry
Molly Bishop (C)
Jonathan Ferguson

Facilities and Finance
Molly Bishop

*No other vacancies

b. HEAR PUBLIC INPUT REGARDING RICK ODEN PARK MASTER PLAN AND SKATE PARK
Meeting was moved from Work Session to Council Chambers (same location) to accommodate public input attendance
On February 5, 2019, Council approved the services of Newline Skateparks to begin the design of the proposed skate park in Rick Oden Park.
Chair David Parrish opened the public input meeting at 7:04 p.m. Staff report presented by Ziad Kharrat, Parks Special Projects Administrator and John Fielder, Consultant.

For - **Oral Testimony**: Woody Sigrist, Grant McElveen, Clinton Hailey (minor children:Travis Hailey & Lillian Hailey, didn't register an opinion), Brian Cooper, Warren Christie, Shawna McElveen, Chris Way, Mario Covarrubias, Jacob Oro, Elijah Moore Jr., Jordan Guin, Jonathan Llanes
For - No Testimony: Javier Hernandez and Margi Bice
Against - Oral Testimony: James Hutcherson, Darryl McCalop
Against - No Testimony: N/A

Public input regarding skate park closed at 7:56 p.m.

Chair, David Parrish opened the public input meeting for the Rick Oden Master Plan at 8:36 p.m. Staff report presented by Ziad Kharrat, Parks Special Projects Administrator and John Fielder, Consultant.

For - **Oral Testimony**: Jan Alexander, Christi Baughman, Marylou Smith, Joffrin Alexander, Jerry DeFeo, Laurie Hock, Jeff Range, Jos Deguch,
For - No Testimony: Marie Ulrich, Michele Wright, Kathy Battad, Jamie Loop
Against - Oral Testimony: Darryl McCalop,
Against - No Testimony: N/A
Two cards without names/contact information or registered position

Public input regarding Rick Oden Master Plan closed at 9:17 p.m.

c. CONSIDER SKATE PARK FINAL CONCEPT PLAN FOR COUNCIL RECOMMENDATION

Motion was made by Vice Chair Margaret Lucht, and seconded by Board Member David Morehead to **APPROVE** recommendation of Option 2 (40,000 square foot skate park) for approval of City Council as submitted.

Vote: 7 - 0

d. CONSIDER RICK ODEN MASTER PLAN FOR COUNCIL RECOMMENDATION

Motion was made by Board Member Molly Bishop, and seconded by Vice Chair Margaret Lucht to **APPROVE** recommendation for approval of City Council of the concept plan as presented.

Vote: 7 - 0

e. CONSIDER FEE EXEMPT STATUS REQUEST FOR EMBREE NEIGHBORHOOD ASSOCIATION

Motion was made by Board Member Don Koerner, and seconded by Board Member Molly Bishop to **APPROVE** the request and granting fee exemption status for use of City of Garland recreation centers on a space available basis.

Vote: 7 - 0

f. BRIEFING ITEMS

1. 2019 Arbor Day Ceremony Update
2. Tree Power Program Free - Tree Give Away
3. Tornado Damage at Central Park

g. MONTHLY REPORTS

1. Capital Improvement Projects and Studies - Design & Development Division
2. Special Events and Marketing Division Update
3. Recreation Division Update

3. MISCELLANEOUS

a. COMMUNICATIONS/ENCLOSURES

1. *Silver Scoop*, November, 2019 (enclosed separately)
2. Code of Ordinance Chapter 25.20 - 25.29 , Park Board By - Laws (2011) and Roster
3. 2019 TRAPS North Region Schedule (Conference workshops)

b. SUGGESTED AGENDA ITEMS FOR FUTURE CONSIDERATION

1. Proposed Urban Forestry Plan
2. Year End Report of Fiscal 2018-2019 Urban Forestry Program
3. Board Priorities for 2020 (see Summary Report of Board Retreat in August Meeting Agenda Packet)

c. CITIZEN COMMENTS

Persons wishing to address issues not on the agenda may have three minutes to address the board at this time. The board is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

4. ADJOURN

Meeting adjourned at 9:34 p.m.

Signed:

_____

David Parrish, Chair

_____

Andy Hesser, Managing Director

D R A F T

GARLAND

MINUTES

The Parks & Recreation Board of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, December 4, 2019, in the Work Session, 200 North Fifth Street, Garland, Texas, with the following members:

Present:	David Parrish, Chair
	Ed Seghers, Board Member
	Jonathan Ferguson, Board Member
	Jerry Carter, Board Member
	Molly Bishop, Board Member
	David Morehead, Board Member
	Kenia Hudson - Ott, Board Member
	Don Koerner, Board Member
Absent:	Margaret Lucht, Vice Chair
Staff Present:	Jim Bookhout, Councilman District 4
	Andy Hesser, Managing Director
	Barry Swisher, Parks Director
	D'Lee Williams, Recreation Director
	Keith Reagan, Parks Business Manager
	Yvonne V. Naser, Staff

1. APPROVAL OF MINUTES

Motion was made by Board Member Molly Bishop, and seconded by Board Member Ed Seghers that the minutes of November 6, 2019 be approved as submitted.

Vote: 7 - 0

2. ITEMS FOR INDIVIDUAL CONSIDERATION

a. CONSIDER APPROVAL OF FISCAL YEAR 2019-2020 URBAN FORESTRY PLAN

Motion was made by Board Member Molly Bishop, and seconded by Board Member Jonathan Ferguson to approve of fiscal year 2019-2020 Urban Forestry Plan as submitted.

Vote: 7 - 0

b. YEAR END REPORT ON FISCAL YEAR 2018-2019 URBAN FORESTRY PROGRAM

In April 2018, the Arbor Day Foundation confirmed Garland achieving "Tree City USA" designation for calendar year 2017; the eleventh consecutive year Garland has met the established requirements. The criteria for "Tree City USA" status are established by the Arbor Day Foundation and the National Association of State Foresters. The four core standards which communities must meet are a commitment for sustaining a viable and sound urban forestry program, and include:
a) maintaining a tree board, b) having a community tree care ordinance, c) spending at least $2 per capita towards the planting, care and removal of city trees, d) passing an Arbor Day Proclamation, and holding an Arbor Day Observance. At the end of each year, the City prepares the related documents which capture its efforts, and submits application for the designation.

In 2018-2019 park staff were able to plant a total of 88 of the 50 trees approved in the tree planting program.

Park staff use an aerial lift, or bucket truck, in park forestry maintenance operations. New regulatory requirements in 2016 require staff who operate this equipment to attend between 16 and 32 hours of certified training. Staff received this training, fulfilling that certification requirement for park employees who operate the aerial bucket trucks.

Texas Arbor Day 2018 was observed on Friday November 2, 2018 at Shorehaven Elementary School. Staff promoted Arbor Day through short lessons and hands on discovery opportunities to elementary school aged children during their recess break. By the end of the sessions, children were able to talk about some of the benefits of Arbor Day, trees and an urban forest, and also talk about the life of a tree through the looking at the cross section of a trunk.

The "Tree Power" tree give-a-way was held on Saturday, November 3, 2018. The program not only helps beautify Garland, the shade from properly planted trees also provides energy savings to residents. Staff distributed approximately 500 trees to Garland residents at the North District park maintenance facility, the Haskell L. Roach Garden Center, 1221 Spring Creek Drive. The program provides one free tree to Garland residents to plant on their property. Garland Power & Light, as in years past, was a co-sponsor of the event and cost sharing in the acquisition of the trees.

c. AQUATICS MASTER PLAN UPDATE

The Aquatics Master Plan is underway with a scheduled completion date of June 2020.
The master plan process is divided into 4 phases: public engagement, facility programming, capital and operating costs and an action plan. We are currently in the engagement phase collecting public input.

Over 900 surveys have been collected at various public engagement events and also through an online survey link on the City's website. In addition, The ETC Institute, a marketing and research company, has received 200 completed statistically valid mail surveys from Garland citizens. The responses from the mail survey are collected from within three different zones, based upon Council Districts, and will be geocoded for later analyses.

Staff and the consultant team will periodically update the Board and City Council on findings throughout the process.

d. BRIEFING ITEMS

1. National Fitness Court Initiative

e. MONTHLY REPORTS

1. Capital Improvement Projects and Studies - Design & Development Division
2. Special Events and Marketing Division Update
3. Recreation Division Update

3. MISCELLANEOUS

a. COMMUNICATIONS/ENCLOSURES

1. *Silver Scoop*, December, 2019 (enclosed separately)

b. SUGGESTED AGENDA ITEMS FOR FUTURE CONSIDERATION

1. Board priorities for 2020 (see summary report of board retreat in August meeting agenda packet)
2. TRAPS North Recap
3. 2004 Bond Election - Identify the 2004 bond items

1. Chair called for a motion to reschedule the January 2020 Parks and Recreation Board meeting.

Motion was made by Board Member David Morehead, and seconded by Board Member Molly Bishop to approve moving the January 1, 2020 to January 8, 2020.

Vote: 7 - 0

c. CITIZEN COMMENTS

No citizen comments

Persons wishing to address issues not on the agenda may have three minutes to address the board at this time. The board is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

4. ADJOURN

Meeting adjourned at 8:02 p.m.

Signed:

_____

David Parrish, Chair

_____

Andy Hesser, Managing Director

Board and Commission Report

Quarterly Report

BOARD: Plan Commission

DATE: 12/19/19

Board Summary

The Plan Commission convened five (5) times for the reporting period of October - December 2019.

Cases heard during each meeting listed below:

October 14, 2019
2 Zoning Cases - Approved
1 Variance Case - Approved

October 28, 2019
1 Plat - Approved
1 House Conversion Case - Approved
1 Garland Development Code Amendment - Approved

November 11, 2019
1 Plat - Approved
6 Zoning Cases - 5 Approved; 1 Denied
1 Variance Case - Approved

November 25, 2019
4 Plats - Approved
1 Impact Fee Report - Presented to the Commission
1 Zoning Case - Approved

December 9, 2019
Cancellation of May 25, 2020 and December 28, 20202 meetings due to holidays - Approved
2 Zoning Cases - Approved

The second Plan Commission in December was previously cancelled due to the Christmas holiday.

Attendance	October 14: Chairman Roberts, Commissioner Hallman, Edwards, O'Hara, Welborn, Rose and Ott present; Commission Dalton and Williams absent October 25: All members present November 11: All members present November 25: Chairman Roberts, Commissioner Edwards, O'Hara, Welborn, Williams, Rose and Ott present; Commissioner Dalton and Edwards December 9: Chairman Roberts, Commissioner Dalton, Hallman, Edwards, O'Hara, Welborn, Williams, and Ott present; Commissioner Rose absent
Funding Requests	November 11: $129.25 Catered Dinner for PC meeting November 25: $15.96 Refreshments for PC meeting December 9: $20.79 Refreshments for PC meeting
Annual Report to Council	

Request for Policy Decisions	
Council Notes	
Quarter 4	

Contact Information

BOARD CHAIRPERSON: Scott Roberts

OFFICE PHONE:

MOBILE PHONE: 972-530-4872

EMAIL: scottr@creative-architect.com

STAFF LIAISON: Will Guerin

OFFICE PHONE: 972-205-2449

MOBILE PHONE:

EMAIL: wguerin@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Property Standards Board

DATE: 12/17/19

Board Summary

The Property Standards Board convened one time for the reporting period of October 1, 2019 – December 31, 2019.

The hearing was held on October 10, 2019 for the following properties:

536 Henderson Cir Docket # 2019-19
2434 Creekdale Dr Docket # 2019-20
1209 White Oak Dr Docket # 2019-21
3201 Ranch Dr Docket # 2019-22

Attendance	Present: David Perry John Spencer Larry Jeffus Martha Melaku Vicki Wohlander Christina Smith Absent: Eric Scholl Dale Long
Funding Requests	None. Included in General Fund operating budget. Hearing Date: 10/10/2019 # of Cases: 4 Postage Fees: $196.00 Title Search Fees: $635.00 NOP Publishing Fees: $136.13 FO Publishing Fees: $416.63 Catering Fees: $206.15 Drinks and other snacks: $167.70 Other: Totals: $1,757.61
Report to Council	Councilman Aubin's District 5 is vacant.

Request for Policy Decisions	N/A
Council Notes	N/A
Quarter 4 Recap	N/A

Contact Information

BOARD CHAIRPERSON: David Perry

OFFICE PHONE:

MOBILE PHONE: 972-240-1251

EMAIL: dp4010@msn.com

STAFF LIAISON: Lily Gama

OFFICE PHONE: 972-485-6438

MOBILE PHONE:

EMAIL: lgama@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Senior Advisory Commission

DATE: 12/16/2019

Board Summary

See the attendance section below:

Attendance	October 3, 2019 (M) Shirley Robnett = P (1) Mark Hasson = P (2) Manuel Ojeda = P (3) Jerry DeFeo = P (4) Gwen Daniels = P (5) Gail Belton = P (6) Hazel Blanton = P (7) Charlotte Piercy = P (8) Vacant	November 7 , 2019 (M)Shirley Robnett = P (1)Mark Hasson = P (2) Manuel Ojeda = P (3) Jerry DeFeo = P (4) Gwen Daniels = P (5) Gail Belton = P (6) Hazel Blanton = P (7) Charlotte PIercy = P (8) Vacant	December 2019 No Meeting
Funding Requests	None		
Annual Report to Council	TBD		

Request for Policy Decisions	None
Council Notes	
Recap of Quarter 4	NA

Contact Information

BOARD CHAIRPERSON: Gail Belton – October Shirley Robnett - November

OFFICE PHONE:

MOBILE PHONE:
972-271-1114

EMAIL:
sr19sr19@verizon.net

STAFF LIAISON: Albert Montero

OFFICE PHONE:
972-205-3187

MOBILE PHONE:
214-228-6587

EMAIL:

amontero@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: TIF Zone #3 – Medical District

DATE:
1/21/19

Board Summary

City Council authorized the creation of TIF Zone #3 and approved a preliminary Project and Financing Plan on April 3rd, 2018. The primary purpose of the Board of Directors for the TIF Zone #3 is to create and make recommendations to City Council related to a TIF Zone #3 Project and Financing Plan. Funds flowing into the TIF Fund may only be disbursed according to this Council approved Project and Financing Plan.

Attendance	October 15, 2019 Meeting: Patrick Abell, Bob Duckworth, Ross Montelbano, Keith Engler, Tony Torres
Funding Requests	No Additional Funding Request at this time.
Annual Report to Council	It is anticipated that a Project and Finance Plan for the TIF Zone #3 – Medical District will be brought forward for Council consideration by June 2020.

Request for Policy Decisions	None at this time
Council Notes	None
Recap of Quarter 4	The TIF Board held its first meeting on October 15, 2019. At this meeting, Patrick Abell was appointed as the Chair and Bob Duckworth was appointed as the Co-Chair. In addition, the City Manager provided background on the closing of the Baylor Garland Hospital and staff provided an overview on Tax Incremental Financing and the preliminary project plan approved by Council in April of 2018. The TIF Board will meet again in February to go over the Project Plan in detail.

Contact Information

BOARD CHAIRPERSON: Patrick Abell

OFFICE PHONE: 469-371-9701

MOBILE PHONE:

EMAIL: patrickabell75042@gmail.com

STAFF LIAISON: Matt Watson

OFFICE PHONE: 972-205-2355

MOBILE PHONE: 713-252-3537

EMAIL: mwatson@garlandtx.gov

Board and Commission Report

Quarterly Report

BOARD: Unified Building Standards

DATE: Commission 12/17/19

Board Summary

This Commission meetings upon request of Citizens for Code Interpretation or appealing the decision of the Building Official; or when the Building Inspections Department is reviewing the newest version of Model Codes for adoption.

The first meeting of this Commission was held on October 30, 2019 to swear in all members, vote for a Chairman and a Vice Chair, provide an overview of currently adopted Model Codes and a general review of the duties of this Commission.

Attendance	Calvin Nichols was absent from the October 30, 2019 meeting
Funding Requests	None
Report to Council	None

Request for Policy Decisions	None
Council Notes	
Recap of Quarter 2	

Contact Information

BOARD CHAIRPERSON: Jim Hope

OFFICE PHONE:

MOBILE PHONE: 214-733-0579

EMAIL: jimhope29@hotmail.com

STAFF LIAISON: Jim Olk

OFFICE PHONE: ext. 2304

MOBILE PHONE: 214-850-5077

EMAIL: jolk@garlandtx.gov

BOARD & COMMISSION ATTENDANCE REPORT

Board of Adjustment

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) John Kaiwi	N/A	P	P	P								
1) Jerry VanDyke		P	P	P								
2) Herman Puckett		P	P	P								
3) Jerry DeFeo (removed)		P										
Wesley Johnson			P	P								
4) Bruce Bishop (1st Vice Chair) Elected September 18, 2019		A	P	P								
5) Jason Lain		A	P	P								
6) Bruce Astin (2nd Vice Chair) Elected September 18, 2019		P	P	P								
7) Susan Nye		P	P	A								
8) John McDonald (Chairman) Elected September 18, 2019		P	P	P								

P – Present
A – Absent
C – Cancelled
E – Excused
N/A - No Meeting

Samantha Morrow Ext. 2895
Amy Rincon Ext. 2301

BOARD & COMMISSION ATTENDANCE REPORT

Unified Building Standards Commission

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Mark Tyler (Vice-Chair) Elected October 30, 2019	N/A	N/A	N/A	P								
1) Aaron Miller				P								
2) Dwight Nichols				P								
3) Calvin Nichols				A								
4) James Alton Hall Jr.				P								
5) VACANT												
6) Rick Wyatt Jr.				P								
7) VACANT												
8) Jim Hope (Chairman) Elected October 30, 2019				P								

P – Present
A – Absent
C – Cancelled
E – Excused
N/A – No Meeting

Samantha Morrow Ext 2895

BOARD & COMMISSION ATTENDANCE REPORT

Environmental and Community Advisory Board

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Ken Risser	P	P	A	P	P	P						
1) James Dobbins	A	P	P	P	A	P						
2) John Ball	P	P	P	P	P	P						
3) Robert Bruns	P	P	P	A	P	P						
4) Dennis Garcia	P	P	P	P	P	P						
5) Betty Roberts	P	P	P	P	P	P						
6) Caleb Ernst	P	P	P	P	A	P						
7) Reba Ann Collins	P	P	P	P	P	A						
8) Jason Collard	A											
Robert Kaa		P	P	P	P	P						

P – Present
A – Absent
C – Cancelled
E – Excused
V - Vacant

Staff Liaison – Uriel Villalpando, X3424
Recording Secretary – Samia G. Burns, X3492

BOARD & COMMISSION ATTENDANCE REPORT

Civil Service Commission

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Rick Parra	N/A	P	N/A	N/A								
Marisol Trevizo	N/A	P	N/A	N/A								
Rick Nall	N/A	P	N/A	N/A								

P – Present
A – Absent
N/A – No Meeting

Rosie Perez-Milvo – Ext. 2477
Kristen Smith - Ext. 2468

BOARD & COMMISSION ATTENDANCE REPORT

Community Multicultural Commission

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Charles Pickett	A	P	P	A	P	C						
M) VACANT												
M) Jennifer Nguyen	P	A	P	P	A	C						
M) Bao Vinh	P											
M) Genai Walker-Macklin	A	P										
M) Bashir Ashimi			P	P	P	C						
M) Elvia Flores			P	P	P	C						
1) Chris Alvarez	P	P	A	P	A	C						
2) Steven Johnson	P	P	P	A	P	C						
3) Jason Rodriguez	P	P	A	A	P	C						
4) Kim Thiehoff	A	P	P	P	P	C						
5) Gina Shanks	P	P	P	A	A	C						
6) Brian Parker			P	P	P	C						
7) Andrew Castillo			A	A	A	C						
8) Vonda Tyson	P	P	P	P	P	C						

P – Present
A – Absent
C – Mtg Cancelled
N/A – No meeting

René Dowl x2404

BOARD & COMMISSION ATTENDANCE REPORT

Garland Cultural Arts Commission

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Joann Traylor	P	N/A	N/A	P	N/A	N/A						
1) Steven Phelps	P	N/A	N/A	P	N/A	N/A						
2) Devon Miller	A	N/A	N/A	P	N/A	N/A						
3) DeAnne Driver	P	N/A	N/A	P	N/A	N/A						
4) Blanca Sanchez	A	N/A	N/A	P	N/A	N/A						
5) Reta Day	P	N/A	N/A	P	N/A	N/A						
6) Craig Wright	P	N/A	N/A	P	N/A	N/A						
7) Karla Pajot	P	N/A	N/A	P	N/A	N/A						
8) Lupita Torres	*P	N/A	N/A	A	N/A	N/A						

*Sheri Stevens present July 2019
P – Present
A – Absent
C-Cancelled
N/A – Not applicable, no meeting held

Debbie McAnally Ext 2785

BOARD & COMMISSION ATTENDANCE REPORT

Garland Economic Development Authority (GEDA)

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Dr. Lindy Perkins	N/A	N/A	P	N/A	P	N/A						
Ferrin Holcomb	N/A	N/A	P	N/A	P	N/A						
Herbert Logan	N/A	N/A	P	N/A	P	N/A						

P – Present
A – Absent
C- Cancelled
N/A – Not applicable, no meeting held

Matt Watson Ext 2553

Garland Health Facilities Development Corporation

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Dr. Lindy Perkins	N/A	N/A	P	N/A	P	N/A						
Ferrin Holcomb	N/A	N/A	P	N/A	P	N/A						
Herbert Logan	N/A	N/A	P	N/A	P	N/A						

P – Present
A – Absent
C- Cancelled
N/A – Not applicable, no meeting held

Matt Watson Ext 2553

BOARD & COMMISSION ATTENDANCE REPORT

Property Standards Board

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) David Perry	P	N/A	N/A	P	N/A	N/A	N/A					
1) Eric Scholl	P	N/A	N/A	A	N/A	N/A	N/A					
2) John Spencer	P	N/A	N/A	P	N/A	N/A	N/A					
3) Vicki Wohlander	P	N/A	N/A	P	N/A	N/A	N/A					
4) Larry Jeffus	P	N/A	N/A	P	N/A	N/A	N/A					
5) VACANT	V	V	V	V	V	V	V					
6) Pamela Williams	A	N/A	N/A	N/M	N/M	N/M	N/M	N/M	N/M	N/M	N/M	N/M
Christina Smith				P	N/A	N/A	N/A					
7) Martha Melaku	P	N/A	N/A	P	N/A	N/A	N/A					
8) Dale Long	P	N/A	N/A	A	N/A	N/A	N/A					

P – Present
A – Absent
C – Cancelled
E – Excused
V- Vacant
N/A- (Not Applicable-no meeting held)
NM (No Longer a Member of that District)

Lily Gama 6438
Steve Killen 6408

BOARD & COMMISSION ATTENDANCE REPORT

Library Board

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Bettye Haynes	N	P	P	LQ	P	P	C					
1) Patrick Dullano / VACANT/ Nazly Haroon	N	P	N/A	LQ	P	P	C					
2) Michael Degen	N	P	P	LQ	P	P	C					
3) VACANT	N	N/A	N/A	N/A	N/A	N/A	C					
4) Corsharra Jackson	N	A	P	LQ	P	P	C					
5) Edwina Garner	N	P	P	LQ	A	A	C					
6) Dorothy McAllister	N	P	P	LQ	P	P	C					
7) Terri Chepregi	N	P	P	LQ	P	P	C					
8) Trellas Gotcher	N	P	P	LQ	P	P	C					

P – Present
A – Absent
C – Cancelled
N – No meeting
N/A – Vacant/Resigned
LQ – Cancelled due to lack of quorum

Karen Archibald 2545
Sabrina Ellis 2547

BOARD & COMMISSION ATTENDANCE REPORT

Parks & Recreation Board

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Don Koerner	P	P	A	P & A	P	P						
1) Ed Seghers	P	P	A	P & P	P	P						
2) Jonathan Ferguson	P	A	P	P & P	A	P						
3) Jerry Carter	P	P	P	P & P	P	P						
4) Molly Bishop	P	P	P	P & P	P	P						
5) Margaret Lucht	P	P	P	P & P	P	A						
6) Daphne Stanley	P	A										
David Morehead			P	P & P	P	P						
7) David Parish	P	P	P	P & P	P	P						
8) Kenia Hudson Ott	P	P	A	P & P	P	P						

P – Present
A – Absent
C – Cancelled
E – Excused
LOQ – Lack of Quorum

Andy Hesser, Interim 2759 / Yvonne V. Naser 2754

BOARD & COMMISSION ATTENDANCE REPORT

Plan Commission

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Wayne Dalton	PP	PP	PP	AP	PA							
1) Scott Roberts	PP	PP	PP	PP	PP							
2) Steven Hallman	PP	PP	PP	PP	PA							
3) Preston Edwards	PP	PA	PP	PP	PP							
4) John O'Hara	PA	PP	PP	PP	PP							
5) Truett Welborn	PP	PA	PP	PP	PP							
6) Douglas Williams	PP	PP	PP	AP	PP							
7) Mike Rose	PP	PP	PP	PP	PP							
8) Christopher Ott	PP	PP	PP	PP	PP							

P – Present
A – Absent
C – Cancelled
E - Excused

Will Guerin 2449
Tracy Allmendinger 2447

BOARD & COMMISSION ATTENDANCE REPORT

Senior Citizens Advisory Commission

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Shirley Robnett	C	P	P	P	P	C						
1) Mark Hasson	C	P	A	P	P	C						
2) Manny Ojeda	C	P	P	P	P	C						
3) Jerry DeFeo			P	P	P	C						
4) Gwen Daniels	C	P	P	P	P	C						
5) Gail Belton	C	P	P	P	P	C						
6) Hazel Blanton	C	P	P	P	P	C						
7) Charlotte Piercy	C	P	P	P	P	C						
8) Jim Hope	C	P	NA		NA							

P – Present
A – Absent
C – Cancelled
E – Excused
L – Lack of Quorum

Kenny McCord 2882
Ext 2882

BOARD & COMMISSION ATTENDANCE REPORT

Tax Increment Finance District Board (Downtown)

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Allan Stafford	N/A	P	N/A	P	N/A	P						
1) Jon Six	N/A	A	N/A	P	N/A	P						
2) Daniel Montenegro				P	N/A	P						
3) VACANT												
4) Kathleen Hansrote	N/A	P	N/A	P	N/A	E						
5) Cary Hodson	N/A	P	N/A	P	N/A	P						
6) VACANT												
7) VACANT												
8) Joseph Schroeder	N/A	P	N/A	P	N/A	P						
County) Rick Loessberg	N/A	P	N/A	P	N/A	E						
DCCCD) John Robertson	N/A	A	N/A	A	N/A	A						

This board meets when needed only.

P – Present
A – Absent
C – Cancelled
E - Excused
N/A- (Not Applicable-no meeting held)
L – Lack of Quorum

Matt Watson 2355

BOARD & COMMISSION ATTENDANCE REPORT

Tax Increment Finance District Board (South)

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M) Morgan Jones	N/A	P	N/A	N/A	N/A	N/A						
1) Bill Swisher	N/A	P	N/A	N/A	N/A	N/A						
2) VACANT												
3) VACANT												
4) Linda Waters	N/A	P	N/A	N/A	N/A	N/A						
5) Tom Jefferies	N/A	P	N/A	N/A	N/A	N/A						
6) VACANT												
7) VACANT												
8) Rex Kyle	N/A	E	N/A	N/A	N/A	N/A						
County) Rick Loessberg	N/A	E	N/A	N/A	N/A	N/A						
DCCCD) John Robertson	N/A	A	N/A	N/A	N/A	N/A						

This board meets when needed only.

P – Present
A – Absent
C – Cancelled
E – Excused

BOARD & COMMISSION ATTENDANCE REPORT

N/A- (Not Applicable-no meeting held)

Tax Increment Finance District Board (3)

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
M Patrick Abell	N/A	N/A	N/A	P	N/A	N/A						
1) Ross Motelbano	N/A	N/A	N/A	P	N/A	N/A						
2) Bob Duckworth	N/A	N/A	N/A	P	N/A	N/A						
3) David Perry						N/A						
4) Sal Liberto	N/A	N/A	N/A	E	N/A	N/A						
5) VACANT												
6) Patricia Hanson						N/A						
7) Keith Engler	N/A	N/A	N/A	P	N/A	N/A						
8) Tony Torres	N/A	N/A	N/A	P	N/A	N/A						

This board meets when needed only.

P – Present
A – Absent
C – Cancelled
E – Excused
N/A- (Not Applicable-no meeting held) – Chapter 311 of Tax Code requires Five Members to Hold a Meeting

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda **4. a.**

Meeting Date: January 13, 2020

Item Title: Landfill Gas To Energy Project

Submitted By: Jason Chessher, Health Director

Summary of Request/Problem

In the Spring of 2019, staff developed a Request for Proposal to solicit offers to collect and purchase landfill gas from the C.M. Hinton Jr. Regional Landfill. Three responses were received and Morrow Renewables was selected as the most qualified bidder. Staff will present an overview of the landfill gas to energy concept and the terms of the agreement with Morrow Renewables.

Recommendation/Action Requested and Justification

Staff seeks authorization to execute a contract with Morrow Renewables that provides for the purchase of landfill gas for a period of 15 years with a five year automatic renewal if the terms of the initial contract period are met and to provide upgrades to a portion of the landfill gas collection and control system at the C.M. Hinton Jr. Regional Landfill. This item has been placed on the Consent Agenda for the January 14, 2020 in the form of a bid award recommendation.

Attachments

Landfill Gas to Energy Project (LFGTE) Presentation

GARLAND

ENVIRONMENTAL WASTE SERVICES

Landfill Gas to Energy Project (LFGTE)

Chris Hoofnagle, Landfill Director
Jason Chessher, Health Director

LFGTE Facility

- Landfill Gas Collection (GCCS) Overview
- Landfill Gas To Energy Project Overview
- Project Development
- Q&A

Landfill Gas Control Collection System (GCCS) Overview

- Hinton Landfill is a 372 acre site. 312 acres are permitted for landfill area. The current landfill footprint is 107 acres.
- Landfill Gas (LFG) must be collected for compliance purposes and to prevent odor nuisances to neighbors.
- 77 existing landfill gas extraction wells remove approximately 2,000 CFM of LFG from an 84 acre area.
- Additional gas extraction wells are required as the landfill expands.

Landfill Gas Control Collection System (GCCS) Overview

- GCCS expansion cost is estimated to be $10.5 million over the remaining life of the landfill.

- GCCS expansion in 2020 alone is estimated $750,000 which will cover 23 acres.

- Annual O&M/monitoring cost is approximately $85,000

- Gas is sent to onsite flare and burned to prevent emission into environment.

Landfill Gas To Energy (LFGTE) Project Overview

- Onsite flare has a maximum capacity of 3,500 CFM

- Landfill Gas is a Renewable Energy Source and a valuable commodity.

- LFG is commonly used or sold in many landfill operations around the country.

Landfill Gas To Energy (LFGTE) Project Overview

- Began planning for LFGTE project in spring of 2019.
- Contractor will assume responsibility to maintain and expand the GCCS at their expense.
- Contractor will have the rights to process and sell landfill gas.
- Contractor will be contractually obligated to maintain compliance with landfill gas regulations.
- Most regional landfills already have LFGTE projects in place.

Landfill Gas To Energy (LFGTE) Contract Summary

- Received three responses to the RFP.
- Staff is finalizing an agreement with Morrow Renewables which includes immediate upgrades to the Gas Collection System.

STRATEGIC CONTRACT TERMS:

- Contractor will assume responsibility to maintain and expand the GCCS at their expense. (estimated $85,000 annual O&M; and $10.5M expansion costs)
- Contractor is contractually obligated to maintain regulatory compliance.
- City will receive revenue of $0.40 per MMBTU plus 4% of the gross revenue which is estimated to be up to $50,000 per month based on current conditions.

Landfill Gas To Energy (LFGTE) Project Development

- Operations will begin after Atmos completes improvements to existing pipeline on landfill property.
- Due to the Atmos delay, necessary GCCS upgrades were added to the RFP and Morrow Renewables provided the lowest bid for this work. ($515,000)
- The immediately needed upgrades are scheduled to begin in March and to be completed by end of May 2020.

PROCESS STATUS:

- Staff is finalizing an agreement with Morrow Renewables which includes immediate upgrades.
- A Purchase Award authorizing the contract has been placed on the Consent Agenda for the January 14, 2020 meeting.

QUESTIONS?

GARLAND

ENVIRONMENTAL
WASTE SERVICES

QUESTIONS?

GARLAND

ENVIRONMENTAL WASTE SERVICES

GARLAND
POLICY REPORT

City Council Work Session Agenda **4. b.**

Meeting Date: January 13, 2020

Item Title: Garland Senior Living, Ltd. Senior Multifamily Housing Development

Submitted By: Mona Woodard, Neighborhood Services Administrator

Strategic Focus Areas: Vibrant Neighborhoods and Commercial Centers

ISSUE

Garland Senior Living, Ltd., is considering submitting an application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits. Approval will permit a multifamily housing development on a 6.01 acre site located at 2222 Monarch Drive and 301 Tina Drive. The applicants are requesting formal support from the City of Garland for the proposed development in order to move forward with the application to the Texas Department of Housing and Community Affairs Low-Income Housing Tax Credit Program.

OPTIONS

1. Provide a Resolution of Support for the Development.
2. Do not provide a Resolution of Support for the Development.

BACKGROUND

Garland Senior Living, LTD., is proposing a 120-unit Senior age restricted (62+) residential mixed-income independent living community with 66 one bedroom units and 54 two bedroom units. As a mixed income property, 76.7% of the units will be affordable and 23.3% will be market rate. The property is not currently zoned for multifamily use and in order to move forward the property would require rezoning from current use of single-family residential.

The applicant submitted an application along with all required supplemental documentation to the Housing and Community Services Department requesting a Resolution of Support from the City on December 20, 2019. The scoring criteria approved by Council in December 2019, requires that a minimum of 55 points out of 100 possible points be obtained in order to be considered for a Resolution of Support. The application scored 45 points out of 100 possible points which is below the minimum required point threshold per the City's current tax credit policy.

The applicant will be present during the work session to address any questions that may arise regarding the proposed development.

CONSIDERATION

Unless directed otherwise by the City Council to grant an exception to the City's Low Income Housing Tax Credit Policy, staff will be unable to move forward with preparing a formal Resolution of Support for this applicant.

Attachments

Garland Senior Living Project

Scoring for Low Income Housing Tax Credit Application

2020 Low Income Tax Credit Applications

Developer Name:	Garland Senior Living
Project Location:	2222 Monarch Dr and 301 Tina Dr, Garland TX 75040
Number of Units:	120
Percentage Affordable:	76.67%
Age Restricted:	Yes - 62+
Market Rate Percentage	23.33%

Scoring Criteria

Applications are scored per category. There are 10 different scoring categories. A minimum of 55 points is required to be scored in order to be considered for Resolution of Support.

Maximum Points:	100
Development Type - Maximum 50 points *Acquisition/Demolition/Redevelopment of Existing Complex = 50 points* *Rehabilitation of Existing Multifamily Complex = 20 points* *New construction of multifamily housing on property currently zoned multifamily as of October 2019 unless the parcel proposed is located in an area with an approved, current redevelopment plan that includes new construction of multifamily housing identified as a supportive use. = 10 points*	0
Addresses a Housing Need Identified in the Consolidated Plan - Maximum 5 Points	5
TDHCA Tax Credit Experience with Multiple Developments - Max 5 points	5
Access to DART Transportation - Max 5 points *0 -.50 miles = 5 points* *.51 - 1 miles = 2 points* *Over 1 mile =0 points*	5
Mixed Income Developments - Max 5 points *33% or more Market Rate Units = 5 points* *Less than 33% = 0 points*	0

Location/Height/Density Compatible with Neighborhood - Max 5 points *Yes = 5 points* *No = 0 points*	5
Development Provides Onsite Management - Max 5 points *Yes = 5 points* *No = 0 points*	5
Age Restricted Development - Max 5 points *Senior 55+ = 5 points* *Non age restricted = 2 points*	5
Community Support - Max 10 points *Received Council Person Support = 5 points* *Conducted Community Meetings = 5 points* *No community support = 0 points*	10 *see comments below
Complete Market Analysis Provided - Max 5 points *Yes = 5 points* *No = 0 points*	5
TOTAL Points	45

* Applicant has conducted 10 stakeholder meetings as of the date of this application. The applicant is in the process of organizing community outreach meetings.

The applicant states that they are currently working with staff and the Council member to identify possible homeowner associations and other nearby neighborhood interests for community outreach efforts. The applicant has mapped property owners within a 400 feet radius from the proposed site location. There are 59 properties that will receive notification.

9 % Low Income Housing Tax Credit Application

All applications must be submitted along with all materials listed in the appropriate checklist. Housing and Community Services staff is available to advise you on any requirements.

Project Name: Garland Senior Living

Property Information

Property Address:2222 Monarch Drive and 301 Tina Drive, Garland, TX 75040
Legal Description: C Atterbury ABST37 PG 260 TR 3.7 ACS 1.8883/C Atterbury ABST37 PG 260 TR 3.8 ACS 1.42
Zoning District: PD 07-33 District for Single Family - 7
Do you intend to request funding for your project through the City of Garland Grant Process? YES $500 NO
Do you intend to request additional funding from the City for development? YES NO

Applicant Information (property owner or authorized agent) Applicant will be used as the City's Official Contact

Name: Thomas E Huth	
Address: 13455 Noel Road, Suite 400	
City/State/Zip: Dallas, TX 75240	
Work Phone: 972-774-4400	Cell Phone:
Email: tom@palladiumusa.com	
Do you have site control or owner's consent to apply for LIHTC funding on this site? YES NO	

Property Owner Information

Owner Name: First United Pentecostal Church of Garland, Inc	
Address: 502 Beltline Road	
City/State/Zip: Garland, TX 75046	DUNS Number: NA
Work Phone: 972-530-3668	Cell Phone:
Email: sschobert@northcities.org	

Applicant Signature:	
Printed Name: Thomas E Huth	Date: 12-20-19

By signing this form, the owner of the property authorizes the City of Garland to begin proceeding in ance with the process for this request. The owner further acknowledges that submission of an application does any way obligate the City of Garland to approve the application and that although City Staff may make certain mendations regarding this applications, the decision making authority may not follow that recommendation and ake a final decision that does not conform to the staff's recommendation.

9 % Low Income Housing Tax Credit / Resolution of Support Checklist

This Checklist is intended to provide the information and data that is necessary to assess the merits of the project proposal. *Incomplete applications cannot be accepted for review. If all the information noted in the "Items Required for Submittal" section of this checklist is not provided, the application may not be accepted for processing.*

Items Required for Submittal	
Application Form with required fees	✓
All required City of Garland documentation on page 2 of this packet	✓
Proposed Development name, Developer/Applicable owner(s) and/or Program name to be referenced in the City Resolution	✓
If a 501(c)3 organization, a copy of the IRA Letter of Determination	NA
Letter of Project Intent with Detailed Information listed below:	✓
Detailed Information	
Location Map of the Property	✓
Site Development:	
• *List the number of units.*	✓
• *List the breakdown of rental rates by unit and income restrictions.*	✓
• *Will rental rates change over time and how are they determined?*	✓
• *How many accessible units are included?*	✓
• *If the development includes market-rate units, do these units differ from the income-restricted units in any way?*	✓
• *List the amenities included in individual units as well as those for the entire site*	✓
• *Describe energy efficiency components that will be installed*	✓
Background of the development company and management company	
• *Have there been any changes in company names or reorganizations?*	✓
• *History of similar projects and complexes managed*	✓
• *How many tax credit and/or HOME projects have you developed and managed?*	✓
Financial:	
• *List the funding sources to be used*	✓
• *List any past or current funding programs (state or federal) for which the property is under contract (USDA, Section 8, Etc.)*	NA
• *Provide the anticipated breakdown of the development costs.*	✓
• *Will the site be tax exempt after development?*	NO
• *What is the affordability period required for this project?*	✓
• *Provide a Pro Forma statement for the project.*	✓
• *Will this development require extensive capital improvements?*	NO
Please list any additional information or letters that you will be requesting from the City of Garland for the TDHCA application requirements.	
• Resolution of Support including language related to the one-mile three-year rule and funding commitment of $500. • A Letter confirming a funding commitment of $500.	✓

City of Garland HTC Resolution of Support Application

Required Documentation Page 2 of Application

- ✓ Fee: $10.00 per proposed unit – Check 1346 enclosed
- ✓ A letter from the Planning Department is required to be submitted confirming the current zoning on the property – See Attached
- Preference shall be given to tax credit proposals in the following order:
  1. Demolition and Reconstruction of an existing substandard multi-family development.
  2. Rehabilitation of an existing multi-family development.
  3. New Construction on property currently zoned as multifamily. An exception to this zoning requirement would only be given for proposals submitted where a parcel is located in an area with an approved, current redevelopment plan that includes new construction for multifamily housing identified specifically as a supportive use
  4. Preference will be given to senior citizen age restricted projects – Garland Senior Living will be age restricted to seniors 62+.
- The application must address a housing need or problem identified in the City of Garland's Consolidated Plan. – Support provided in Scoring Tab
- Points provided for Developers that have demonstrated experience with the TDHCA tax credit programs from several municipalities. – Support provided in Scoring Tab
- Points are provided for locations within ½ mile of Dart station or stop. – Support provided in Scoring Tab
- Preference shall be given to mixed-income developments where at least 30% of the units are market-based – Garland Senior Living will have 30 (23.33%) market rate units. See Site Development Tab
- Points shall be given for developments utilizing land currently zoned multifamily. The location/height and density of the development must be compatible with the surrounding neighborhood. – Support provided in Scoring Tab
- The project solicits community support from residents within a 400 foot radius of the project – Support provided in scoring tab
- Points are provided to tax credit projects that provided full-time on-site management. – Support provided in Scoring Tab
- Points are provided to tax credit projects that provide a complete market analysis which demonstrates the ability of the market to absorb the new dwelling units. – Support provided in Scoring Tab
- Preference shall be given to tax credit projects that are in the best interest of the City of Garland

Required Documentation

Planning Department Zoning Letter

GARLAND

PLANNING

December 16, 2019

Palladium USA
Mr. Wade Roper
13455 Noel Rd.
Suite 400
Dallas, TX 75240

RE: Zoning Verification Letter
Property Identified as 2222 Monarch Drive & 301 Tina Drive, Garland, Texas

Dear Mr. Roper:

This letter is to confirm that the above referenced property is zoned Planned Development (PD) 07-33 District for Single Family-7 Uses. Additionally, a zoning map is attached indicating the location of the property and the zoning district. The land use matrix listing the uses for this district can be found at http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=garlandgdcset.

For any violations you may contact Building Inspection at 972-205-2300. If further information or assistance is needed, please contact the Planning Department at (972) 205-2445.

Sincerely,

Denise Phillips

Denise Phillips
Planning Technician
Planning Department
City of Garland

Encl. Zoning Map for Subject Site
Ordinance
Request Letter and Receipt

P.O. BOX 469002
GARLAND, TX 75046-9002

0 175 350 Feet
1 inch = 260 feet

2222 Monarch Drive & 301 Tina Drive

INDICATES AREA OF REQUEST

FILE NO. 07-33

ORDINANCE NO. 6141

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE OF ZONING FROM SINGLE FAMILY (SF/7/D/3) DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY USES AND A DETAIL PLAN WITH CONDITIONS ON A 16.29 ACRE TRACT OF LAND LOCATED SOUTH OF KINGSBRIDGE DRIVE AND WEST OF BELT LINE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of June, 2007, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **NC United Pentecostal Church** and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:

Section 1.

Ordinance No. 4647 is hereby amended by approving a change of zoning from Single Family (SF/7/D/3) District to Planned Development for Single Family Uses and a Detail Plan with conditions, on a 16.29 acre tract of land located south of Kingsbridge Drive and west of Belt Line Road; being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 3.

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas

FILE NO. 07-33

Section 4.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this 17th day of July, 2007.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 07-33

BEING, two tracts of land situated in the C. Atterbury Survey, Abstract No. 37, City of Garland, being all of Lot 1 Block 1, First United Pentecostal Church Addition, an Addition in the City of Garland according to the Plat thereof recorded in Volume 96137, Page 2288, Map Records, Dallas County, Texas, being that same tract conveyed to First United Pentecostal Church of Garland Texas Inc., by deed recorded in Volume 92178, Page 7792, and being all of that tract conveyed by deed to First United Pentecostal Church of Garland Texas Inc., recorded in Volume 2004076, Page 785, both of Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the North corner of said Lot 1, said iron rod being in the Southwest right of way line of Belt Line Road (a 100' ROW);

THENCE South 45 degrees 04 minutes 51 seconds East, 441.34 feet along the Southwest right of way line of Belt Line Road to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 55 minutes 08 seconds East, 50.00 feet to a point for corner in the centerline of Belt Line Road;

THENCE South 45 degrees 08 minutes 55 seconds East, 634.38 feet along the centerline of Belt Line Road to a point for corner;

THENCE South 44 degrees 57 minutes 55 seconds West, passing at 50.00 feet an iron rod found at the Northeast corner of Lot 1, Block 1, Primrose at Crist Addition, recorded in Volume 2005133, Page 18, Map Records, Dallas County and continuing 456.47 feet along the Northeast boundary line of said Lot 1, Block 1, Primrose at Crist Addition for a total distance of 506.47 feet to a 5/8 inch iron rod found for corner in the Northeast line of a tract of land conveyed by Deed to First United Pentecostal Church of Garland, recorded in Volume 2004075, Page 2526, Deed Records, Dallas County, Texas;

THENCE the following courses and distances continuing along the common line with said Primrose at Crist Addition:

> South 45 degrees 03 minutes 50 seconds East, 279.08 feet to a 5/8 inch iron rod found for corner;
>
> South 00 degrees 02 minutes 00 seconds West, 145.19 feet to a 5/8 inch

iron rod found for corner;

South 89 degrees 58 minutes 37seconds East, 278.60 feet to a 5/8 inch iron rod found for corner;

South 00 degrees 01 minutes 58 seconds West, 314.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 58 minutes 00 seconds West departing said common line, 278.70 feet along to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 02 minutes 00 seconds East, 150.00 feet along to a 5/8 inch iron rod found for corner;
THENCE North 89 degrees 57 minutes 52 seconds West, 349.48 feet along to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 07 minutes 46 seconds East, 161.00 feet along to a 5/8 inch iron rod found for corner;

THENCE North 10 degrees 13 minutes 20 seconds West, 60.88 feet along to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 03 minutes 07 seconds East, 433.00 feet along to a 5/8 inch iron rod found for corner;

THENCE South 89 degrees 56 minutes 52 seconds East, 15.00 feet along to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 34 minutes 12 seconds West, 44.57 feet to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 58 minutes 00 seconds West, 291.76 feet to a 5/8 inch iron rod found for corner in the East line of an alley dedicated by the Plat of Glenbrook Meadows 1st Section, recorded in Volume 72118, Page 30, Map Records, Dallas County, Texas.

THENCE North 00 degrees 00 minutes 46 seconds West, 890.33 feet along the East line of said alley to the PLACE OF BEGINNING and containing 709,858 square feet or 16.29 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 07-33

502 Belt Line Road, south of Kingsbridge and west of Belt Line Road

I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a church and associated facilities on the subject property.

II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended, except as specifically provided herein.

III. **General Regulations:** All regulations of the Single Family (SF/7/C/3) District set forth in Section 15, 18 and 32 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.

IV. **Development Plans:**

A. Detail Plan: Development shall be in conformance with the approved Detail Plan set forth in Exhibit C. In the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.

V. **Specific Regulations:**

A. Permitted Uses: All uses of the Single Family (SF/7/C/3) District shall be permitted.

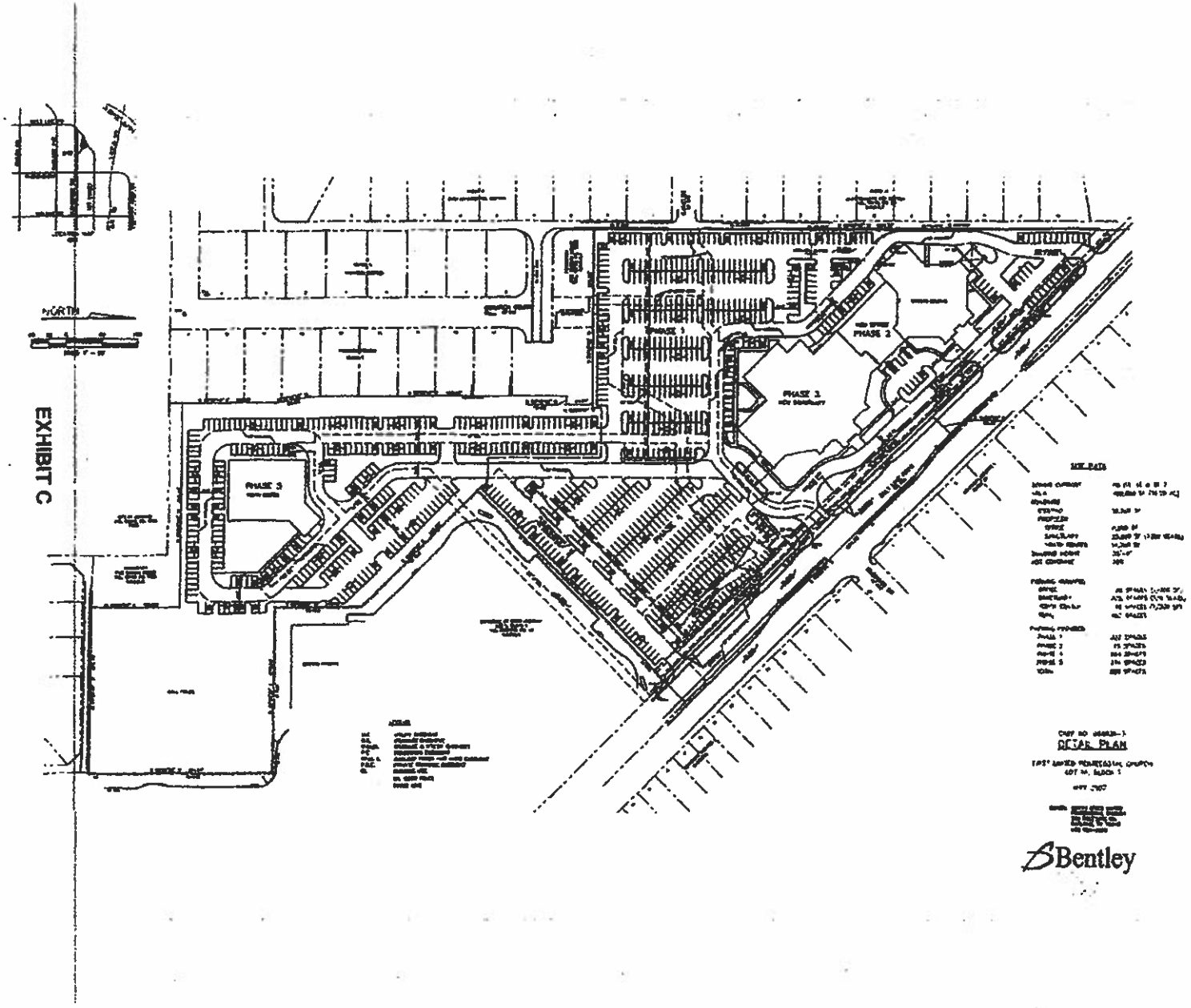
B. Youth Center: The youth center elevations shall comply with all conditions of the Planned Development and be compatible with the approved elevations set forth in Exhibit E.

C. Building Height: The maximum measured building height of the new sanctuary shall be fifty (50) feet and the maximum height as measured to the top of the parapet shall be fifty-six (56) feet.

D. Landscape Plan: Landscaping shall be in general conformance with the approved Landscape Plan set forth in Exhibit D.

E. Elevations: Elevations shall be in general conformance with the approved Elevations set forth in Exhibit E.

EXHIBIT C


NORTH
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
SITE DATA
DETAIL PLAN
Bentley

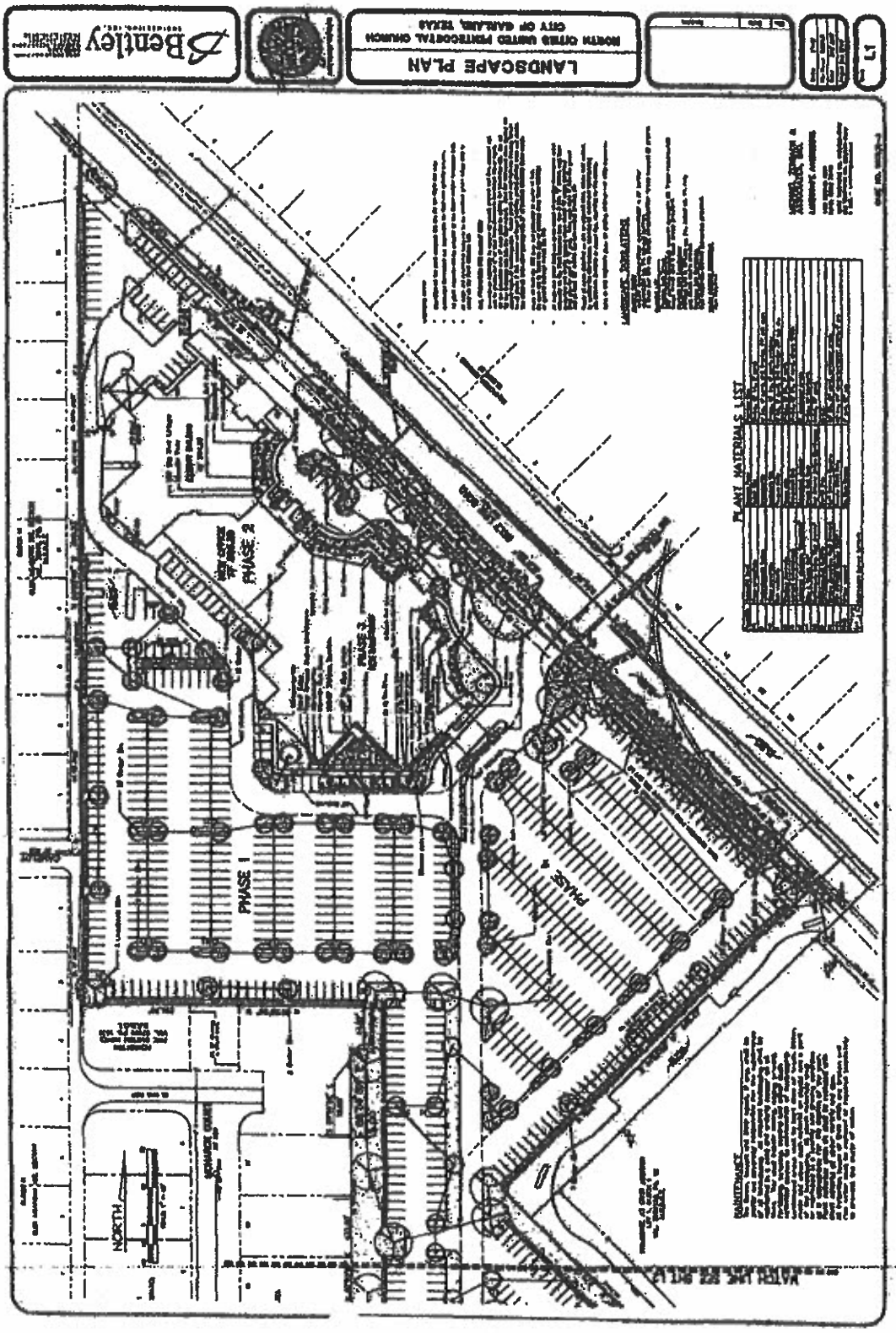

LANDSCAPE PLAN
NORTH CYPRESS UNITED PENTECOSTAL CHURCH
CITY OF BAYTOWN, TEXAS
Bentley
L1
PHASE 1
PHASE 2
PHASE 3
NORTH
PLANT MATERIALS LIST

EXHIBIT D

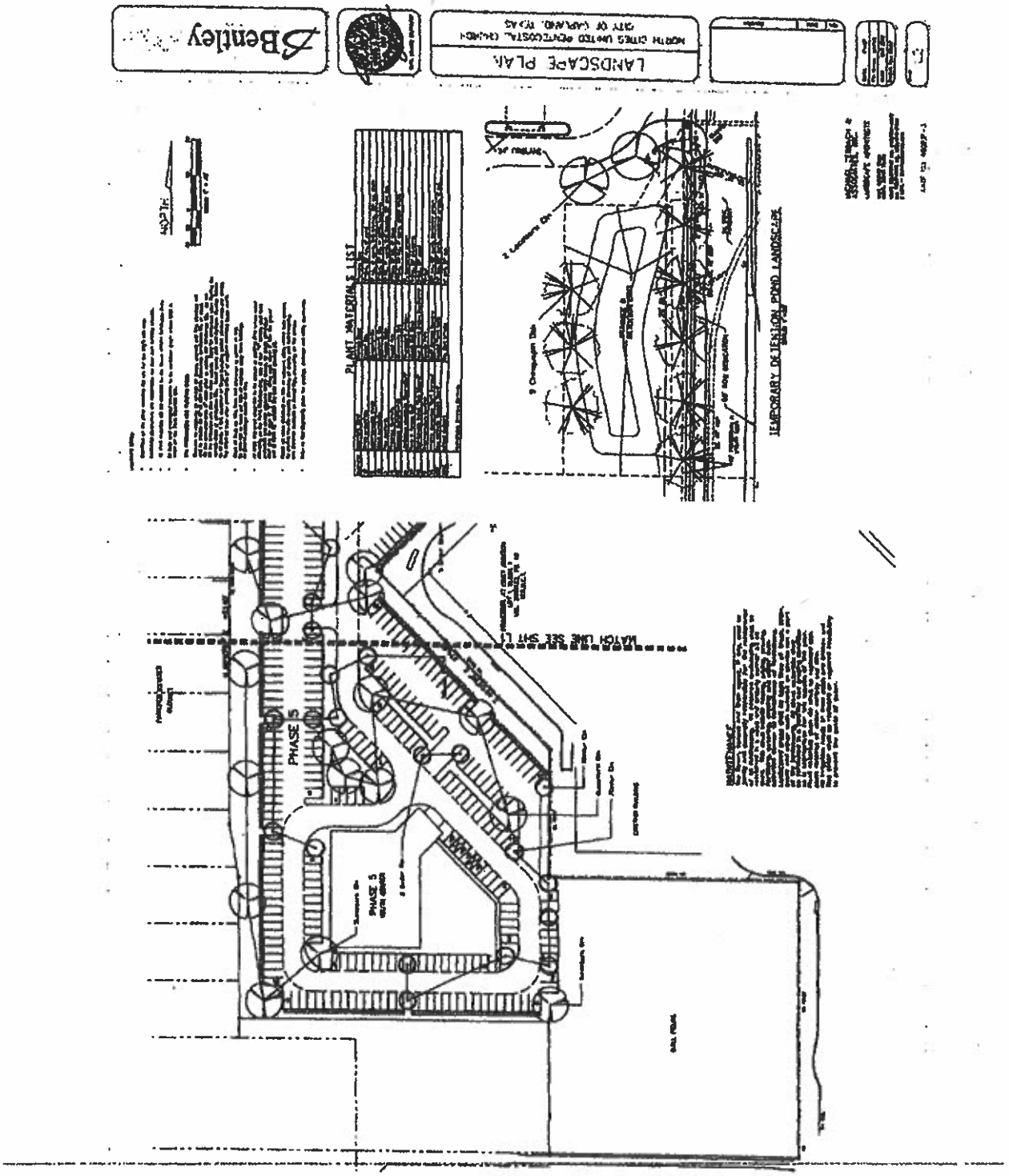

LANDSCAPE PLAN
NORTH CITIES UNITED PENTECOSTAL CHURCH
CITY OF CARLAND, TEXAS
Bentley
PLANT MATERIALS LIST
TEMPORARY DETENTION POND LANDSCAPE
MATCH LINE SEE SHT L
PHASE 5
PHASE 5
PHASE 5
MAINTENANCE

EXHIBIT D

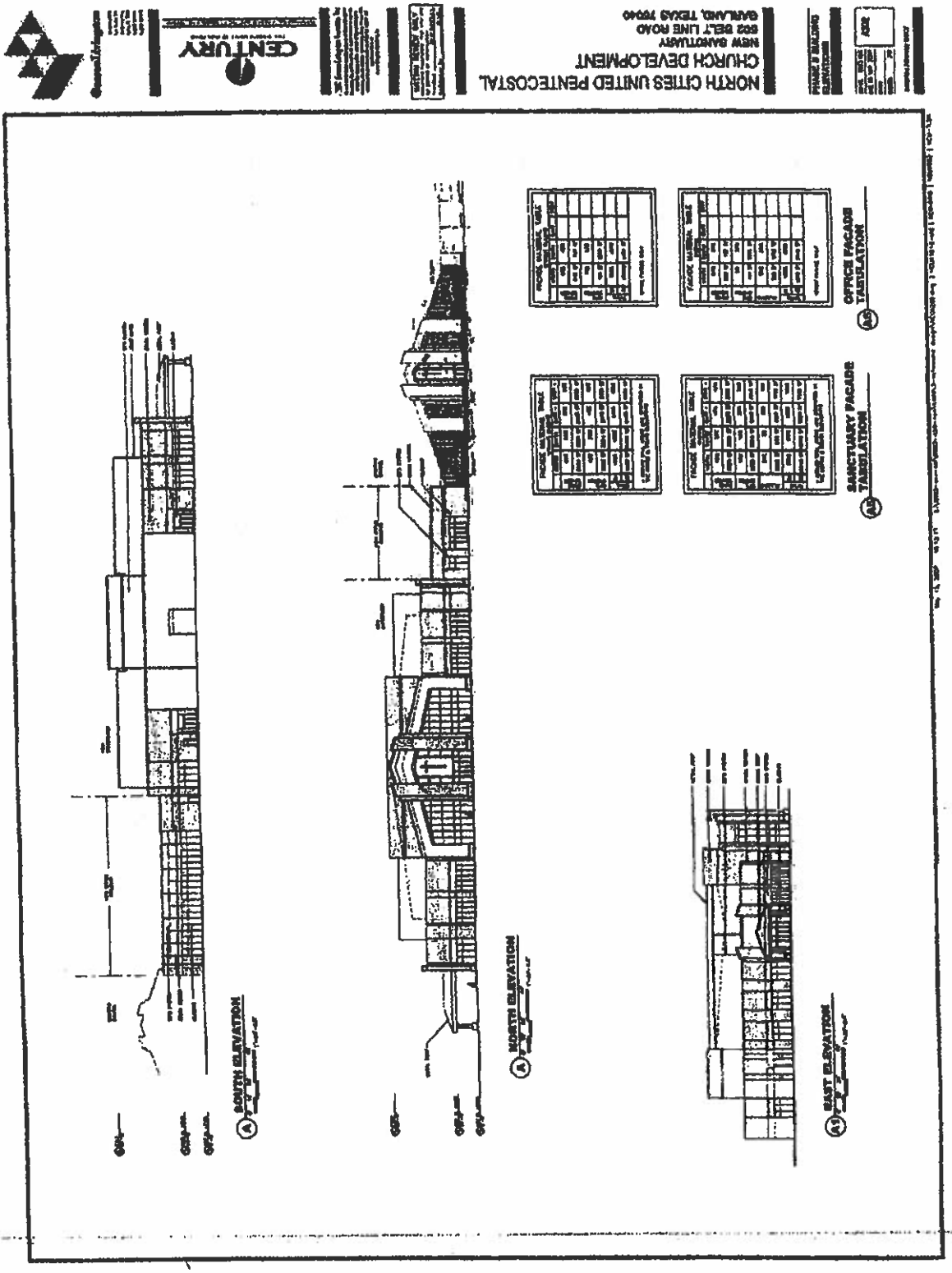

NORTH CITIES UNITED PENTECOSTAL
CHURCH DEVELOPMENT
NEW SANCTUARY
502 BELT LINE ROAD
GARLAND, TEXAS 75040
CENTURY
SOUTH ELEVATION
NORTH ELEVATION
EAST ELEVATION
OFFICE FACADE TABULATION
SANCTUARY FACADE TABULATION

EXHIBIT E

PALLADIUM
U S A

December 13, 2019

Attn: Denise Hobbs
City of Garland
Planning Department
800 Main Street
Garland, TX 75040

Re: Zoning verification request letter

Denise,

This letter serves as a request for zoning verification documentation for the below addresses.

- 2222 Monarch Drive
- 301 Tina Drive

Best regards,

Wade Roper
Palladium USA

Palladium USA
13455 Noel Rd., Suite 400
Dallas, Texas 75240
972-774-4450

"Exhibit A"

DCAD Property Map

Draft Resolution and Funding Letter with Development Name and Applicant Name

Draft Resolution of Support with One Mile-Three Year language

RESOLUTION NO.

WHEREAS, Garland Senior Living, Ltd. has proposed a development for affordable rental housing at 2222 Monarch Drive and 301 Tina Drive named Garland Senior Living in the city of Garland, Dallas County, Texas; and

WHEREAS, Garland Senior Living Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 Competitive Housing Tax Credits for Garland Senior Living;

It is hereby

RESOLVED, that the City of Garland, acting through its governing body, hereby confirms that it supports the proposed Garland Senior Living development located at 2222 Monarch Drive and 301 Tina Drive and that this formal action has been taken to put on record the opinion expressed by the City of Garland on January 21, 2020; and

RESOLVED, that as provided for in 10 TAC §11.3(d) it is hereby acknowledged that the proposed New Construction is located one linear mile or less from a Development that serves the same Target Population as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 3, 2017; and

FURTHER RESOLVED, that the governing body of the City of Garland, Dallas County, Texas has by vote specifically allowed the construction of Garland Senior Living and to authorize an allocation of Housing Tax Credits for the Development; and

FURTHER RESOLVED, that the City will issue a letter confirming the City will provide a reduction of fees for the benefit of the Development so that the Applicant may receive one (1) point for the contribution from the City in an amount of $500.00.

FURTHER RESOLVED that for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.
That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 21st of January, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

CITY LETTERHEAD

(INSERT DATE)

Mr. Thomas E. Huth
Palladium USA
13455 Noel Road, Suite 400
Dallas, TX 75240

RE: Commitment of Development Funding by the City of Garland for Garland Senior Living, Ltd., located at 2222 Monarch Drive and 301 Tina Drive, Garland, Dallas County, Texas

Dear Mr. Huth:

As an authorized local government official with appropriate jurisdiction, I am writing this letter to confirm the City's commitment of development funding for Garland Senior Living, Ltd., to satisfy Section §11.9(d)(2) of the 2020 Qualified Allocation Plan by the Texas Department of Housing and Community Affairs. The City of Garland will provide a reduction of fees to the Garland Senior Living development in the amount of $500. This benefit to the development is provided to satisfy the requirement for one (1) point under the rule.

Should you have any questions or require additional information please don't hesitate to contact me.

Sincerely,

(INSERT NAME OF GOVERNMENT OFFICIAL)
(INSERT TITLE)

Letter of Project Intent

PALLADIUM
U S A

December 20, 2020

Ms. Mona Woodard
Grants Manger
City of Garland
800 Main Street
Garland, TX 75040

RE: Request – Resolution of Support and Letter of Funding Commitment – Garland Senior Living, Ltd.

Ms. Woodard:

Palladium USA intends to prepare and submit a 2020 9% Housing Tax Credit Application to the Texas Department of Housing and Community Affairs (TDHCA) for Garland Senior Living, Ltd., a new high quality mixed-income active independent Senior 62+ residential community to be located at 2222 Monarch Drive & 301 Tina Drive, Garland Texas 75040.

Garland Senior Living, Ltd., is a proposed 120-unit Senior age restricted mixed-income community with 66 one bedroom/one bath units (750 sf) and 54 two bedroom/two bath units (950 sf). As a mixed-income property, 76.7% of the units will be affordable and 23.3% will be market rate. The development will offer a beautiful design with attention to detail, high construction standards with upgraded interiors and fixtures and a thoughtful landscaping plan. Unit and common amenities will offer residents a safe, attractive and enjoyable place to call home. Our expert property management team will ensure resident activities and social services are provided daily, weekly and monthly year-round.

In this application we have provided greater detail about the development including a breakdown of the unit rental rates and utility costs and allowances, our development team and multi-city development experience which includes a beautiful 140 unit multifamily mixed-income development, Palladium Garland located at 950 E. Interstate 30 in the city of Garland.

This application also has a DRAFT Resolution of Support that includes the One Mile-Three Year language required by TDHCA and a Draft Letter of Funding Commitment.

We respectfully request the City of Garland City Council consideration and approval at the January 21, 2020 Regular Council Meeting.

Should you have any questions or require additional information please don't hesitate to contact me.

Sincerely,

Thomas E. Huth
President and CEO
Palladium USA
972-774-4400
tom@palladiumusa.com

Detailed Information

Location Map of the Property

"Exhibit A"

DCAD Property Map

Garland Senior Living – Legal Description

Search by: Account/Prop Addr/Owner Name

Search

2222 MONARCH DR

Parcel ID:	650037260100307 00
Account Number:	650037260100307 00
Neighborhood	N/A
Site Address:	2222 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Commercial
Legal Description 1:	C ATTERBURY ABST 37 PG 260
Legal Description 2:	TR 3.7 ACS 1.8883
Doing Business As:	N/A
Owner Name:	FIRST UNITED PENTECOSTAL
Owner Address:	CHURCH OF GARLAND PO BOX 460268
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75046
Owner Zip +4:	0268
Certified Values	----------
Improvement Value:	N/A
Land Value:	$ 123,360

Property | Jurisdiction

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

301 TINA DR

Parcel ID:	650037260100308 00
Account Number:	650037260100308 00
Neighborhood	N/A
Site Address:	301 TINA DR
Map Grid:	19-M (DALLAS)
Account Type:	Commercial
Legal Description 1:	C ATTERBURY ABST 37 PG 260
Legal Description 2:	TR 3.8 ACS 4.12
Doing Business As:	N/A
Owner Name:	FIRST UNITED PENTECOSTAL
Owner Address:	CHURCH OF GARLAND TX INC PO BOX 460268
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75046
Owner Zip +4:	0268
Certified Values	----------
Improvement Value:	N/A
Land Value:	$ 269,200

Property | Jurisdiction

DETAILED INFORMATION

Site Development

• *List the number of units.* ***120 Units***
• *List the breakdown of rental rates by unit and income restrictions.* ***See attached rent and income schedule***
• *Will rental rates change over time and how are they determined?* ***Rental Rates will change annually based on HUD published rents***
• *How many accessible units are included?* ***6 ADA Units and 3 Hearing/Visual Units***
• *If the development includes market-rate units, do these units differ from the income-restricted units in any way?* ***Market Rate Units do not differ from income-restricted units***
• *List the amenities included in individual units as well as those for the entire site* ***See attached amenity list***
• *Describe energy efficiency components that will be installed* ***See attached energy efficient components list***

Background of Development Company

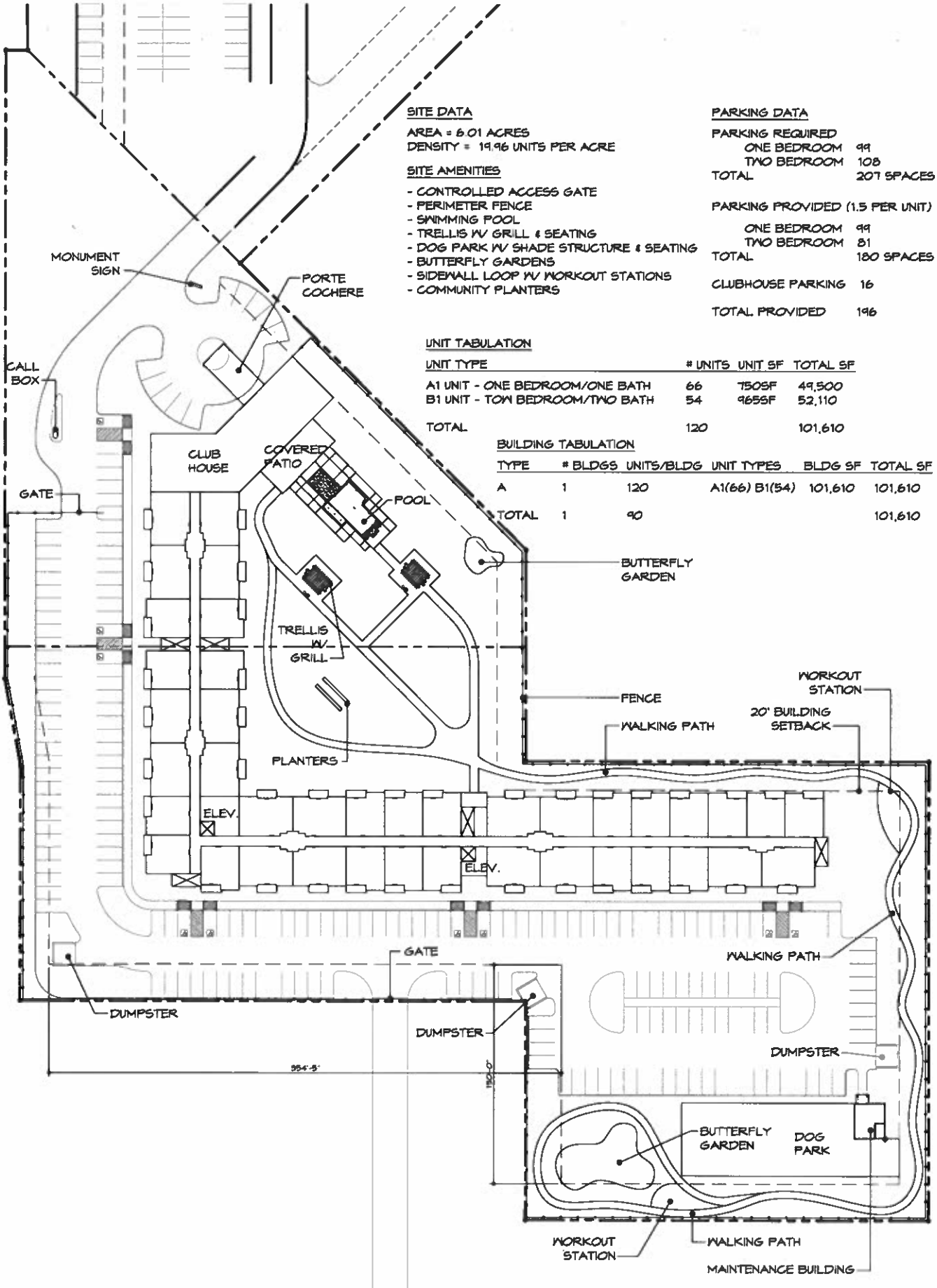
Background of the development company and management company
• *Have there been any changes in company names or reorganizations?* ***There have not been any changes in company names or reorganizations***
• *History of similar projects and complexes managed* ***See attached Development Experience***
• *How many tax credit and/or HOME projects have you developed and managed?* ***See attached Development Experience***

Financial

• *List the funding sources to be used* ***See attached Financing Narrative***
• *List any past or current funding programs (state or federal) for which the property is under contract (USDA, Section 8, Etc.)* ***Not applicable***
• *Provide the anticipated breakdown of the development costs.* ***See attached Development Cost Schedule***
• *Will the site be tax exempt after development?* ***No***
• *What is the affordability period required for this project?* ***The affordability period is 45 years***
• *Provide a Pro Forma statement for the project.* ***See attached Proforma***
• *Will this development require extensive capital improvements?* ***Not Applicable***

Site Development

- ✓ Rent and Income Schedule
- ✓ Amenity List
- ✓ Energy Efficient Components



SITE DATA

AREA = 6.01 ACRES
DENSITY = 19.96 UNITS PER ACRE

SITE AMENITIES

- CONTROLLED ACCESS GATE
- PERIMETER FENCE
- SWIMMING POOL
- TRELLIS W/ GRILL & SEATING
- DOG PARK W/ SHADE STRUCTURE & SEATING
- BUTTERFLY GARDENS
- SIDEWALL LOOP W/ WORKOUT STATIONS
- COMMUNITY PLANTERS

PARKING DATA

PARKING REQUIRED	
ONE BEDROOM	99
TWO BEDROOM	108
TOTAL	207 SPACES
PARKING PROVIDED (1.5 PER UNIT)	
ONE BEDROOM	99
TWO BEDROOM	81
TOTAL	180 SPACES
CLUBHOUSE PARKING	16
TOTAL PROVIDED	196

UNIT TABULATION

UNIT TYPE	# UNITS	UNIT SF	TOTAL SF
A1 UNIT - ONE BEDROOM/ONE BATH	66	750SF	49,500
B1 UNIT - TOW BEDROOM/TWO BATH	54	965SF	52,110
TOTAL	120		101,610

BUILDING TABULATION

TYPE	# BLDGS	UNITS/BLDG	UNIT TYPES	BLDG SF	TOTAL SF
A	1	120	A1(66) B1(54)	101,610	101,610
TOTAL	1	90			101,610

GRAPHIC SCALE

0 50 100

(IN FEET)
1 inch = 50 ft.

Name of Proposed Entity: Garland Senior Living, Ltd.

Development Name: Garland Senior Living, Garland, Dallas County, Texas

2020 - 9% HTC; TDHCA #TBD

TDHCA Rent and Income Limits as of 10/7/2019

Rent Schedule

Unit Type	HTC Units	HOME/ RAD Units	# of Units	% of Units	# of Bed-rooms	# of Baths	Unit Size (NRSF)	Total NRSF	Program Rent Limit	Tenant Paid Utility Allowance	Net Rent Per Unit	Total Monthly Rent	Total Annual Rent
1bd/1ba PSH	30%		0	0%	1	1	750	-	$0	$42	-$42	$0	$0
1bd/1ba	30%		5	8%	1	1	750	3,750	$467	$42	$425	$2,125	$25,500
1bd/1ba	50%		22	33%	1	1	750	16,500	$779	$42	$737	$16,214	$194,568
1bd/1ba	60%		24	36%	1	1	750	18,000	$935	$42	$893	$21,432	$257,184
1bd/1ba	Market		15	23%	1	1	750	11,250	$1,050	$0	$1,050	$15,750	$189,000
	Total	55%	66	100%									
2bd/2ba PSH	30%		0	0%	2	2	950	-	$0	$55	-$55	$0	$0
2bd/2ba	30%		5	9%	2	2	950	4,750	$561	$55	$506	$2,530	$30,360
2bd/2ba	50%		15	28%	2	2	950	14,250	$935	$55	$880	$13,200	$158,400
2bd/2ba RAD	50%		0	0%	2	2	950	-	$0	$55	-$55	$0	$0
2bd/2ba	60%		21	39%	2	2	950	19,950	$1,122	$55	$1,067	$22,407	$268,884
2bd/2ba	Market		13	24%	2	2	950	12,350	$1,250	$0	$1,250	$16,250	$195,000
	Total	45%	54	100%									
3bd/2ba PSH	30%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba RAD	50%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	30%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	50%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	60%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	Market		0	#DIV/0!	3	2	1154	-	$0	$0	$0	$0	$0
	Total	0%	0	#DIV/0!									
al Rental Income		**100%**	**120**				**840**	**100,800**			**$916**	**$109,908**	**$1,318,896**
	Affordable		**92**	**76.7%**									
	Market rate		**28**	**23.3%**									

Non Rental Income	$0.00		per unit/month for:	Garage and Carport Rentals	$0	$0
Non Rental Income	$18.04		per unit/month for:	Application, Pet, Late and NSF Fees	$2,165	$25,980
Non Rental Income	$9.10		per unit/month for:	Laundry, Vending, Cable	$1,092	$13,104
Total Non Rental Income	**$27.14**				**$3,257**	**$39,084**

Total Gross Potential Revenue		**$113,165**	**$1,357,980**
Vacancy %	**7.50%**	**$8,487**	**$101,849**
Net Revenue		**$104,678**	**$1,256,132**

Schedule of Utility Allowances

Category	Type	Bedrooms Eff	1	2	3	4
Heating		$0.0	$10.61	$12.48	$14.12	$0.00
Cooking		$0.0	$3.27	$4.73	$6.23	$0.00
Other Electric		$0.0	$12.33	$17.16	$22.14	$0.00
Air Conditioning		$0.0	$7.86	$10.90	$14.87	$0.00
Water Heating		$0.0	$7.56	$9.64	$11.78	$0.00
Electric Service Fee		$0.0	$0.00	$0.00	$0.00	$0.00
Water		$0.0	$0.00	$0.00	$0.00	$0.00
Sewer/Trash		$0.0	$0.00	$0.00	$0.00	$0.00
Gas Service Fee		$0.0	$0.00	$0.00	$0.00	$0.00
ustor to Current UA from DPC		$0.0	$0.00	$0.00	$0.00	$0.00
al		$0.0	$42.00	$55.00	$70.00	$0.00

Source Sara

Effective 13-Dec-19

Unit Amenities
Covered Entries
Nine- foot ceilings in living room and all bedrooms
Microwave Ovens
Self-cleaning or continuous cleaning ovens
Energy star refrigerator
Recessed LED lighting or LED light fixtures in kitchen and living areas
EPA water sense toilets
EPA water sense showerheads and faucets
Storage room or closet of approximately 9sf or greater
Covered patios or covered balconies
Built-in shelving unit
Breakfast bar
Walk-in closet in at least one bedroom
Hard floor Wood laminate surfaces in over 100% of unit
Kitchen Island
Kitchen pantry with shelving
Kitchen Island
Kitchen pantry with shelving
Granite countertops in kitchen and all lavatories
Full size washer/dryer hookups in separate room
Double sinks in master bathroom
Walk-in showers

Development Amenities
Thirty-year roof
15 SEER HVAC

Common Amenities
Furnished fitness center
Business Center
Furnished Community room
High speed wifi in clubhouse
Walking trail with workout stations
Perimeter Fence w/ automatic vehicular gates
Swimming Pool
Community Planters
Dog park w/ shade structure
Covered community porch w/ grill
Pergola w/ grill
Butterfly garden

Energy Efficiency Components
15 seer HVAC
Energy star dishwasher
Energy star refrigerator
At least one Energy star ceiling fan per unit
Energy star unit lighting
Energy star or equivalent windows

Sustainable Building Materials
Brick
Natural Stone
Hardi plank

Background of Development Company

- ✓ Similar Projects and Complexes Managed
- ✓ Tax Credit Properties

ee Scoring Tab - TDHCA Tax Credit
xperience with Multiple Developments
more detail

Team Member Experience

Property	Type	Building	Location	Number of Units	
Grand Venetian	Market Rate	Garden-Style	Irving, Texas	514	
Verona	Market Rate	High-Rise	Dallas, Texas	273	
Grand Treviso	Market Rate	High-Rise	Irving, Texas	247	
Canal Side Lofts	Market Rate	Mid-Rise	Irving, Texas	306	
Kiron at Aubrey	Tax-Credit	Garden-Style	Aubrey, Texas	150	
Palladium Little Elm	Market Rate	Mid-Rise	Little Elm, Texas	239	
Palladium Lake Jackson	Tax-Credit	Garden-Style	Lake Jackson, Texas	150	(2014 Awarded)
Lakefront Little Elm	Market Rate	Mid-Rise	Little Elm, Texas	297	
Palladium Midland	Tax-Credit	Garden-Style	Midland, texas	264	
Palladium Van Alstyne Senior Living	Tax-Credit	Garden-Style	Van Alstyne, Texas	132	
Palladium Anna	Tax-Credit	Garden-Style	Anna, Texas	120	
Palladium Garland	Tax-Credit	Garden-Style	Garland, Texas	140	
Palladium Glenn Heights	Tax-Credit	Garden-Style	Glenn Heights, Texas	270	
Palladium Denton	Tax-Credit	Garden-Style	Denton, Texas	150	
Palladium Fort Worth	Tax-Credit	Garden-Style	Fort Worth, Texas	150	
Palladium Farmersville	Tax-Credit	Garden-Style	Farmersville, Texas	80	
Palladium Crowley	Tax-Credit	Garden-Style	Crowley, Texas	120	
Vela	Market Rate	High-Rise	Irving, Texas	130	(Fully Designed)
Palladium Craig Ranch	Market Rate	High-Rise	McKinney, Texas	114	(Permitted)
Sundance	Market Rate	Garden-Style	Dallas, Texas	407	
Cottages at Tulane	Market Rate	Garden-Style	Plano, Texas	268	(Renovation)
1400 Hi Line	Market Rate	High-Rise	Dallas, Texas	314	
The Arts By Jefferson	Market Rate	Mid-Rise	Dallas, Texas	228	
Eilan	Market Rate	High-Rise	San Antonio, Texas	539	
Ablon @ Frisco Bridges	Market Rate	Mid-Rise	Frisco, Texas	252	
Heights at Park Lane	Market Rate	High-Rise	Dallas, Texas	325	
Drexel Park Hollow	Market Rate & Condo Sales	Mid-Rise	Dallas, Texas	135	
Sorrento	Condo Sales	Mid-Rise	Dallas, Texas	93	
Vail Village	Market Rate	Garden-Style	Dallas, Texas	331	
The Davis Building	Mixed Income	High-Rise	Dallas, Texas	183	

Financial

- ✓ Financing Narrative
- ✓ Development Cost Schedule
- ✓ Proforma

Garland Senior Living, Ltd., will be financed using a combination of Tax Credit Equity, HUD FHA 221(d)(4) loan, City of Garland Grant and Deferred Developer Fee.

The capital stack is as follows:

1. Regions Bank will provide a term sheet for a HUD 221(d)(4) loan with a requested loan amount of up to $9,307,100. The HUD 221(d)(4) loan will be a 40-year fully amortizing permanent mortgage. The interest rate will be based on market conditions (currently 4.25%).

2. Regions Bank is expected to provide an LOI to purchase the tax credits generated by the Project. 99.98% of the tax credits generated by the project will be purchased by Regions at a price of $0.95, which will yield approximately $14,247,150 in tax credit equity. Approximately 30% of the tax credit equity will be funded during the construction period, while the remaining 70% will be funded at permanent loan conversion and obtaining the 8609's.

3. The City of Garland will provide a grant (waiver of fees) for $500.

4. The final source will be an estimated deferred developer fee of $1,269,437.

Yearly replacement reserves will total $30,000 or $250 per unit. The attached 15 Year Proforma has this amount escalating 3% annually.

Name of Proposed Entity: Garland Senior Living, Ltd.
Development Name: Garland Senior Living, Garland, Dallas County, Texas
2020 - 9% HTC; TDHCA #TBD

Development Cost Schedule

	Total Cost	Per Unit	Per SF	Eligible Basis
ACQUISITION				
Site acquisition cost	2,100,000	17,500	20.83	0
Existing building acquisition cost	0	0	0.00	0
Rollback Taxes	0	0	0.00	0
Other - Broker Fees	0	0	0.00	0
Subtotal Acquisition Cost	$2,100,000	17,500	20.83	$0
OFF-SITES				
Off-site concrete	0	0	0.00	0
Storm drains & devices	0	0	0.00	0
Water & fire hydrants	0	0	0.00	0
Off-site utilities	0	0	0.00	0
Sewer lateral(s)	0	0	0.00	0
Off-site paving	0	0	0.00	0
Off-site electrical	0	0	0.00	0
Other -	0	0	0.00	0
Subtotal Off-Sites Cost	$0	0	0.00	$0
SITE WORK				
Demolition	0	0	0.00	0
Rough grading	406,381	3,387	4.03	406,381
Fine grading	81,057	675	0.80	81,057
On-site concrete	508,250	4,235	5.04	508,250
On-site electrical	122,133	1,018	1.21	122,133
On-site paving	0	0	0.00	0
On-site utilities	457,316	3,811	4.54	457,316
[illegible]tive masonry	0	0	0.00	0
Bu[illegible]per stops, striping & signs	15,335	128	0.15	15,335
Other -	0	0	0.00	0
Subtotal Site Work Cost	$1,590,473	13,254	15.78	$1,590,473
SITE AMENITIES				
Landscaping	182,555	1,521	1.81	182,555
Pool and decking	279,350	2,328	2.77	279,350
Athletic court(s), playground(s)	61,881	516	0.61	61,881
Fencing	174,589	1,455	1.73	174,589
Other -	0	0	0.00	0
Subtotal Site Amenities Cost	$698,376	5,820	6.93	$698,376
BUILDING COSTS:				
Concrete	1,907,055	15,892	18.92	1,907,055
Masonry	471,567	3,930	4.68	471,567
Metals	261,495	2,179	2.59	261,495
Woods and Plastics	2,767,036	23,059	27.45	2,767,036
Thermal and Moisture Protection	163,024	1,359	1.62	163,024
Roof Covering	305,260	2,544	3.03	305,260
Doors and Windows	690,391	5,753	6.85	690,391
BUILDING COSTS (Continued)				
Finishes	233,048	1,942	2.31	233,048
Specialties	98,471	821	0.98	98,471
Equipment	437,649	3,647	4.34	437,649
Furnishings	386,225	3,219	3.83	386,225
Special Construction	0	0	0.00	0
Conveying Systems (Elevators)	465,002	3,875	4.61	465,002
Mechanical (HVAC; Plumbing)	1,554,748	12,956	15.42	1,554,748
Electrical	1,200,252	10,002	11.91	1,200,252
[illegible]lually itemize costs below:				
Detached Community Facilities/Building	477,500	3,979	4.74	477,500
Carports and/or Garages	0	0	0.00	0
Lead-Based Paint Abatement	0	0	0.00	0

Name of Proposed Entity: Garland Senior Living, Ltd.
Development Name: Garland Senior Living, Garland, Dallas County, Texas
2020 - 9% HTC; TDHCA #TBD

Development Cost Schedule

		Total Cost	Per Unit	Per SF	Eligible Basis	
Asbestos Abatement		0	0	0.00	0	
Structured Parking		0	0	0.00	0	
Commercial Space Costs		0	0	0.00	0	
Other -		0	0	0.00	0	
Subtotal Building Costs		$11,418,724	95,156	113.28	$11,418,724	
Voluntary Eligible "Building Costs"				81.70	$8,235,360	
TOTAL BUILDING COSTS & SITE WORK (including site amenities)		$13,707,573	114,230	135.99	$10,524,209	
Contingency	4.34%	$595,190	4,960	5.90	$526,210	5.00%
TOTAL HARD COSTS		$14,302,762	119,190	141.89	$11,050,420	
OTHER CONSTRUCTION COSTS						
General requirements (6%)	6.00%	822,454	6,854	8.16	631,453	6.00%
Field supervision (within GR limit)		0	0	0.00	0	
Contractor overhead (2%)	2.00%	274,151	2,285	2.72	210,484	2.00%
G & A Field (within overhead limit)		0	0	0.00	0	
Contractor profit (6%)	6.00%	822,454	6,854	8.16	631,453	6.00%
TOTAL CONTRACTOR FEES		$1,919,060	15,992	19.04	$1,473,389	
TOTAL CONSTRUCTION CONTRACT		$16,221,823	135,182	160.93	$12,523,809	
Voluntary Eligible "Building Costs"				124.24	$12,523,809	
SOFT COSTS						
Architectural - Design fees		297,471	2,479	2.95	297,471	
ectural - Supervision fees		33,200	277	0.33	33,200	
neering fees		78,600	655	0.78	78,600	
Real estate attorney/other legal fees		100,000	833	0.99	50,000	
Accounting fees		30,000	250	0.30	30,000	
Impact Fees		250,000	2,083	2.48	250,000	
Building permits & related costs		176,266	1,469	1.75	176,266	
Appraisal		8,000	67	0.08	8,000	
Market analysis		11,000	92	0.11	11,000	
Environmental assessment		6,950	58	0.07	6,950	
Soils report		5,280	44	0.05	5,280	
Survey		25,150	210	0.25	25,150	
Marketing		0	0	0.00	0	
Hazard & liability insurance		157,000	1,308	1.56	157,000	
Real property taxes		66,000	550	0.65	66,000	
Personal property taxes		0	0	0.00	0	
Tenant relocation expenses		0	0	0.00	0	
Contingency		0	0	0.00	0	
Reimbursables		30,000	250	0.30	0	
FF&E		200,000	1,667	1.98	200,000	
Subtotal Soft Cost		$1,474,917	12,291	14.63	$1,394,917	
FINANCING:						
CONSTRUCTION LOAN(S)						
Interest		441,521	3,679	4.38	353,217	
Loan origination fees		27,921	233	0.28	27,921	
Title & recording fees		122,238	1,019	1.21	122,238	
Closing costs & legal fees		44,000	367	0.44	44,000	
Inspection fees		86,536	721	0.86	86,536	
Credit Report		0	0	0.00	0	
unt Points		0	0	0.00	0	
s of Credit		0	0	0.00	0	
Materials Testing		0	0	0.00	0	

Name of Proposed Entity: Garland Senior Living, Ltd.
Development Name: Garland Senior Living, Garland, Dallas County, Texas
2020 - 9% HTC; TDHCA #TBD

Development Cost Schedule

		Total Cost	Per Unit	Per SF	Eligible Basis	
Letter of Credit/MIP		0	0	0.00	0	
PERMANENT LOAN(S)						
Loan origination fees		93,071	776	0.92	0	
Title & recording fees		0	0	0.00	0	
Closing costs & legal		45,000	375	0.45	0	
Bond premium		0	0	0.00	0	
Credit report		0	0	0.00	0	
Discount points		0	0	0.00	0	
Credit enhancement fees		0	0	0.00	0	
Prepaid MIP		0	0	0.00	0	
Mortgage Broker		0	0	0.00	0	
Application Fee		0	0	0.00	0	
BRIDGE LOAN(S)						
Interest		134,618	1,122	1.34	0	
Loan origination fees		92,366	770	0.92	0	
Title & recording fees		0	0	0.00	0	
Closing costs & legal fees		0	0	0.00	0	
Other -		0	0	0.00	0	
Other -		0	0	0.00	0	
OTHER FINANCING COSTS			0			
Tax credit fees		34,350	286	0.34	0	
Tax and/or bond counsel		0	0	0.00	0	
Payment bonds		0	0	0.00	0	
Performance bonds		87,365	728	0.87	87,365	
enhancement fees		0	0	0.00	0	
gage insurance premiums		46,536	388	0.46	0	
Cost of bond underwriting & issuance		0	0	0.00	0	
Syndication organizational cost		0	0	0.00	0	
Tax opinion		0	0	0.00	0	
Contractor Guarantee Fee		0	0	0.00	0	
Developer Guarantee Fee		0	0	0.00	0	
Other - Equity Investor Legal		35,000	292	0.35	17,500	
Other - Freddie Mac Standbye Fee		0	0	0.00	0	
Subtotal Financing Cost		$1,290,522	10,754	12.80	$738,777	
DEVELOPER FEES						
Housing consultant fees		0	0	0.00	0	
General & administrative		0	0	0.00	0	
Profit or fee		2,753,328	22,944	27.31	2,198,626	
Subtotal Developer Fees	**12.47%**	$2,753,328	22,944	27.31	$2,198,626	**15.00%**
RESERVES						
HUD 4% Working Capital Reserve		372,284	3,102	3.69	0	
HUD Operating Deficit Reserve		591,313	4,928	5.87	0	
Replacement Reserve		0	0	0.00	0	
HUD Tenant Services Reserve		20,000	167	0.20	0	
Subtotal Reserves		$983,597	8,197	9.76	$0	
TOTAL HOUSING DEVELOPMENT COSTS		$24,824,187	206,868	246.27	$16,856,130	

Total Eligible Basis	$16,856,130
High Cost Area Adjustment (100% or 130%)	130%
Total Adjusted Basis	$21,912,968
cable Fraction	76.587302%
Qualified Basis	$16,782,551
Applicable Percentage	9.000%
Credits Supported By Eligible Basis	**$1,510,430**
(May be greater than actual request)	
Credits Approved by TDHCA	**$1,500,000**

Name of Proposed Entity: Garland Senior Living, Ltd.
Development Name: Garland Senior Living, Garland, Dallas County, Texas
2020 - 9% HTC; TDHCA #TBD

15 YEAR OPERATING PROFORMA	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Income															
Gross Potential Revenue	1,318,896	1,345,274	1,372,179	1,399,623	1,427,615	1,456,168	1,485,291	1,514,997	1,545,297	1,576,203	1,607,727	1,639,881	1,672,679	1,706,133	1,740,255
Other Income	39,084	39,866	40,663	41,476	42,306	43,152	44,015	44,895	45,793	46,709	47,643	48,596	49,568	50,559	51,571
Interest Earnings on DSRF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Gross Potential Revenue	1,357,980	1,385,140	1,412,842	1,441,099	1,469,921	1,499,320	1,529,306	1,559,892	1,591,090	1,622,912	1,655,370	1,688,477	1,722,247	1,756,692	1,791,826
Less: Vacancy 7.50%	101,849	103,885	105,963	108,082	110,244	112,449	114,698	116,992	119,332	121,718	124,153	126,636	129,169	131,752	134,387
TOTAL REVENUE	1,256,132	1,281,254	1,306,879	1,333,017	1,359,677	1,386,871	1,414,608	1,442,900	1,471,758	1,501,193	1,531,217	1,561,842	1,593,078	1,624,940	1,657,439
Expenses															
General and Administrative Expenses	59,456	61,240	63,077	64,969	66,918	68,926	70,994	73,123	75,317	77,577	79,904	82,301	84,770	87,313	89,933
Management Fee	62,807	64,063	65,344	66,651	67,984	69,344	70,730	72,145	73,588	75,060	76,561	78,092	79,654	81,247	82,872
Payroll, Payroll Taxes, Employee Benefits	195,413	201,275	207,314	213,533	219,939	226,537	233,333	240,333	247,543	254,970	262,619	270,497	278,612	286,971	295,580
Repairs and Maintenance	79,258	81,636	84,085	86,607	89,206	91,882	94,638	97,477	100,402	103,414	106,516	109,712	113,003	116,393	119,885
Electric and Gas Utilities	22,963	23,652	24,361	25,092	25,845	26,620	27,419	28,241	29,089	29,961	30,860	31,786	32,740	33,722	34,733
Water, Sewer and Trash Utilities	57,360	59,081	60,853	62,679	64,559	66,496	68,491	70,546	72,662	74,842	77,087	79,400	81,782	84,235	86,762
Annual Property Insurance Premiums	48,000	49,440	50,923	52,451	54,024	55,645	57,315	59,034	60,805	62,629	64,508	66,443	68,437	70,490	72,604
Property Taxes	133,646	137,655	141,785	146,039	150,420	154,932	159,580	164,368	169,299	174,378	179,609	184,997	190,547	196,264	202,152
Reserves	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317	41,527	42,773	44,056	45,378
Other Expenses	3,680	3,790	3,904	4,021	4,142	4,266	4,394	4,526	4,662	4,802	4,946	5,094	5,247	5,404	5,566
TOTAL EXPENSES	692,582	712,732	733,473	754,824	776,802	799,426	822,716	846,690	871,369	896,774	922,927	949,849	977,564	1,006,094	1,035,464
NET OPERATING INCOME	563,549	568,522	573,406	578,193	582,875	587,444	591,892	596,210	600,389	604,419	608,290	611,992	615,515	618,846	621,974
Debt Service															
Tax-Exempt Bonds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coverage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable debt	490,043	489,803	489,552	489,292	489,020	488,738	488,444	488,138	487,820	487,489	487,144	486,786	486,412	486,024	485,620
Coverage	1.150	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.27	1.28
Other Debt - HOME Funds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Debt Coverage - HOME Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE	490,043	489,803	489,552	489,292	489,020	488,738	488,444	488,138	487,820	487,489	487,144	486,786	486,412	486,024	485,620
All In Debt Service Coverage Ratio	1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.27	1.28
															Total
CASH FLOW	73,506	78,720	83,854	88,901	93,855	98,706	103,448	108,072	112,569	116,930	121,146	125,207	129,102	132,822	136,355	1,603,193
Release of HUD Working Capital Reserve	186,142	186,142	-	-	-	-	-	-	-	-	-	-	-	-	-	372,284
Syndicator Asset Management Fee Estimated	(6,600)	(6,798)	(7,002)	(7,212)	(7,428)	(7,651)	(7,881)	(8,117)	(8,361)	(8,612)	(8,870)	(9,136)	(9,410)	(9,692)	(9,983)	(122,753)
Net Cash Flow	253,048	258,064	76,852	81,689	86,426	91,055	95,567	99,955	104,208	108,318	112,276	116,071	119,692	123,130	126,372	1,852,724
Deferred Developer Fee (+ interest) $1,269,437 0%	253,048	258,064	76,852	81,689	86,426	91,055	95,567	99,955	104,208	108,318	14,254	-	-	-	-	1,269,437
DISTRIBUTABLE NET CASH FLOW	-	-	-	-	-	-	-	-	-	-	98,022	116,071	119,692	123,130	126,372	583,287
Cash Flow to Limited Partner (Equity Syndicator) 10%	-	-	-	-	-	-	-	-	-	-	9,802	11,607	11,969	12,313	12,637	58,329
Deferred Dev. Fee/Cash Flow - Palladium 90% 81%	227,743	232,257	69,167	73,520	77,784	81,950	86,011	89,959	93,787	97,487	92,226	94,017	96,951	99,735	102,361	1,614,956
Deferred Dev. Fee/Cash Flow - H. Authority 0% 0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Deferred Dev. Fee/Cash Flow - HUB 10% 9%	25,305	25,806	7,685	8,169	8,643	9,106	9,557	9,995	10,421	10,832	10,247	10,446	10,772	11,082	11,373	179,440
100% 100%	253,048	258,064	76,852	81,689	86,426	91,055	95,567	99,955	104,208	108,318	112,276	116,071	119,692	123,130	126,372	1,852,724
Balance to Pay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0

Scoring

Housing Need
City Garland Consolidated Plan

GARLAND SENIOR LIVING, LTD., MEETS THE NEEDS IDENITIFIED IN THE CITY'S CONSOLIDATED PLAN

The City of Garland's Consolidated Plan's ("the Plan") purpose is to identify a city's housing and community development needs, priorities, goals and strategies and to stipulate how funds will be allocated to housing and community development activities. The proposed Garland Senior Living Mixed-Income residential development for active independent seniors 62+ meets the purpose of the City's consolidated plan. In addition, Garland Senior Living, Ltd., will meet the Federal objectives detailed in the City's consolidated plan: Providing decent housing; Establishing and maintaining a suitable living environment; and expanding economic opportunities.

Garland Senior Living, Ltd., affirmatively furthers fair housing choices and meets federal law objectives. As a mixed-income development offering 120 new apartment residences to Seniors 62+ at affordable rental rates determined by HUD targeting the 30%, 50% and 60% AMI and offering a market-rate component, Garland Senior Living, Ltd., will further housing choices to all income bands in a high quality, safe and modern residential community.

Garland Senior Living, Ltd., will provide residents a safe high quality living environment with a wide range of unit amenities such as full energy efficient kitchen appliances including a microwave oven; washer/dryer hook-ups; lever door handles; beautiful wood flooring laminate; central air-conditioning/heating; 9 foot ceilings; balconies; covered entries; walk-in showers; and modern lighting fixtures and ceiling fans. Common amenities on property include perimeter fencing and gated entry; resort style swimming pool; community clubhouse with exercise room, business center, library, warming kitchen, dog park and beautiful landscaping.

Garland Senior Living, Ltd., will improve economic opportunities to nearby commercial and service businesses. Studies have shown that an active independent Senior community that offers affordable rent benefits the community as an economic development project. Senior residents who are able to pay less on housing expense have more discretionary income and can improve their quality of life and have little to no negative costs to the City.

AND

Garland Senior Living, Ltd., implements the City's objectives and outcomes identified in the Consolidated Plan.

- Decent Housing DH-2 (Affordability): Expand the supply of affordable rental housing. Five-year outcomes
    - DH 2.0 – New production of rental housing units. Rental housing units

In addition, Garland Senior Living, Ltd., is located in an area of the city that is close to shopping, churches, parks and public transportation. As a development financed in part with federal housing tax credits, the affordability of the residences is long-term and continues to meet the growing demand for affordable independent Senior housing options in the city of Garland as more specifically described in the Market Analysis included in the application.

Scoring

LIHTC Experience and Resumes

PALLADIUM USA

List of staff and roles
(Resumes attached)

DEVELOPMENT TEAM

Thomas E. Huth
CEO and President
Palladium USA

Scott Johnson
Senior Vice President, President of Catalyst Builders
Palladium USA

Margaret "Peg" Jones
Senior Vice President Finance
Palladium USA

James H. Bennett
Chief Legal Officer
Palladium USA

The Land Experts
Kim Parker Schwimmer

Casa Linda Development Corporation
Linda Brown, Sara Reidy

OMNIUM MANAGEMENT COMPANY

MANAGEMENT COMPANY

Joan Maxwell
President
Omnium Management

Fred D'Lizarraga
Senior Vice President, Chief Operating Officer
Omnium Management

Thomas E. Huth
President and Chief Executive Officer
Palladium USA

Thomas (Tom) Huth is head of the Palladium Group companies in the United States. He is the president and chief executive officer of Palladium USA International, Inc. and other associated Palladium Group companies in the United States including Omnium Management Company, Palladium USA's self-managed and third-party multifamily property management platform. In this role, Mr. Huth is responsible for new business development opportunities. The Palladium Group develops, owns and operates real estate in ten countries including the United States with the U.S. focus on multifamily assets and property management.

Prior to his current position, he was senior vice president and chief financial officer of the Palladium Group companies in the United States responsible for directing all financial aspects of the Group's U.S. operations.

Prior to joining the Palladium Group in 1998, Mr. Huth, a certified public accountant, served as vice president and treasurer for Lexford Management Company and controller for Lexford Properties, Inc. where he was responsible for all financial operations for Lexford's Columbus, Ohio based 516 apartment communities representing a total of 36,405 residential units as well as all of Lexford's Dallas, Texas based third-party fee management operations of approximately 20,000 residential units. Both Lexford Properties and Lexford Management were affiliated with Lexford Residential Trust, a Columbus, Ohio based Real Estate Investment Trust.

Prior to Lexford, Mr. Huth was director of corporate accounting and tax for Partnership Services, Inc., formerly known as Consolidated Capital Equities Corporation (Con Cap).

Mr. Huth started his career in the Dallas, Texas office of Arthur Andersen & Company where he was responsible for engagements in the real estate, hotel, service, retail and manufacturing arenas.

He has been licensed to practice Public Accountancy in Texas since 1992, is a licensed Texas Real Estate Broker, member of the American Institute of Certified Public Accountants, member of the Texas Society of Certified Public Accountants, member of the Urban Land Institute, member of the NAHB Sales and Marketing Council, member of the National Multi-Housing Council, member of The Real Estate Council, past Board Member of the Real Estate Financial Executives Association, past Board Member of the Multifamily Leadership Board of NAHB, and a past Junior Achievement Project Business Consultant.

Mr. Huth has bachelor's degrees in both real estate and accounting from the University of Cincinnati.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

December 11, 2019

Writer's direct dial: 512-475-1676
Email: marni.holloway@tdhca.state.tx.us

Mr. Thomas E. Huth
c/o Sara Reidy
2010 Kessler Parkway
Dallas, Texas 75208

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2020 QUALIFIED ALLOCATION PLAN

Dear Mr. Huth:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §11.204(6) of the 2020 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §11.204(6)(B), including the following requirements:

> (ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...
>
> (iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this

certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

EBH

Scott Johnson
Senior Vice President, President Catalyst Builders
Palladium USA

Scott Johnson is Senior Vice President of Palladium USA International, Inc. and its subsidiaries, including President of Catalyst Builders, Inc. Mr. Johnson shares responsibility in site selection and feasibility studies and has primary responsibility in general gontractor selection, project supervision, and asset management of properties and projects for US operations. Mr. Johnson is in charge of cost estimating, reporting and operations as President of Catalyst Builders.

Prior to joining Palladium, Mr. Johnson's experience includes over 20 years in construction with industry leaders Andres Construction, Core Construction, Walsh Construction, and Robert E. McKee. Project background includes: "Class 1" cleanrooms (VLSI & T.I.), hospitals, office buildings, retail centers, churches, schools and universities, libraries, multifamily, retirement facilities, bridges, and various renovations. Positions held include project manager, cost estimator, cost engineer, project superintendent, project engineer, and field engineer.

Mr. Johnson graduated from the University of Oklahoma in 1985 with a BS in Construction Science.
Industry affiliations include:
Urban Land Institute (ULI), Project Management Institute (PMI), Home Builders Association of Greater Dallas (HBA), Association of Cost Engineers (AACE).

Margaret "Peg" Jones
Senior Vice President of Finance
Palladium USA

Margaret Jones is the vice president of finance for Omnium Management Company. Ms. Jones is responsible for overseeing the property accounting and financial reporting of the assets managed by Omnium Management.

Prior to her current position with Omnium Management, Ms. Jones, a certified public accountant, co-founded and served as the Chief Financial Officer and Vice President of Trigon Management LP, responsible for establishing and directing all financial aspects of the operations. Trigon Management LP, headquartered in Dallas, primarily focused in the downtown Dallas re-development district managing third party "mixed use" high-rise multifamily residential assets. Prior to Trigon Management, Ms. Jones was Controller for Pace Realty Corporation based in Dallas. While at Pace she was responsible for the corporate office and all third party fee management operations of approximately 35 apartment communities representing approximately 5,000 total residential units with an aggregate value in excess of $700 million.

Prior to Pace, Ms. Jones worked for the Dallas office of KPMG where she handled engagements for large international real estate portfolios, hotel, oil and gas and other entity types. Ms. Jones started her extensive real estate career as Vice President and Assistant Controller for Univesco, Inc., a real estate developer located in Dallas then owning approximately 7,500 multifamily units located throughout the United States.

Ms. Jones has a master's degree in accounting from the University of North Texas and a Bachelor of Science degree from Texas A&M University located in College Station, Texas. She is a licensed salesperson with the Texas Real Estate Commission, and is a member of the Real Estate Financial Executives Association.

James H. Bennett
Chief Legal Officer
Palladium USA

James H. Bennett is the chief legal officer for the Palladium Group companies in the United States, based in Venice, Florida. Jim became associated with the Group in 1986 when it first began exploring U.S. investment opportunities in the Northeast. He is admitted to practice law in New Jersey and Connecticut, and a member of the Connecticut Bar Association.

A graduate of Princeton University and Stanford Law School, Jim was a judicial clerk with the Supreme Court of New Jersey, and in-house counsel to a number of Fortune 500 companies, including part of the management team of the Latin America Business Division of General Electric, and Vice President, International Counsel of the Revlon Health Care Group.

Jim is a past chair of the Planning and Zoning Section of the Connecticut Bar Association. He was also chair of the New Canaan Planning and Zoning Commission and was previously the Commission's representative to the Southwest Regional Planning Agency based in Stamford, Connecticut.

In 2006, Jim and his wife, Lynnette, moved to Venice, Florida. He is currently a member of the Venice City Council. Additionally, Jim represents the city on the Sarasota/Manatee Metropolitan Planning Organization (MPO) and Community Alliance of Sarasota County, as well as being a member of the Gulf Coast Heritage Foundation. Before being elected to City Council, Jim served on the Planning Commission for the City of Venice, Florida.

PALLADIUM
USA

Development Experience

December 2019

Palladium USA
13455 Noel Road,
Suite 400 Galleria II Tower
Dallas, Texas 75240
972.774.4400
www.PalladiumUSA.com

The Company

Palladium USA Inc. seeks quality development or redevelopment opportunities within its target markets. The firm prefers value-added and complex transactions that traditionally have a high barrier to entry. The company's staff is capable of building any type or size project and can take a project through all phases including conceptual selection, site planning, design, pricing, construction, lease-up, and management.

Palladium USA believes that success can be achieved as a result of careful attention to even the smallest of details. The company prefers to execute a smaller number of large projects so the proper time and attention can be devoted according to the operating principles.

Palladium USA's Operating Principals

Deliver the highest possible value to shareholders and partners by following eight key principles:

- Maintain a clear commitment to integrity and strong corporate values;
- Incorporate capital and risk management procedures from conception to completion;
- Make focused and disciplined decisions;
- Provide clear and frequent communication to shareholders, partners, lenders and others;
- Create value for the residents which will create value for our shareholders and partners;
- Create outstanding designs, maximize long term value, and incorporate key elements necessary for operational productivity and success;
- Enhance investment returns by utilizing efficient technology and cost containment principals;
- Provide careful, diligent and intensive supervision through all phases of design, construction, lease-up and management.

The following pages contain Palladium USA developments in chronological order including properties currently under construction to demonstrate experience and qualifications.

Completed

Cottages at Tulane
2600 Preston Road
Plano, Texas

Market Rate
Freddie Mac 10 Year Loan

Acquired:	1992
Total Units:	268
Average Unit Size:	714
Total Square Feet:	191,244
Total Stories:	2
Partner:	None

Sold: N/A - Still Owned

Cottages at Tulane, formally Bristlecone, was acquired in 1992. The property is a two-story, 268 unit, garden-style community. The property was repositioned in 2005 which included an extensive interior and exterior renovation taking several years to complete. Since the renovation, rents have increased from $0.85 per square foot to $1.42 per square foot. Property amenities include:

- Clubhouse
- Swimming Pool
- Hot Tub
- Coffee Bar
- Billiards Table
- Exercise Facility
- BBQ Grills
- Picnic Tables
- Outdoor Basketball Court
- Netted Golf Driving Range
- Sand Volleyball Court
- Car Wash

Construction Materials:
Brick,
Wood,
Hardi-plank.

Finishes:
Laminate countertops,
Vinyl plank flooring and carpeting,
Black appliances.

Resident Services:
Apartment Life CARES Team
Monthly social events

Completed

Grand Venetian
Love Drive
Irving, Texas

Market Rate
HUD 221(d)(4) Construction-Perm

Completed:	1998
Total Units:	514
Average Unit Size:	937
Total Square Feet:	481,612
Total Stories:	3

Sold: 10-03-2001

Grand Venetian was constructed in 1998. It is located near the intersection of Hwy 114 and MacArthur Blvd. Situated along one of the larger canals of Las Colinas, the property is a three-story, 514 unit, garden-style community. Property amenities include:

- Clubhouse
- Controlled Access Gates and Guard House
- Resort-style Swimming Pool
- Exterior Hot Tub
- Indoor Hot Tub
- Coffee/Cookie Bar
- 24-hour Exercise Facility
- BBQ Grills
- Outdoor Kitchen Cabana
- Tanning Room
- Sand "Beach"
- Fire Pit
- ATM Machine
- Sand Volleyball Court
- Picnic Cabana
- Covered Parking
- Available Garages

Construction Materials:
Brick, Stone, Stucco,
Wood, Hardi-plank.

Finishes:
Laminate countertops,
Tile flooring and carpeting,
Black appliances.

Resident Services:
Monthly social events

Completed

Villa Verona
13355 Noel Road
Dallas, Texas

Market Rate
HUD 223(f) Refinance Loan

Constructed:	2000
Total Units:	273
Average Unit Size:	1276
Total Square Feet:	348,310
Total Stories:	16
Partner:	None

Sold: N/A - Still Owned

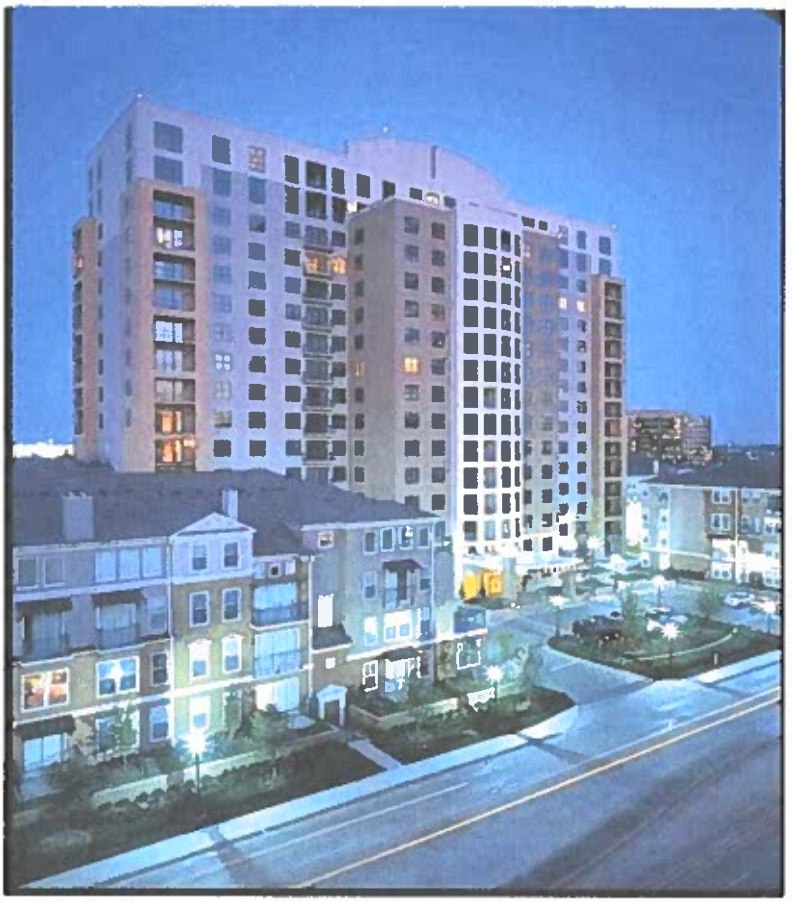
Verona, located in the popular Galleria area, was completed in 2000. The property is a sixteen-story, 273 unit, luxury high-rise community and was the first high-rise in North Dallas. The building design includes units from 730 s.f. to penthouses over 3100 s.f. Beginning in 2008, the building underwent an extensive interior renovation taking several years to complete. Since the renovation, rents have increased from an average of $1,533 to $1,968 per unit. Property amenities include:

- Multiple Clubhouse Lounges
- Heated Swimming/Lap Pool
- Assigned Under-ground Parking
- Hot Tub
- Coffee Bar
- Billiards Table
- Business Center
- Exercise Facility
- BBQ Grills
- Cabanas
- Aqua Lounge
- Movie Theater Room
- Cigar Lounge
- Conference Room
- Concierge
- 15th-floor Penthouse Terrace
- Private Service Vestibules

Construction Materials:
Steel, Concrete, Wood, Stucco, EIFS, Glass

Finishes:
Granite countertops,
Vinyl plank, tile, and carpeting,
Stainless and black appliances.

Resident Services:
Apartment Life CARES Team



Completed

Grand Treviso
330 Las Colinas Blvd
Irving, Texas

Market Rate
SouthTrust Bank/North Houston Bank Construction Loan

Constructed:	2002
Total Units:	247
Average Unit Size:	1142
Total Square Feet:	281,963
Total Stories:	17
Partner:	None

Sold: Converted to Condominiums and Sold

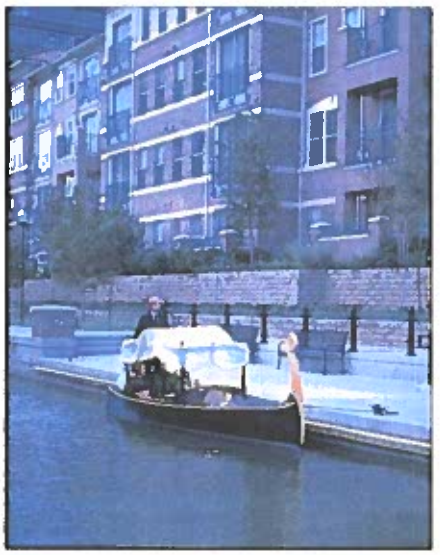
Grand Treviso, located along the canals in the Urban Center of Las Colinas, was completed in 2002. The property is a seventeen-story, 247 unit, luxury high-rise community and is the first and only high-rise west of downtown Dallas. The building design includes units from 730 s.f. to penthouses over 3100 s.f. Due to the building's immense popularity, quality finish, and high rent structure, Grand Treviso was converted to condominiums in July, 2004. The building is completely sold-out. Property amenities include:

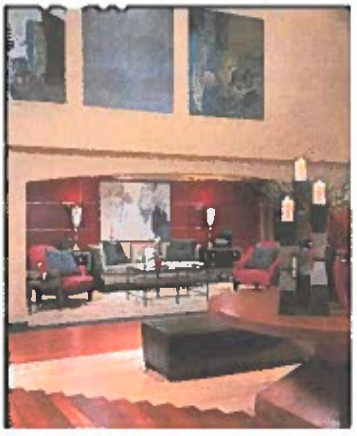
- Multiple Lounges
- Swimming Pool (6th floor)
- Hot Tub
- Assigned Controlled Access Parking
- Coffee Bar
- Billiards Table
- Exercise Facility
- BBQ Grills
- Cabanas
- 15th-floor Penthouse Terrace
- Cigar Lounge
- Conference Room
- Concierge
- Private Service Vestibules
- Gondola Boat Dock

Construction Materials:
Steel, Concrete, Wood, Stucco, EIFS, Glass

Finishes:
Granite countertops,
Hardwoods, tile, and carpeting,
Stainless and black appliances.

Resident Services:
Condominium association





Completed

Canal Side Lofts
350 Las Colinas Blvd
Irving, Texas

Market Rate
KeyBank Construction Loan

Constructed:	2006
Total Units:	306
Average Unit Size:	908
Total Square Feet:	277,949
Total Stories:	4
Partner:	DEPA Holdings

Sold: 11-20-2012

Canal Side Lofts, situated on five acres along the canals in the Urban Center of Las Colinas, was completed in 2006. The property is a four-story, 306 unit, loft-style community featuring concrete floors, exposed air ducts, 9-ft doors, oversized kitchen islands, high ceilings, and two structured parking garages. Unit sizes range from 551 s.f. to 1463 s.f. multi-level units. Property amenities include:

- Multiple Lounges
- Swimming Pool
- Controlled Access Parking Garages
- Coffee Bar
- Fully Functioning Party Bar
- Billiards Table
- 24-hour Exercise Facility
- Fitness Instructor
- Indoor Basketball Court
- Regulation Boxing Ring
- BBQ Grills
- Multiple Fountains
- Indoor Theater / Conference Room
- Outdoor Theater
- Fire Pit
- Zen Garden
- Elevator
- Canal Access

Construction Materials:
Steel, Concrete, Brick, Stone, Wood, Stucco, Glass.

Finishes:
Granite countertops,
Vinyl plank, polished concrete, and carpeting,
Black appliances.

Resident Services:
Monthly social events.

Completed

Palladium Aubrey
500 E. Highmeadow Drive
Loan
Aubrey, Texas 76227

2013 9% HTC
HUD 221(d)(4) Construction-Perm

Constructed:	2015
Total Units:	150
HTC Units:	100
Market Rate Units:	50
Average Unit Size:	950
Total Square Feet:	142,530
Total Stories:	3
Partner:	PNC Bank

Sold: N/A - Still Owned

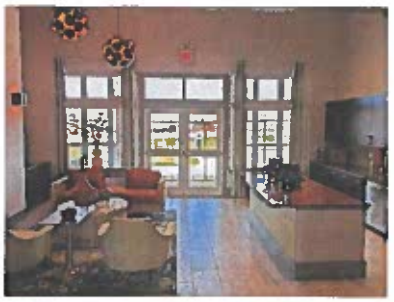
Palladium Aubrey, located in Aubrey approximately 40 miles north of downtown Dallas, was completed in 2015. The property is a three-story, 150 unit, garden walk-up and is the area's first new apartment construction in over 25 years. It is also the first mixed-income community in the area. Financed with federal tax credits and an FHA 221(d)(4) construction to permanent loan, the rent structure is designed to accommodate various income levels. The property has been very popular and successful. The first units were released from construction in March of 2015 and the property reached 98% occupancy six months thereafter. Property amenities include:

- Clubhouse Lounge
- Children's Activity Room
- Computer Learning Center
- Swimming Pool with Fountains
- Hot Tub
- Dog Park
- Playground
- Assigned Covered Parking
- Controlled Access
- Exercise Facility
- BBQ Grills
- Cabanas
- Fire Pit

Construction Materials:
Brick, Stucco, Hardi-plank.

Finishes:
Laminate countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Apartment Life CARES team,
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities



Completed

T.H.F. Palladium Midland
2300 S. Lamesa
Midland, Texas 79701

2015 4% HTC
J.P. Morgan Chase Construction Loan

Completion:	2017
Total Units:	264
HTC Units:	207
Market Rate Units:	57
Average Unit Size:	939
Total Square Feet:	247,800
Total Stories:	3
Partner:	Regions Bank, Texas Housing Foundation

Sold: N/A - Still Owned

T.H.F. Palladium Midland is located approximately 300 miles west of Dallas in Midland, Texas. Construction was completed in February, 2017. The land is 15.65 acres upon which the three-story, 264 unit, garden walk-up was built. Palladium Midland was financed within the 4% Housing Tax Credit program and the Multifamily Bond Program with the construction loan provided by J.P. Morgan Chase and the permanent loan by Mass Mutual. The rent structure is designed to accommodate various income levels. Property amenities include:

- Clubhouse Lounge
- Children's Activity Room
- Conference Room
- Computer Learning Center
- Swimming Pool with Fountain
- Hot Tub
- Sports Court
- Playground
- Assigned Garages
- Controlled Access
- Exercise Facility
- BBQ Grills
- Cabanas
- Laundry Facility

Construction Materials:
Brick, Stucco, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Completed

Palladium Little Elm
Eldorado Parkway
Little Elm, Texas

Market Rate
HUD 221(d)(4) Construction-Perm

Completion:	2018
Total Units:	242
Average Unit Size:	846
Total Square Feet:	204,616
Retail:	6,000
Total Stories:	4
Partner:	Nicholas Multi-family LLP

Sold: N/A - Still Owned

The town of Little Elm is approximately 35 miles north of downtown Dallas and is situated on Lake Lewisville with over 60 miles of lakefront shoreline. The 7.14 acres of land in Little Elm is located on Eldorado Parkway. The property will be part of a larger planned development of the city called Little Elm Town Center which will include restaurants and entertainment venues. The property includes 242 market-rate units with sizes ranging from 504 s.f. to 1223 s.f. Total square footage is 210,616 s.f. which includes 6,000 s.f. of retail space. Units average 846 s.f. Construction started in October, 2015 and was completed in May 2018. Property amenities include:

- Multiple Clubhouse Lounges
- Club Kitchen
- Business Center
- Swimming Pool
- Fountains/Pocket Park
- Hot Tub
- Pet Park
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Coffee Bar
- Billiards Table
- Fire Pit

Construction Materials:
Steel, Concrete, Brick, Stone, Wood, Stucco, Glass.

Finishes:
Granite countertops, Vinyl plank, Stainless appliances.

Resident Services:
Monthly social events.

Completed

Palladium Van Alstyne Senior Living
Blassingame Avenue
Van Alstyne, Texas 75495

2015 9% HTC
HUD 231 Construction-Perm

Completion:	2017
Total Units:	132
HTC Units:	100
Market Rate Units:	32
Average Unit Size:	831
Total Square Feet:	109,656
Total Stories:	3 with 1-Story Quads
Partner:	Regions Bank

Sold: N/A - Still Owned

The town of Van Alstyne is approximately 45 miles northeast of downtown Dallas. The 14.32 acres of land in Van Alstyne is located on Blassingame Avenue. The property was awarded credits through the Housing Tax Credit program and financed utilizing FHA 231 financing. The property has 132 units exclusively for seniors 62 years and older. Total square footage is 109,656 s.f. and units average 831 s.f. Completion was December, 2017. Property amenities include:

- Clubhouse Lounge
- Club Kitchen
- Arts & Crafts Center
- Computer Learning Center
- Business Center
- Swimming Pool
- Fountains
- Pet Park
- Covered Parking
- Controlled Access
- Garages
- Exercise Facility
- BBQ Grills
- Cabanas
- Laundry Facility
- Movie theater
- Resident Garden Plots
- Walking Trails
- Covered Porte Cochere Entrance
- Coffee Bar
- Elevators

Construction Materials:
Brick, Stucco, Stone, Hardiplank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Completed

Palladium Garland
Interstate 30 and NW Drive
Garland, Texas 75043

2016 9% HTC
Compass Bank Construction Loan

Completion:	2018
Total Units:	140
HTC Units:	98
Market Rate Units:	42
Average Unit Size:	966
Total Square Feet:	135,204
Total Stories:	3
Partner:	RBC/BBVA Compass

Sold: N/A - Still Owned

The town of Garland is approximately 18 miles east of downtown Dallas. The 8.05 acres of land in Garland is located on the south side of Interstate 30. The property consists of 140 units ranging is size from 811 s.f. to 1193 s.f. Total square footage is 132,902 s.f. Units average 966 s.f. Construction and permanent loans were provided by BBVA Compass Bank. Completion was May 2018. Property amenities include:

- Multiple Clubhouse Lounges
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Fountains/Pocket Park
- Covered parking
- Controlled Access
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Coffee Bar
- Access to City Park Trail System

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Completed

Palladium Anna
Anna Town Center
Anna, Texas 75409

2016 9% HTC
HUD 221(d)(4) Construction-Perm

Completion:	2018
Total Units:	120
HTC Units:	86
Market Rate Units:	34
Average Unit Size:	952
Total Square Feet:	114,240
Total Stories:	3
Partner:	Hudson Housing Advisors

Sold: N/A Still Owned

The town of Anna is approximately 45 miles north of downtown Dallas. The 9.48 acres of land in Anna is located east of Hwy 5. The property is part of a larger planned development called Anna Town Center which will include single family homes. The property consists of 120 units; 86 affordable and 34 market-rate units. Total square footage is 114,240 s.f. Units average 952 s.f. Financing was through a 221(d)(4) construction—permanent loan. Construction commenced June of 2017 and completed in June, 2018.

Property amenities include:

- Multiple Clubhouse Lounges
- Club Kitchen
- Business Center
- Swimming Pool
- Fountains/Pocket Park
- Pet Park
- Garages and Covered Parking
- Controlled Access
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Coffee Bar
- Fire Pit

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Completed

Palladium Glenn Heights
Hampton Road
Glenn Heights, Texas 75154

2017 4% HTC
HUD 221(d)(4) Construction-Perm

Completion:	2019
Total Units:	270
HTC Units:	252
Market Rate Units:	18
Average Unit Size:	958
Total Square Feet:	258,600
Total Stories:	3
Partner:	City of Glenn Heights/PNC Bank

Sold: N/A - Still Owned

The town of Glenn Heights is approximately 19 miles south of downtown Dallas. The 8.05 acres of land in Glenn Heights is located on the east side of Hampton Road. The property consists of 270 units ranging is size from 800 s.f. to 1150 s.f. Total square footage is 258,600 s.f. Units average 958 s.f. Construction completed in May 2019.

Property amenities include:

- Clubhouse Lounge
- Activity Room
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Controlled Access
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Sport Court
- Tot-Lot

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Completed

Palladium Ft. Worth
9520 Club Ridge Drive
Fort Worth, Texas 76108

2017 9% HTC
PNC/Freddie Mac Forward
Construction-Perm

Sold: N/A - Still Owned

Completion:	2019
Total Units:	150
HTC Units:	92
Market Rate Units:	58
Average Unit Size:	952
Total Square Feet:	142,800
Total Stories:	3
Partner:	Fort Worth Housing Solutions/PNC Bank

The site is approximately 10 miles west of downtown Fort Worth. The property consists of 150 units ranging is size from 804 s.f. to 1154 s.f. Total square footage is 142,800 s.f. Units average 952 s.f. Construction completed in July 2019.

Property amenities include:

- Clubhouse Lounge
- Activity Room
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Controlled Access
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Tot-Lot
- Dog Park

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Completed

Palladium Denton
Poinsettia Boulevard
Denton, Texas 76208

2017 9% HTC
HUD 221(d)(4) Construction-Perm

Completion:	2019
Total Units:	150
HTC Units:	93
Market Rate Units:	57
Average Unit Size:	952
Total Square Feet:	142,800
Total Stories:	3
Partner:	PNC Bank

Sold: N/A - Still Owned

Palladium Denton is approximately 5 miles northeast of downtown Denton. The 7.341 acres of land is located on the northeast side of Sherman Drive and Poinsettia Boulevard. The property consists of 150 units ranging is size from 804 s.f. to 1154 s.f. Total square footage is 142,800 s.f. Units average 952 s.f. Construction completed in July 2019.

Property amenities include:

- Clubhouse Lounge
- Activity Room
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Controlled Access
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Tot-Lot

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Palladium Farmersville
1803 W. Audie Murphy Pkwy
Farmersville, Texas 75442

2018 9% HTC
Bank of America Construction Loan-Perm

Sold: N/A - Still Owned

Completion:	2020
Total Units:	80
HTC Units:	53
Market Rate Units:	27
Average Unit Size:	952
Total Square Feet:	76,160
Total Stories:	3
Partner:	Bank of America

Palladium Farmersville is approximately 45 miles northeast of downtown Dallas. The 6.74 acres of land is located on the south side of Hwy 380. The property will consist of 80 units ranging is size from 804 s.f. to 1154 s.f. Total square footage will be 76,160 s.f. Units will average 952 s.f. Expected construction completion is February 2020.

Property amenities include:

- Clubhouse Lounge
- Activity Room
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Tot-Lot

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Laminate countertops,
Vinyl plank flooring,
Black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Properties Under Construction

Palladium Crowley
301 W. FM 1187
Crowley, Texas 76036

2018 9% HTC
Bank of America Construction Loan-Perm

Completion:	2020
Total Units:	120
HTC Units:	90
Market Rate Units:	30
Average Unit Size:	952
Total Square Feet:	114,240
Total Stories:	3
Partner:	Bank of America

Sold: N/A - Still Owned

Palladium Crowley is approximately 15 miles south of downtown Fort Worth. The 10.0 acres of land is located near the intersection of Canoe Way and Crowley Plover Road . The property will consist of 120 units ranging is size from 804 s.f. to 1154 s.f. Total square footage will be 114,240 s.f. Units will average 952 s.f. Expected construction completion is February 2020.

Property amenities include:

- Clubhouse Lounge
- Activity Room
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Controlled Access
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Tot-Lot

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Properties Under Construction

Palladium RedBird
7202 Westmoreland Road
Dallas, Texas 75237

2019 4% HTC

Completion:	September 2021	Sold: N/A
Total Units:	300	
Average Unit Size:	892	
Total Square Feet:	267,742	
Total Stories:	4	
Partner:	City of Dallas	

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Palladium RedBird is approximately 14 miles south of downtown Dallas and is situated in the RedBird Mall redevelopment project. The 6.34 acres of land is located on Westmoreland Road. The property will be a four-story midrise with structure parking and is part of a larger redevelopment of the Red Bird Mall site which will include restaurants, hotels, retail shops, and entertainment venues.

Properties Developed

Legacy West
Columbus Avenue
Plano, Texas

Market Rate
HUD 221(d)(4) Construction-Perm

Completion:	2019
Total Units:	328
Total Stories:	29
Owner:	NE West Legacy, LP
Developer:	Palladium USA

Sold: N/A

Legacy West is approximately 22 miles north of downtown Dallas. It is located in the second phase of one the most successful mixed use developments in America. The development is situated near the intersection of Hwy 121 and the North Dallas Tollway. The 2.1 acres of land is located on Columbus Avenue. The property is part of a larger planned development within the city known as Legacy West which will include restaurants and entertainment venues. The building has 328 market-rate units within a 29 story tower and surrounding mid-rise. Construction commenced during the second QTR 2017. Property amenities include:

- Multiple Clubhouse Lounges
- Club Kitchen
- Business Center
- Rooftop Pool
- Fountains
- Hot Tub
- Pet Park and Dog Wash
- Structured Parking Garage
- Controlled Access
- Exercise Facility
- Yoga Room
- BBQ Grills
- Cabanas
- Conference Rooms
- Coffee Bar
- Billiards Table
- Fire Pit

Construction Materials:
Concrete, steel, glass

Finishes:
Granite countertops,
hardwood flooring,
Stainless appliances.

Properties to be Developed

Palladium West Francis
West Francis / K Street
Midland, Texas 79701

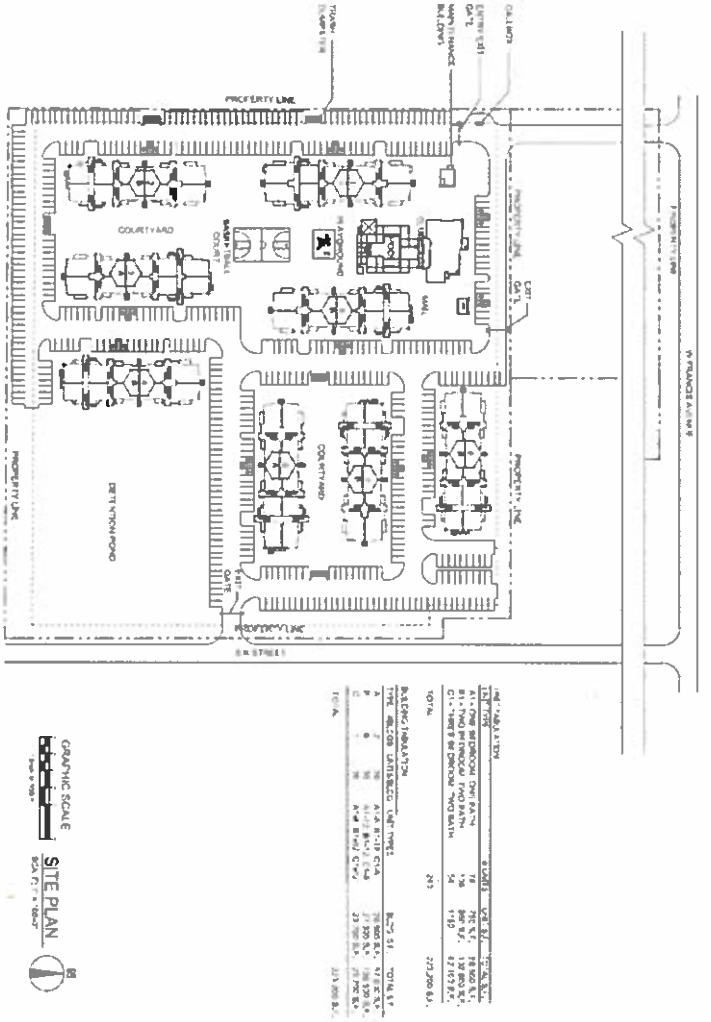
2019 4% HTC
To be Determined

Completion:	2022
Total Units:	240
HTC Units:	204
Market Rate Units:	36
Average Unit Size:	928
Total Square Feet:	222,800
Total Stories:	3
Partner:	To be Determined

Sold: N/A - Still Owned

Palladium West Francis is located approximately 305 miles west of Dallas in Midland, Texas. Construction will be completed in March, 2022. The land is 19.20 acres upon which the three-story, 240 unit, garden walk-up will be built. Palladium West Francis will be financed within the 4% Housing Tax Credit program and the Multifamily Bond Program. The rent structure is designed to accommodate various income levels. Property amenities include:

- Clubhouse Lounge
- Children's Activity Room
- Conference Room
- Computer Learning Center
- Swimming Pool
- Sports Court
- Playground
- Controlled Access
- Exercise Facility
- BBQ Grills
- Cabanas



Construction Materials:
Brick, Stucco, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Properties to be Developed

Palladium Venus
FM 157
Venus, Texas 76084

2019 9% HTC
To be Determined

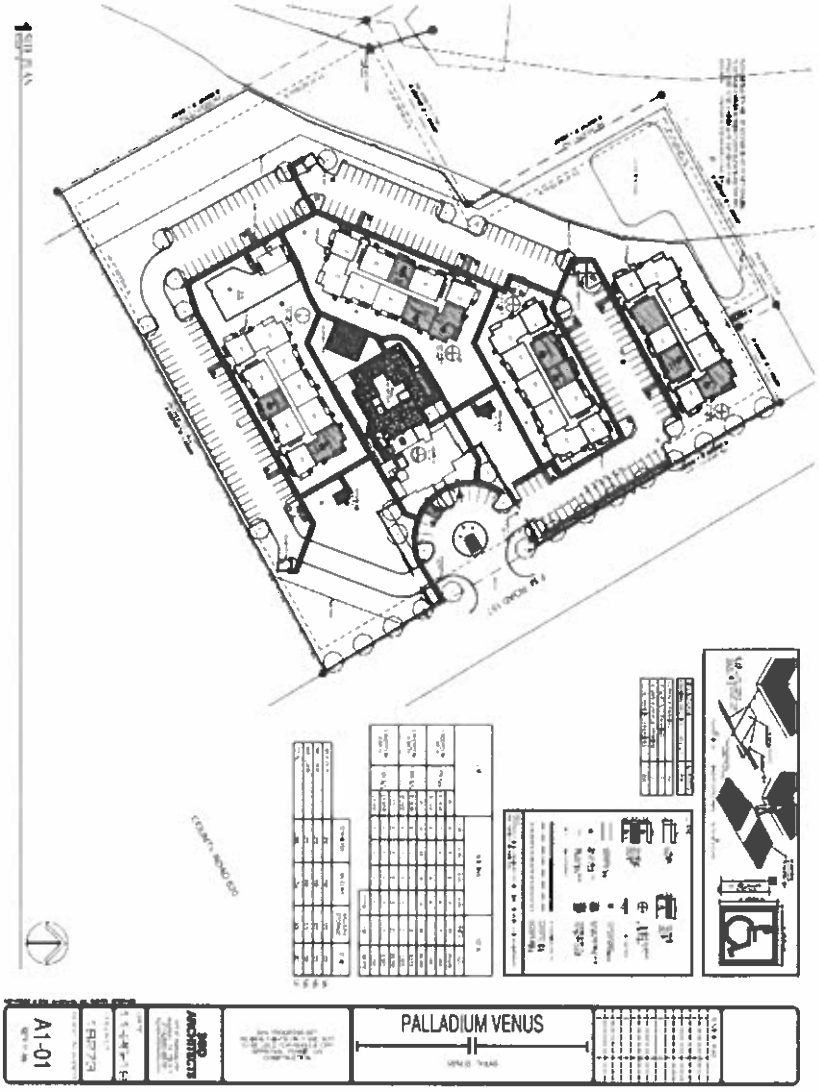
Completion:	2021
Total Units:	120
HTC Units:	84
Market Rate Units:	36
Average Unit Size:	952
Total Square Feet:	114,240
Total Stories:	3
Partner:	To be Determined

Sold: N/A - Still Owned

Palladium Venus is approximately 32 miles south of downtown Dallas. The 8.0 acres of land is located on FM 157. The property will consist of 120 units ranging is size from 725 s.f. to 1160 s.f. Total square footage will be 114,240 s.f. Units will average 952 s.f. Expected construction completion is October 2021.

Property amenities include:

- Clubhouse Lounge
- Activity Room
- Club Kitchen
- Business/Computer Center
- Swimming Pool
- Controlled Access
- Coffee Bar
- Exercise Facility
- BBQ Grills
- Cabanas
- Conference Room
- Tot-Lot



Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

Properties to be Developed

Craig Ranch
Collin McKinney Parkway
McKinney, Texas

Completion:	TBD	Sold: N/A
Total Units:	404	
Average Unit Size:	849	
Total Square Feet:	342,832	
Total Stories:	4	
Partner:	TBD	

Market Rate

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

The master-panned development of Craig Ranch is approximately 25 miles northeast of downtown Dallas. The 4.65 acres of land in Craig Ranch is located on Collin McKinney Parkway across from the Cooper Fitness Center and one block from the TPC golf course clubhouse.

Properties to be Developed

Little Elm Phase II
Eldorado Parkway / Main Street / Clark Street
Little Elm, Texas

Completion:	TBD	Sold: N/A
Total Units:	376	
Average Unit Size:	838	
Total Square Feet:	315,270	
Total Stories:	4	
Partner:	TBD	

Market Rate

Construction Materials:
Brick, Stucco, Stone, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities.

The town of Little Elm is approximately 35 miles north of downtown Dallas and is situated on Lake Lewisville with over 60 miles of lakefront shoreline. The 20.59 acres of land in Little Elm is located on Main Street and includes frontage on Eldorado and land across Clark Street. The property represents Phase II of a larger planned development of the city called Little Elm Town Center and includes restaurants, hotels, retail shops, and entertainment venues. The property design includes approximately:

- 376 Multi-Family Market-rate Units
- 15,000-20,000 s.f. Entertainment Venue
- 10,000-15,000 s.f. Restaurant / Retail / Office Pads
- 6,000-10,000 s.f. Mixed Use Building for Restaurant / Retail / Office
- 2 Acre City Park Area

Properties to be Developed

Palladium Port Aransas
State Highway 361 (Mustang Road)
Port Aransas, Texas

2020 4% HTC

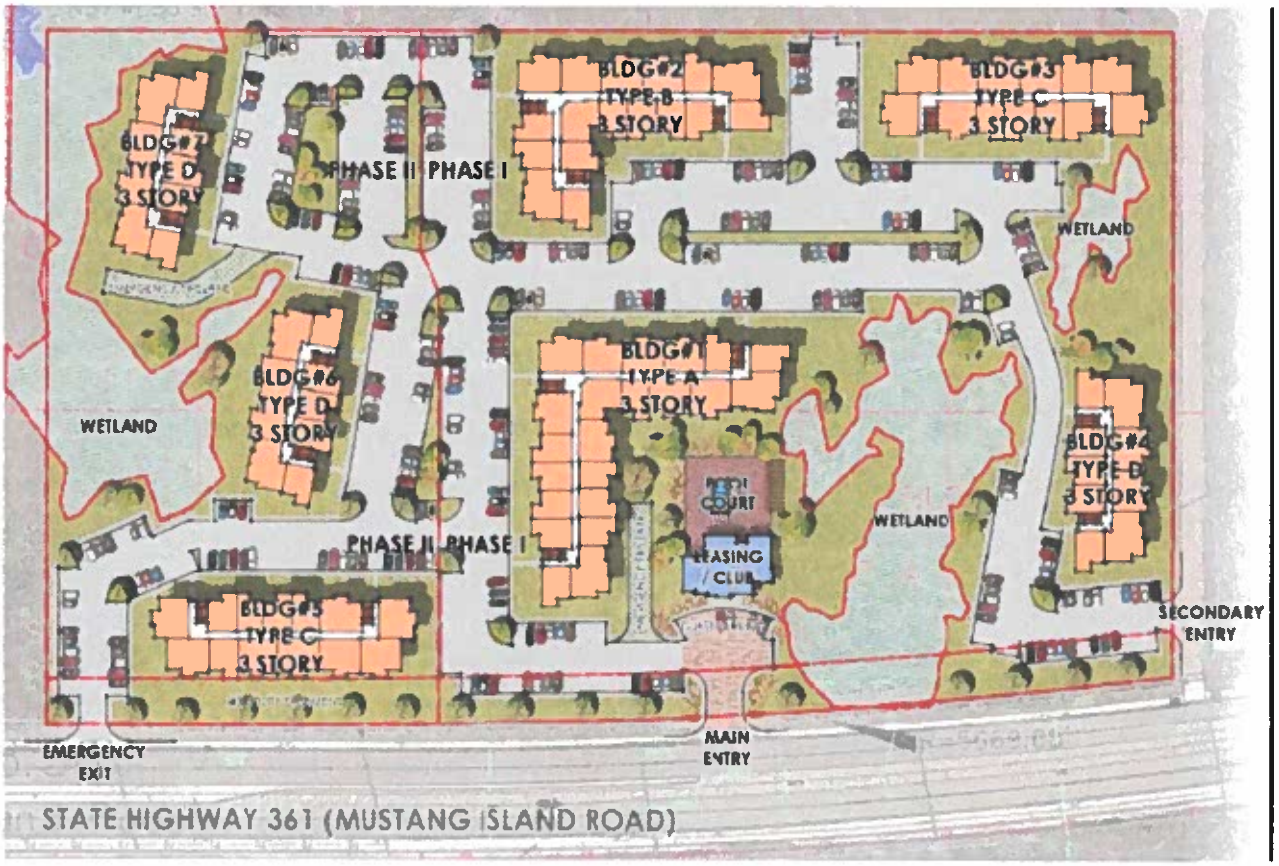
Completion:	October 2021	Sold: N/A
Total Units:	183	
Average Unit Size:	867	
Total Square Feet:	157,821	
Total Stories:	3	
Partner:	City of Port Aransas	

Construction Materials:
Brick, Stucco, Hardi-plank.

Finishes:
Granite countertops,
Vinyl plank flooring,
Stainless and black appliances.

Resident Services:
Bi-Monthly social activities,
Annual health fair
Food pantry
Organized youth programs
Notary services
Weekly exercise classes
Bi-monthly arts and crafts activities

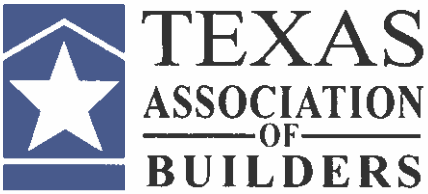
Palladium Port Aransas is located on Mustang Island approximately 34 miles south-east of downtown Corpus Christi and is situated on State Highway 361. The 8.77 acres of land is located east of the Port Aransas Airport. The property will be a three-story garden-style. The project will be a partnership with the City and will replenish the much needed supply of affordable housing to the town which was devastated by Hurricane Harvey in August 2017.



Team Member Experience

Property	Type	Building	Location	Number of Units	
Grand Venetian	Market Rate	Garden-Style	Irving, Texas	514	
Verona	Market Rate	High-Rise	Dallas, Texas	273	
Grand Treviso	Market Rate	High-Rise	Irving, Texas	247	
Canal Side Lofts	Market Rate	Mid-Rise	Irving, Texas	306	
Kiron at Aubrey	Tax-Credit	Garden-Style	Aubrey, Texas	150	
Palladium Little Elm	Market Rate	Mid-Rise	Little Elm, Texas	239	
Palladium Lake Jackson	Tax-Credit	Garden-Style	Lake Jackson, Texas	150	(2014 Awarded)
Lakefront Little Elm	Market Rate	Mid-Rise	Little Elm, Texas	297	
Palladium Midland	Tax-Credit	Garden-Style	Midland, texas	264	
Palladium Van Alstyne Senior Living	Tax-Credit	Garden-Style	Van Alstyne, Texas	132	
Palladium Anna	Tax-Credit	Garden-Style	Anna, Texas	120	
Palladium Garland	Tax-Credit	Garden-Style	Garland, Texas	140	
Palladium Glenn Heights	Tax-Credit	Garden-Style	Glenn Heights, Texas	270	
Palladium Denton	Tax-Credit	Garden-Style	Denton, Texas	150	
Palladium Fort Worth	Tax-Credit	Garden-Style	Fort Worth, Texas	150	
Palladium Farmersville	Tax-Credit	Garden-Style	Farmersville, Texas	80	
Palladium Crowley	Tax-Credit	Garden-Style	Crowley, Texas	120	
Vela	Market Rate	High-Rise	Irving, Texas	130	(Fully Designed)
Palladium Craig Ranch	Market Rate	High-Rise	McKinney, Texas	114	(Permitted)
Sundance	Market Rate	Garden-Style	Dallas, Texas	407	
Cottages at Tulane	Market Rate	Garden-Style	Plano, Texas	268	(Renovation)
1400 Hi Line	Market Rate	High-Rise	Dallas, Texas	314	
The Arts By Jefferson	Market Rate	Mid-Rise	Dallas, Texas	228	
Eilan	Market Rate	High-Rise	San Antonio, Texas	539	
Ablon @ Frisco Bridges	Market Rate	Mid-Rise	Frisco, Texas	252	
Heights at Park Lane	Market Rate	High-Rise	Dallas, Texas	325	
Drexel Park Hollow	Market Rate & Condo Sales	Mid-Rise	Dallas, Texas	135	
Sorrento	Condo Sales	Mid-Rise	Dallas, Texas	93	
Vail Village	Market Rate	Garden-Style	Dallas, Texas	331	
The Davis Building	Mixed Income	High-Rise	Dallas, Texas	183	

Trade Association Memberships



Industry Awards

- NAHB Pillars - Best New Loft Community Winner; Palladium (USA) International, Inc. Canal Side Lofts
- HBA of Dallas, McSam Award - Best Multifamily Rental Community Winner; Palladium (USA) International, Inc. Grand Treviso Apartments
- NAHB Pillars - Most Creative Financing Winner, Palladium (USA) International, Inc. Grand Treviso Apartments
- Multifamily Executive - Best High Rise Multifamily Development Winner; Palladium (USA) International, Inc. Grand Treviso Apartments
- NAHB Pillars - Best High Rise Finalist, Palladium (USA) International, Inc. Grand Treviso Apartments
- NAHB Pillars - Best High Rise Finalist, Palladium (USA) International, Inc. Villa Verona Apartments
- NAHB Pillars - Best Leasing Center Winner, Palladium (USA) International, Inc. Grand Venetian Apartments

The Land Experts

STATEMENT OF QUALIFICATIONS AND EXPERIENCE

The Land Experts LLC, a single member LLC, became a Texas Certified HUB in 2015. Kim Schwimmer, the sole Managing Member of The Land Experts LLC, has 23 years' experience in commercial real estate, with expertise in site selection, seller and buyer representation, multifamily and land development. Kim has been working in the tax credit industry since 2013 and has materially participated in the development of six tax credit developments in North Texas:

- Palladium Anna, Anna, Texas (2016 TDHCA award and placed in service 2018)
- Palladium Garland, Garland, Texas (2016 TDHCA award and placed in service 2018)
- Palladium Ft. Worth, Fort Worth, Texas (2017 TDHCA award and under construction)
- Palladium Denton, Denton, Texas (2017 TDHCA award and under construction)
- Palladium Crowley, Crowley, Texas (2018 TDHCA award and under construction)
- Palladium Farmersville, Farmersville, Texas (2018 TDHCA award and under construction)

Kim has significant experience directly related to the housing industry as a developer and is regularly, continuously, and substantially involved in providing services integral to the Development Team. In addition to the above, Kim has been actively involved in providing services integral to the Development Team for:

- Palladium Van Alstyne Senior Living, Van Alstyne, Texas (2015 TDHCA award and placed in service December 2017)
- Palladium Glenn Heights, Glenn Heights, Texas (2017 4% Bond transaction and under construction)

Kim Schwimmer obtained her Bachelor of Business Administration in Finance from the University of Texas at Austin, and obtained her Masters of Business Administration in Finance from Fordham University in New York. Kim spent 10 years working in the banking and mutual fund industries, and began her career working for Citigroup on Wall Street before making her way to Dallas with Bank of America. Kim worked in the Dallas finance arena for several years before starting her real estate career in the mid 1990's. Since then, Kim has formed her own land investment and brokerage firm, and has become a local land expert representing and advising developers, investors, business owners and families in their land acquisitions and sales as well as developing multifamily assets since 2013.

The Land Experts

Designations

- Texas Real Estate Broker's License – since 1999
- Member – National Association of Realtors
- Member - Texas Association of Realtors
- Member- North Texas Commercial Association of Realtors
- Member- Metrotex Association of Realtors
- Member – Commercial Association of Realtors
- Member – Commercial Broker Alliance of North Texas
- Member – Texas Affiliation of Affordable Housing Providers

CASA LINDA
DEVELOPMENT CORPORATION

Developer Bios

Linda S. Brown is the President/Partner of Casa Linda Development Corporation (CLDC) a Texas certified historically underutilized business (HUB) founded in 2001 and based in Dallas, Texas. Her 27 years of public/private sector experience includes strategic planning, affordable housing development, brownfield redevelopment, special taxing districts such as TIF's and PID's as well as public/private incentives for the attraction and retention of commercial investment and job creation/retention, and contract negotiation and governmental agreements. Prior to starting CLDC, Ms. Brown served as the Director of the City of Dallas Economic Development Department overseeing business development, area redevelopment, and building inspection including plan review. Prior to joining the City of Dallas, Ms. Brown served as Director of Marketing for the McAllen Economic Development Corporation.

Ms. Brown's professional government and private sector experience directly influenced the creation of over 17,000 jobs, $2.8 billion of corporate investment and the development of 742 affordable housing tax credit units. Her affordable housing experience includes direct involvement in the preparation and submission of the tax credit application(s), predevelopment, construction and operation phases of the communities. She is the former President of the Greater Dallas Planning Council and former President of the Hispanic 100. She has also served on several Dallas non-profit boards.

Ms. Brown is a graduate of the University of Texas in Austin with a Bachelor of Science degree and has received a TDHCA Certification of Developer Experience in the housing tax credit program.

Sara Reidy is the Executive Vice President/Partner of Casa Linda Development Corporation. Sara joined CLDC in 2010 bringing fifteen years of affordable housing finance experience to the company. Prior to joining CLDC, Sara served as Executive Vice President of Development Finance for Cascade Affordable Housing and its predecessor companies since 1998. Sara's experience includes the financing structure of 60 properties representing over 12,000 units with over $1.25 billion in debt and equity financing. She successfully took all properties from construction loan closing to permanent loan conversion. Prior to her promotion, Sara served as Controller where she was responsible for the Accounting of numerous companies as well as all operating properties. Sara's in-depth knowledge of financial institution lending, HUD lending, tax credit financing and attention to detail and accountability has earned her an excellent professional reputation from lenders, syndicators, auditors, attorneys, and the Texas Department of Housing and Community Development (TDHCA).

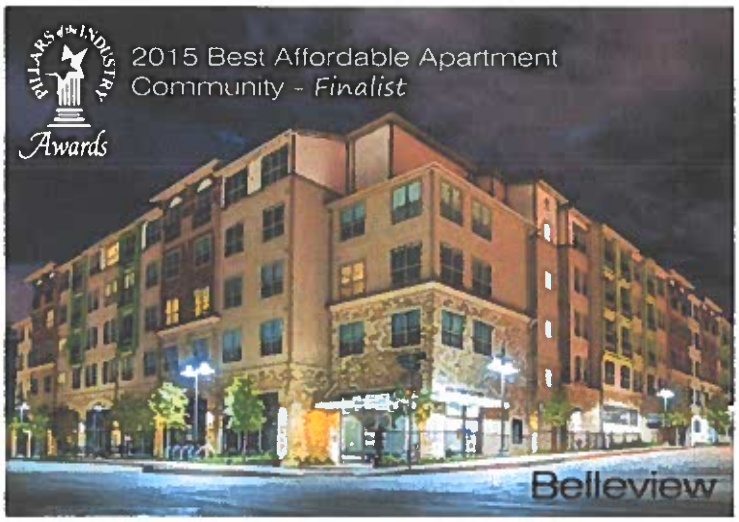
Sara is a graduate of Loyola University in New Orleans with a B.B.A. in Finance and Management. She has received a TDHCA Certification of Developer Experience in the housing tax credit program and a Housing Development Finance Professional Certification from the National Development Council.

Since launching a specialization in the development of multifamily and senior affordable housing in 2011, CLDC has developed and/or co-developed 568 residential units throughout Texas.

2010 Kessler Parkway, Dallas, Texas 75208
Phone: 214-941-0090; Email: Lbrown@cldctx.com

CASA LINDA
DEVELOPMENT CORPORATION

Founded in 2001, Casa Linda is a Texas based company specializing in creating public/ private partnerships that result in job creation, quality affordable multifamily and senior housing developments. Owners Sara Reidy and Linda Brown have 40+ years of in-depth economic development and affordable housing finance/development experience. Because of this broad and proven track record experience, Casa Linda communities are places where residents are proud to call home.



Casa Linda selects sites with the needs of residents in mind. We strive to find locations that provide the greatest number of amenities and services to our residents. Casa Linda works closely with the development team to design/build a quality product that is financially sound for their investors and governmental partners creating a win-win for everyone. In Texas, Casa Linda is considered "one of the best development teams in the State".

Casa Linda launched the affordable housing side of the business in 2011. Today, Casa Linda communities are found throughout Texas. Development cities include Dallas, Rio Grande City, Alton, Edinburg and Cibolo (under construction). Casa Linda's approach is to work with local governmental officials and neighborhoods to bring about win-win outcomes for the entire community. Casa Linda is proud to be an active participant in developing quality affordable housing for Texans.

2010 Kessler Parkway, Dallas, Texas 75208
Phone: 214-941-0089; Fax:888-811-2360; Email: sreidy@cldctx.com

RENDERING

CIBOLO, TX

8/25/2017 HPA#15032

HUMPHREYS & PARTNERS ARCHITECTS L.P.

el Sereno SENIOR LIVING

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

December 11, 2019

Writer's direct dial: 512-475-1676
Email: marni.holloway@tdhca.state.tx.us

Ms. Linda S. Brown
c/o Sara Reidy
2010 Kessler Parkway
Dallas, Texas 75208

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2020 QUALIFIED ALLOCATION PLAN

Dear Ms. Brown:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §11.204(6) of the 2020 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §11.204(6)(B), including the following requirements:

> (ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...
>
> (iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this

certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

EBH

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

BOARD MEMBERS
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Leslie Bingham-Escareño, *Vice Chair*
Paul A. Braden, Member
Asusena Reséndiz, Member
Sharon Thomason, Member
Leo Vasquez, Member

December 11, 2019

Writer's direct dial: 512-475-1676
Email: marni.holloway@tdhca.state.tx.us

Ms. Sara Reidy
2010 Kessler Parkway
Dallas, Texas 75208

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2020 QUALIFIED ALLOCATION PLAN

Dear Ms. Reidy:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §11.204(6) of the 2020 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §11.204(6)(B), including the following requirements:

> (ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...
>
> (iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this

certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

EBH

Scoring

Distance to Dart Station or Stop

Palladium Garland Senior Living - Distance to Dart Stop – 612 Feet

Scoring

Market Rate Units

Name of Proposed Entity: Garland Senior Living, Ltd.
Development Name: Garland Senior Living, Garland, Dallas County, Texas
2020 - 9% HTC; TDHCA #TBD

TDHCA Rent and Income Limits as of 10/7/2019

Rent Schedule

Unit Type	HTC Units	HOME/ RAD Units	# of Units	% of Units	# of Bed rooms	# of Baths	Unit Size (NRSF)	Total NRSF	Program Rent Limit	Tenant Paid Utility Allowance	Net Rent Per Unit	Total Monthly Rent	Total Annual Rent
1bd/1ba PSH	30%		0	0%	1	1	750	-	$0	$42	-$42	$0	$0
1bd/1ba	30%		5	8%	1	1	750	3,750	$467	$42	$425	$2,125	$25,500
1bd/1ba	50%		22	33%	1	1	750	16,500	$779	$42	$737	$16,214	$194,568
1bd/1ba	60%		24	36%	1	1	750	18,000	$935	$42	$893	$21,432	$257,184
1bd/1ba	Market		15	23%	1	1	750	11,250	$1,050	$0	$1,050	$15,750	$189,000
	Total	55%	66	100%									
2bd/2ba PSH	30%		0	0%	2	2	950	-	$0	$55	-$55	$0	$0
2bd/2ba	30%		5	9%	2	2	950	4,750	$561	$55	$506	$2,530	$30,360
2bd/2ba	50%		15	28%	2	2	950	14,250	$935	$55	$880	$13,200	$158,400
2bd/2ba RAD	50%		0	0%	2	2	950	-	$0	$55	-$55	$0	$0
2bd/2ba	60%		21	39%	2	2	950	19,950	$1,122	$55	$1,067	$22,407	$268,884
2bd/2ba	Market		13	24%	2	2	950	12,350	$1,250	$0	$1,250	$16,250	$195,000
	Total	45%	54	100%									
3bd/2ba PSH	30%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba RAD	50%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	30%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	50%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	60%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	Market		0	#DIV/0!	3	2	1154	-	$0	$0	$0	$0	$0
	Total	0%	0	#DIV/0!									
Total Rental Income		**100%**	**120**				**840**	**100,800**			**$916**	**$109,908**	**$1,318,896**
	Affordable		**92**	**76.7%**									
	Market rate		**28**	**23.3%**									

Non Rental Income	$0.00		per unit/month for:	Garage and Carport Rentals	$0	$0
Non Rental Income	$18.04		per unit/month for:	Application, Pet, Late and NSF Fees	$2,165	$25,980
Non Rental Income	$9.10		per unit/month for:	Laundry, Vending, Cable	$1,092	$13,104
Total Non Rental Income	**$27.14**				**$3,257**	**$39,084**

Total Gross Potential Revenue		**$113,165**	**$1,357,980**
Vacancy %	**7.50%**	**$8,487**	**$101,849**
Net Revenue		**$104,678**	**$1,256,132**

Schedule of Utility Allowances

Category	Type	Bedrooms Eff	1	2	3	4
Heating		$0.0	$10.61	$12.48	$14.12	$0.00
Cooking		$0.0	$3.27	$4.73	$6.23	$0.00
Other Electric		$0.0	$12.33	$17.16	$22.14	$0.00
Air Conditioning		$0.0	$7.86	$10.90	$14.87	$0.00
Water Heating		$0.0	$7.56	$9.64	$11.78	$0.00
Electric Service Fee		$0.0	$0.00	$0.00	$0.00	$0.00
Water		$0.0	$0.00	$0.00	$0.00	$0.00
Sewer/Trash		$0.0	$0.00	$0.00	$0.00	$0.00
Gas Service Fee		$0.0	$0.00	$0.00	$0.00	$0.00
ster to Current UA from DPC		$0.0	$0.00	$0.00	$0.00	$0.00
tal		$0.0	$42.00	$55.00	$70.00	$0.00

Source Sara
Effective 13-Dec-19

Scoring

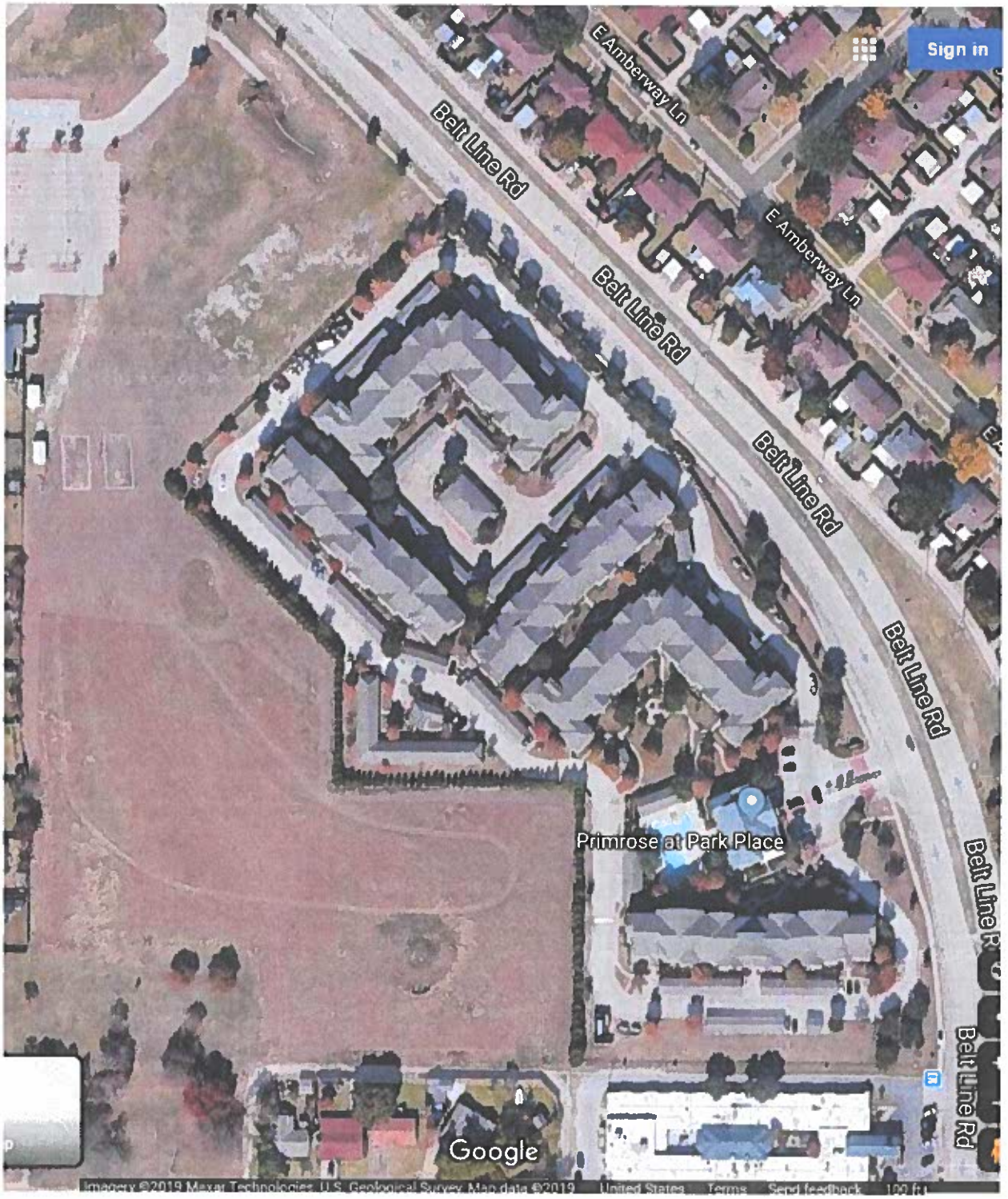
Location/Height/Density
Compatible with Neighborhood

Location/Height/Density Compatible with Neighborhood

Garland Senior Living will be located adjacent to compatible uses. Adjacent to the proposed site is Primrose at Park Place, a 204-unit affordable Senior multifamily property with three floors. Garland Senior Living will also have three floors but with 120 units. To the north of the proposed site is the North Cities United Pentecostal Church which has facilities with at least two floors and a steeple that rises above the main sanctuary. To the south and to the west is a large Church parking lot and single family homes however the number of homes shares less of the property boundary than the other uses. In addition, the southeast corner of the property is a compatible use because of its Senior services, Senior Care Beltline.

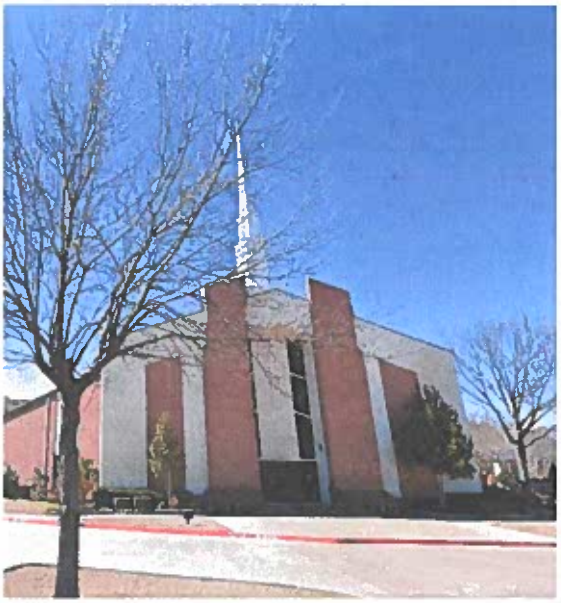
Pictures of the surrounding uses from Beltline are behind this cover page.

Primrose at Park Place

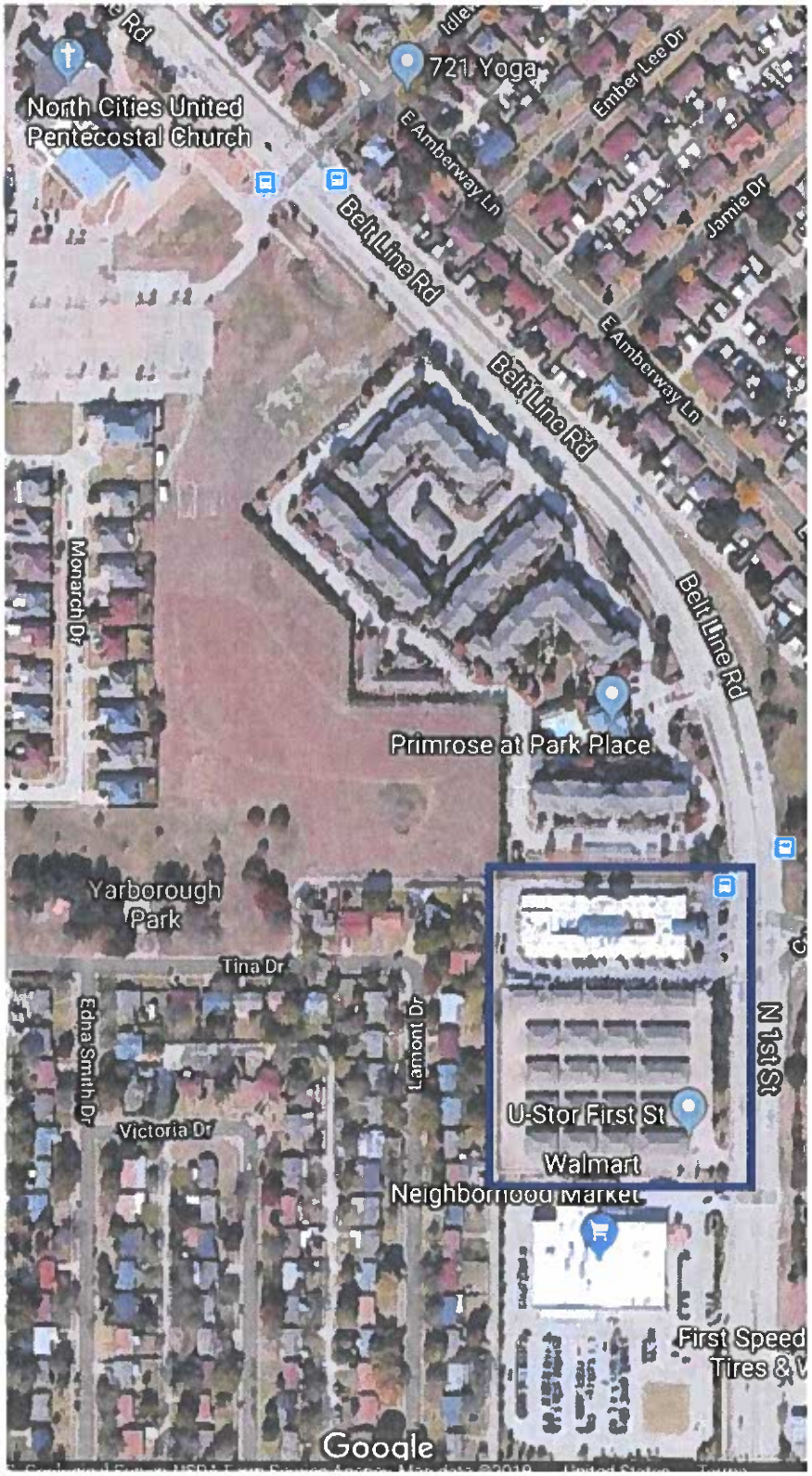


Primrose at Park Place – 3 Stories

North Cities United Pentecostal Church



Senior Care Beltline/Public Storag



Scoring

Onsite Management

Palladium USA has an In-House Property Management Company – Omnium Management Omnium will be the property management company for the Garland Senior Living. A highly qualified and experienced onsite property management and maintenance staff will provide the day-to-day management services which include:

- ✓ Extensive background checks on each new resident applying for a residential unit.
- ✓ Broad range of resident rules to maintain an attractive well cared for property.
- ✓ Monthly activities and social services calendar developed based on our resident's needs
- ✓ Accountability to the TDHCA and ownership partners

National average tenure for apartment renters is 11 months. Omnium achieves an average tenure of over 20 months by intentional management and creating an environment where people want to stay!

Garland Senior Living Ltd. will be owned long-term by the development's ownership.

Scoring

Age Restricted Development

Garland Senior Living will be an age restricted community for active adults 62 and older

Scoring

Community Support

From:	Smith, Councilman Robert
To:	Linda Brown
Cc:	Kim Schwimmer; Sara Reidy; Guerin, Will; Woodard, Mona; Paul Mayer
Subject:	RE: City of Garland Application-Request For Support
Date:	Monday, December 16, 2019 1:20:10 PM
Attachments:	image002.png image003.png

Linda-

Thank you for reaching out. As you mentioned, this is one of the few types of development projects that has a mechanism for formal advance support from the council person that represents the district.

The previous project that you built down on IH-30 has a solid reputation, and I appreciate all of your efforts to help grow Garland.

With the existing senior living at Primrose, the proximity to the Beltline Senior Care center, the Walmart neighborhood market, the church, Yarborough park, and the 402 DART bus line, I cannot think of a better place in the city to develop a senior living project.

I'm concerned about a few details that I believe can be handled during the detail plan phase which we discussed at our initial meeting:

1. Traffic flow east (I see that the plan is to take advantage of the stop light, which is wonderful)
2. Traffic flow west (bordering Yarborough Park- I think we could work that out after the state approves your app)
3. Acquisition of the land between your site and the park to allow for that exit – again, possibly something we consider after the application phase
4. Appropriate screening to protect the privacy of the existing single family homes to the South and West

You have my formal support for your project to move forward through the application phase and to the city council for consideration. I look forward to working with you and your team on bringing badly needed, quality senior housing to Garland.

Warm Regards,

Robert John Smith
City Council Member, District 8
Mayor Pro Tem
200 N Fifth St
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
rosmith@garlandtx.gov

GARLAND

From: Linda Brown <lbrown@cldctx.com>
Sent: Monday, December 16, 2019 10:35 AM
To: Council8 <council8@garlandtx.gov>
Cc: Kim Schwimmer <kim@rksgrouprealestate.com>; Sara Reidy <sreidy@cldctx.com>
Subject: City of Garland Application-Request For Support

Good morning Mayor Pro Tem Smith,

As I mentioned in my voicemail to you this morning, we're working on the City of Garland's 2020 9% Housing Tax Credit Application for a proposed high quality independent senior 62+ residential community. The proposed new development is to be located on 6.01 acres at 301 Tina Drive and 2222 Monarch Drive in Garland. (*See attached Site Location Map for your reference.)* You may recall our meeting at the Garland Chamber a few weeks ago when we introduced our development team and our interest in pursuing this investment opportunity.

As part of the City's application, 5 points are earned if Council Person Support is provided. The application does not specify that the support is required in any particular form such as a letter. We plan on submitting the City's Application this Friday.

Therefore, we respectfully request the following to include in the application:

REQUEST:
By reply email, your support for our application to the City of Garland for consideration of a Resolution of Support for a proposed high quality independent senior 62+ mixed-income residential community at this location.

Thank you Mayor Pro Tem Smith in advance for your kind consideration and continued support for improving the quality of life for Garland's senior citizens.

Should you have any questions or require additional information, please don't hesitate to contact me.

Linda B.

Please note my email address has changed. Please update your contact list.
Thank you.

Linda S. Brown
Casa Linda Development Corporation
2010 Kessler Parkway
Dallas, TX 75208
214-941-0090 – Office

888-811-2360 – Fax
lbrown@cldctx.com

CASA LINDA
DEVELOPMENT CORPORATION

Garland Community Outreach

Reaching out to the community-based organizations in the area in which Palladium USA has selected for a proposed development is an important step in our development process. We understand that the new residential investment will be a part of the city. Hearing from City Staff and non-profit organizations serving the needs of the City's residents and businesses and social service assets such as the City's Senior Center early in the process is a Palladium priority. Through this early community-based input, the preparation of the development's site plan, common and unit amenities, landscaping plan and other aspects to the development assist us in creating a knowledge-based development plan. Moreover, the Community Outreach effort is on-going throughout the various development phases.

Garland Chamber of Commerce: Met with Paul Mayer, President of Garland Chamber of Commerce and discussed several sites for proposed multifamily development. Mr. Mayer is supportive of Palladium's interest in developing a 62 and over Senior community and expressed the growing need in the community.

Garland City Councilmember – Development team representatives met with Mayor Pro Tem Robert Smith and discussed the proposed site and use.

Garland City Staff – Met with Will Guerin, Director of Planning and Mona Woodard, Manager for the Housing and Community Services Department and discussed the site and development interest.

Garland Senior Activity Center – Spoke to Sarah Bannerman, Senior Services Specialist and we are coordinating a meeting in January for us to visit the center and discuss the proposed senior development. In our meeting we will learn what programs and services the Senior Center provides to Garland Senior residents.

North Texas Aging and Disability Services – Met with Marty Mascari, Executive Director and discussed the development interest. Mr. Mascari is very supportive of more affordable Senior housing throughout the North Texas region.

Meals on Wheels, VNA Texas – Development representatives have a meeting scheduled with Ms. Katherine Krause, President and CEO on January 7th at 9AM at 1440 W. Mockingbird, Dallas.

First United Pentecostal Church of Garland – Met with Steve Schobert, Executive Pastor and he is very supportive of the proposed site as an affordable senior development. The Church is also the owner of the land.

Homeowners within 400 Feet – A site analysis identifying the 400-foot distance from the outer boundaries of the site has been completed. Property ownership within this distance which are mostly single-family homeowners are 59. Each ownership has been identified and the development team is in the process of working on a plan to reach out to the owners. More detail is provided in the 400 Foot section of this application.

REACH – Resource Center on Independent Living: Met with Pam Momon, Assistant Director and staff and discussed the proposed development in the city of Garland. Ms. Stewart will provide a support letter and expressed how much development such as ours are needed.

North Texas Fair Housing Center: Met with Frances Espinoza, Executive Director and discussed the proposed development in the city of Garland. Ms. Espinoza will write a letter of support.

400 Foot Notification Process Narrative

Since identifying the site for a proposed development for independent active Seniors 62+ in mid-November, we have met with City Staff and the Councilmember to assist us in identifying possible homeowner associations and other nearby neighborhood interests for our community outreach efforts.

As it relates to the City's Application requiring notification to property ownership within 400 feet from our site's boundaries, we have completed the following:

- Mapping of the 400 feet radius (attached)
- DCAD Property Ownership resulting in 59 properties (Data Sheets Attached)

Development Representatives have met with Pastor Steve Schobert on 11/19/19 and 12/6/19 and Pastor DG Hargrove on 12/6/19 of the First United Pentecostal Church and have their support. In addition, we are working with the Church to host a possible community meeting with the nearby residents after the new year.

Community outreach is very important to a successful development. We will work with City Staff to ensure all appropriate communication between our team and the nearby property owners and residents is open and transparent.

GARLAND SENIOR APARTMENTS – 400 Foot radius

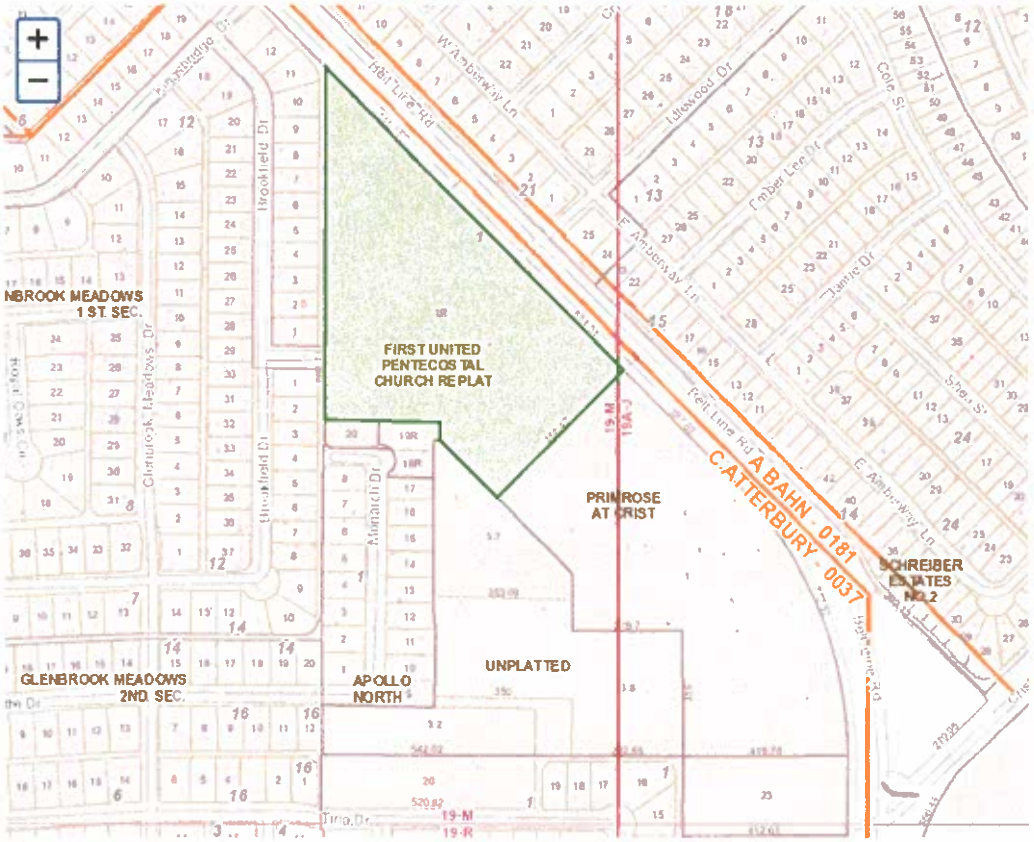
DCAD Property Map

Account/Prop Addr/Owner Name

502 BELTLINE RD

Parcel ID	26179520010180000
Account Number	26179520010180000
Neighborhood	N/A
Site Address	502 BELTLINE RD
Map Grid	19-M (DALLAS)
Account Type	Commercial
Legal Description 1	FIRST UNITED PENTECOSTAL

Property Jurisdiction



0 150 300ft

DCAD Property Map

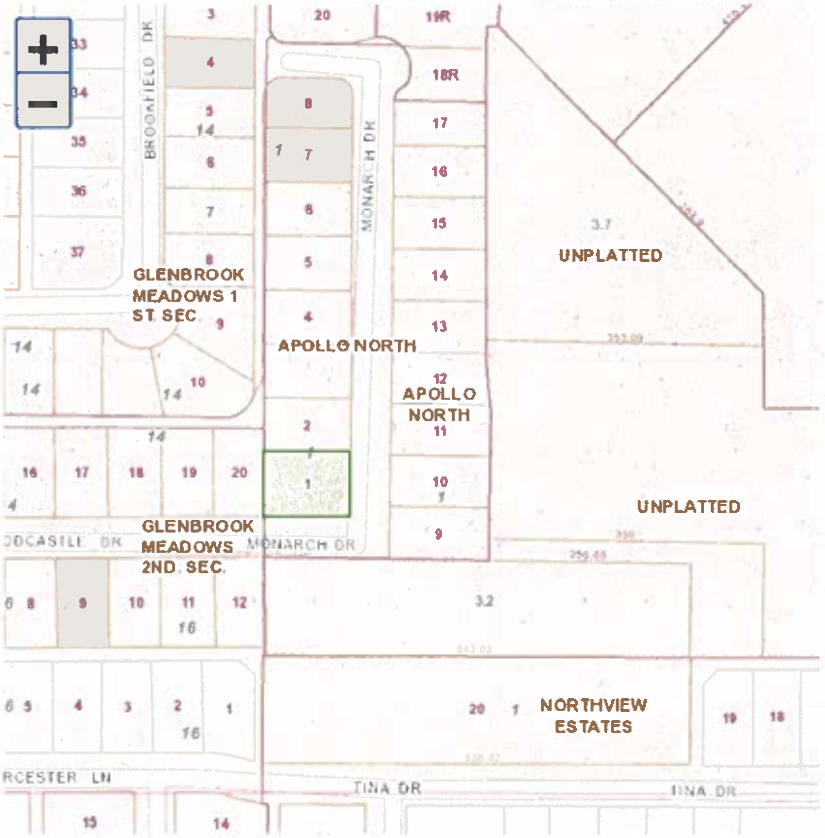
Search by: Account/Prop Addr/Owner Name

Search

2205 MONARCH DR

Account Number:	264467000100100 00
Neighborhood:	3GSL27
Site Address:	2205 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 1
Doing Business As:	N/A
Owner Name:	TRAN GIL VAN &
Owner Address:	THUY THI TRUONG 2205 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



0 100 200ft

DCAD Property Map

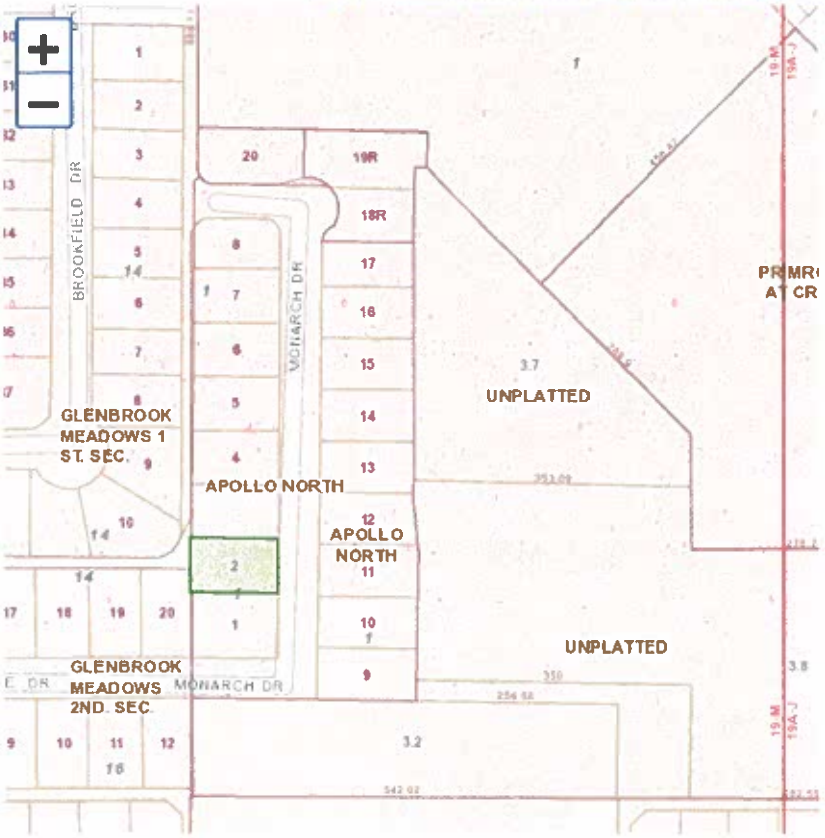
Search by: Account/Prop Addr/Owner Name

Search

2209 MONARCH DR

Account Number	264467000100200000
Neighborhood	3GSL27
Site Address	2209 MONARCH DR
Map Grid	19-M (DALLAS)
Account Type	Residential
Legal Description 1	PARKVIEW ESTATES
Legal Description 2	BLK 1 LT 2
Doing Business As	N/A
Owner Name	HUYNH H S
Owner Address	CUC TAN 2209 MONARCH DR
Owner City	GARLAND
Owner State	TX
Owner Zip	75040

Property Jurisdiction



0 100 200ft

DCAD Property Map

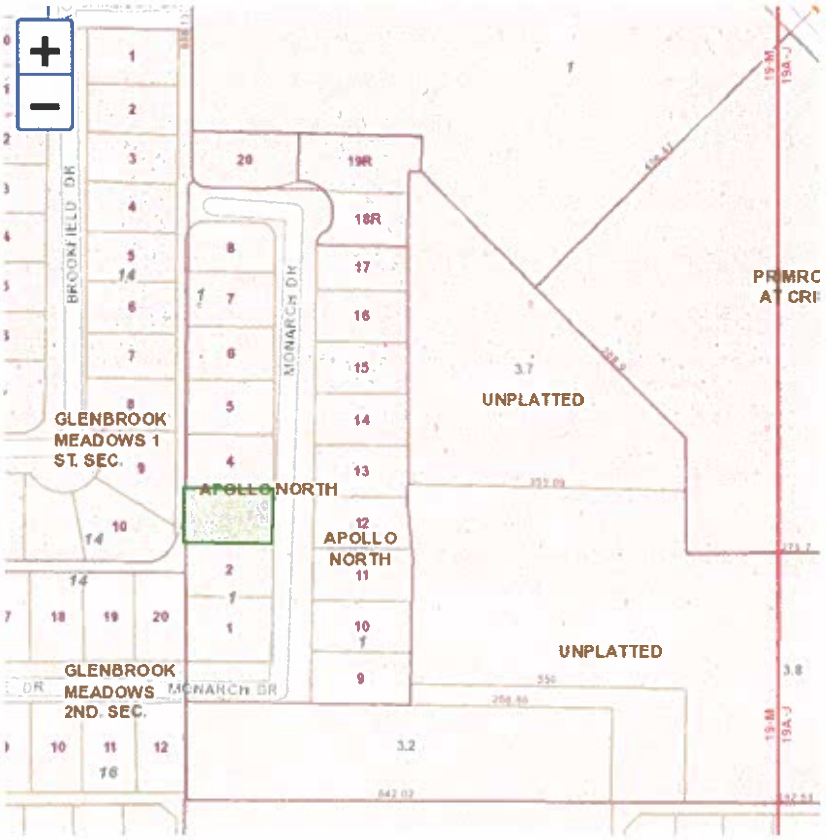
Search by: Account/Prop Addr/Owner Name

Search

2213 MONARCH DR

Account Number:	264467000100300 00
Neighborhood	3GSL27
Site Address:	2213 MONARCH DR
Map Grid:	19 M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 3
Doing Business As:	N/A
Owner Name:	NGUYEN XUAN & THAO NGUYEN
Owner Address:	2213 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Jurisdiction



0 100 200ft

DCAD Property Map

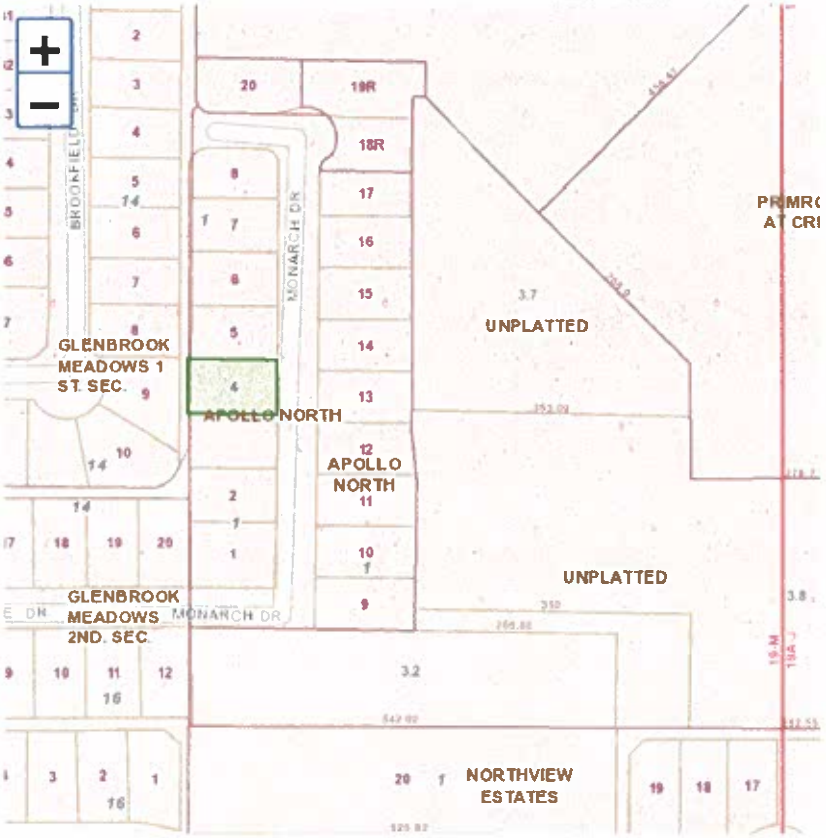
Search by: Account/Prop Addr/Owner Name

Search

2217 MONARCH DR

Account Number:	264467000100400000
Neighborhood	3GSL27
Site Address:	2217 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 4
Doing Business As:	N/A
Owner Name:	RANA VINAY & DAKSHA
Owner Address:	2217 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4	4101

Property Jurisdiction



0 100 200ft

DCAD Property Map

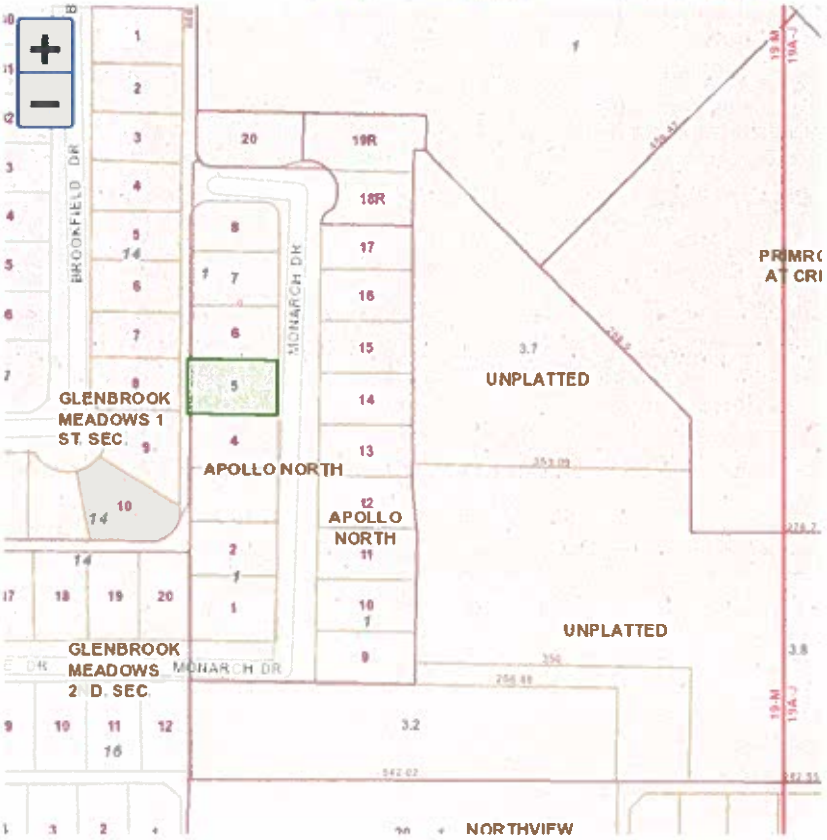
Search by: Account/Prop Addr/Owner Name

Search

2301 MONARCH DR

Account Number:	264467000100500000
Neighborhood:	3GSL27
Site Address:	2301 MONARCH DR
Map Grid:	19-N (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 5
Doing Business As:	N/A
Owner Name:	NGUYEN QUAN ANH &
Owner Address:	TRUNG MINH 2301 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Homesteads



0 100 200ft

DCAD Property Map

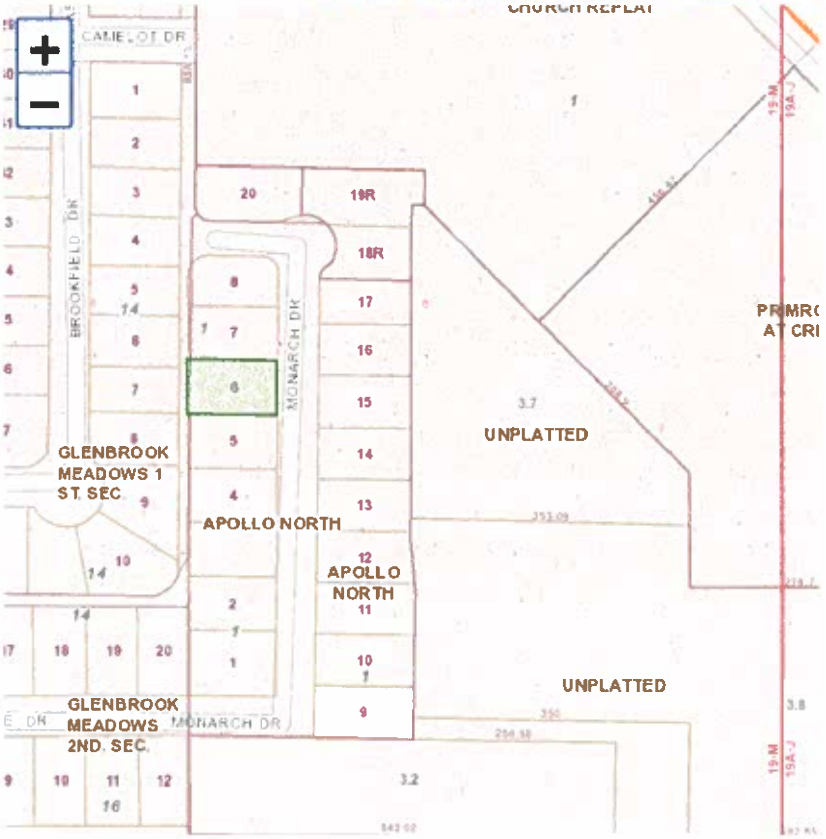
Search by: Account/Prop Addr/Owner Name

Search:

2305 MONARCH DR

Account Number:	264467000010060000
Neighborhood:	3GSL27
Site Address:	2305 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 6
Doing Business As:	N/A
Owner Name:	MASIH SAMUEL & DOLLY
Owner Address:	2305 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4178

Property | Jurisdiction



0 100 200ft

DCAD Property Map

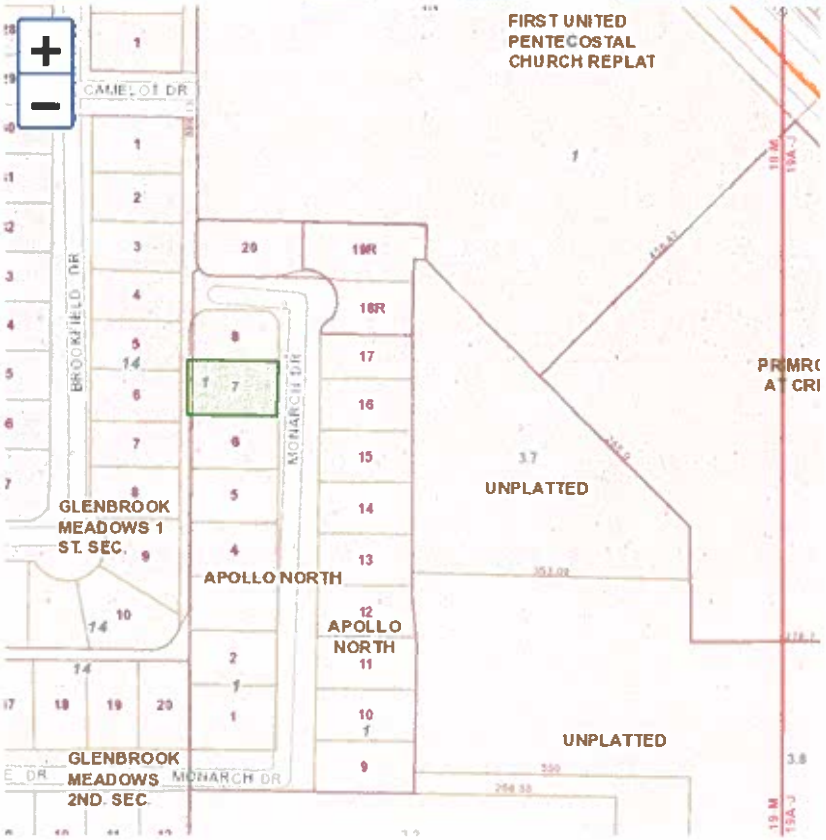
Search by: Account/Prop Addr/Owner Name

Search

2309 MONARCH DR

Account Number:	264467000100700 00
Neighborhood:	3GSL27
Site Address:	2309 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 7
Doing Business As:	N/A
Owner Name:	LE NGHIA
Owner Address:	2309 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip 4d:	4178

Property Jurisdiction



0 100 200ft

DCAD Property Map

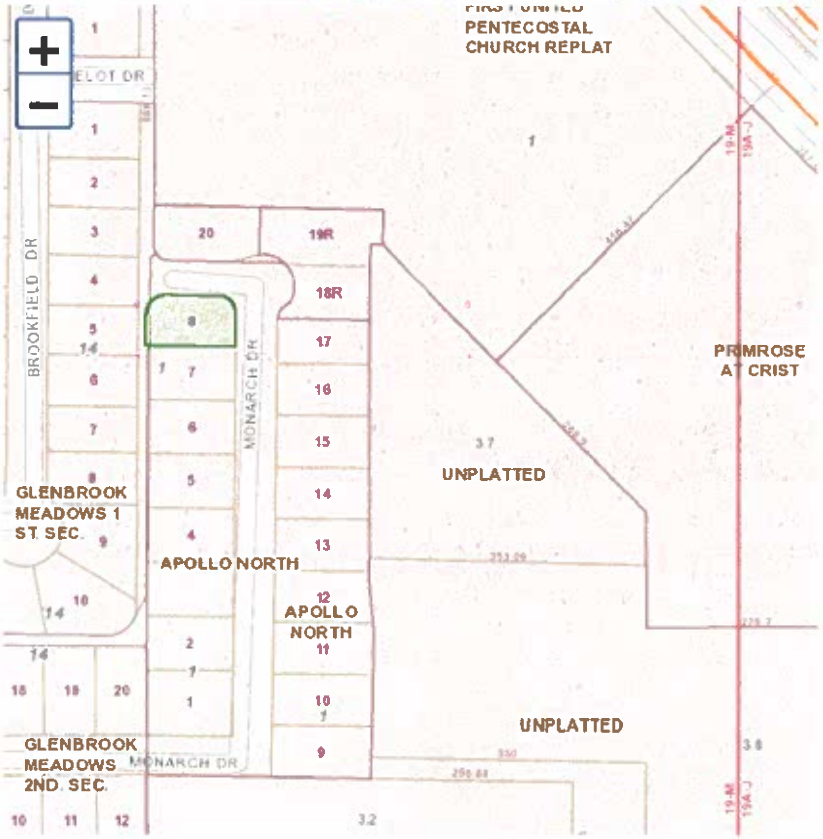
Search by: Account/Prop Addr/Owner Name

Search

2313 MONARCH DR

Account Number:	264467000100800000
Neighborhood:	3GSL27
Site Address:	2313 MONARCH DR
Map Grid:	19 M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 8
Doing Business As:	N/A
Owner Name:	NGUYEN TUAN TRONG & LAN ANH T HA
Owner Address:	2313 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



0 100 200ft

DCAD Property Map

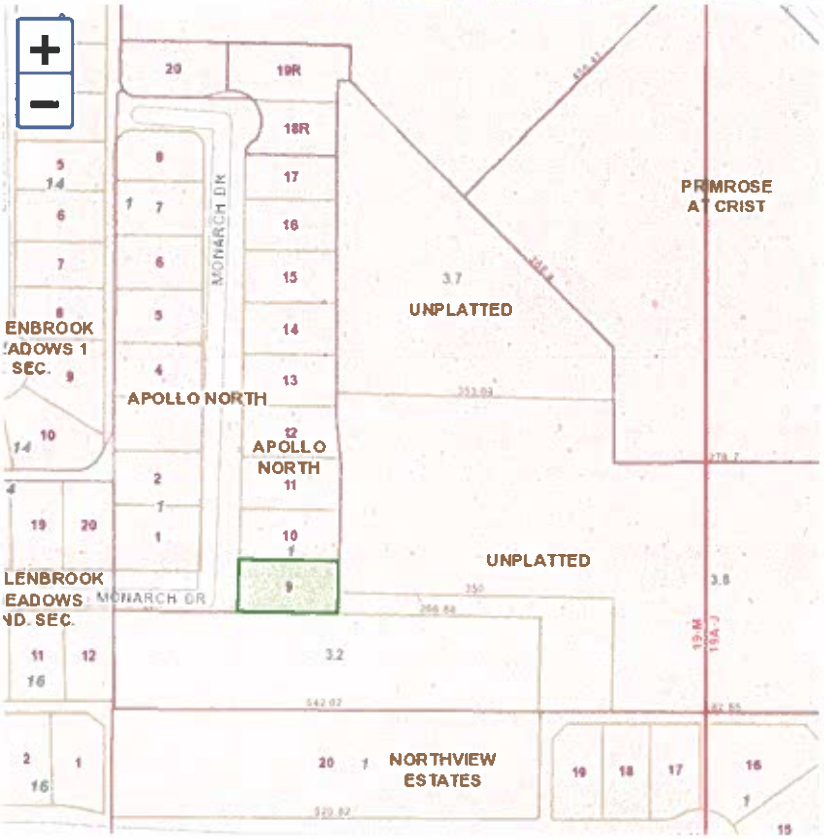
Search by: Account/Prop Addr/Owner Name

Search

2202 MONARCH DR

Account Number:	264467000100900000
Neighborhood:	3GSL27
Site Address:	2202 MONARCH DR
Map Grid:	19 M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 9
Doing Business As:	N/A
Owner Name:	PATEL AYYUB
Owner Address:	2202 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4100

Property | Subscribed



0 100 200ft

DCAD Property Map

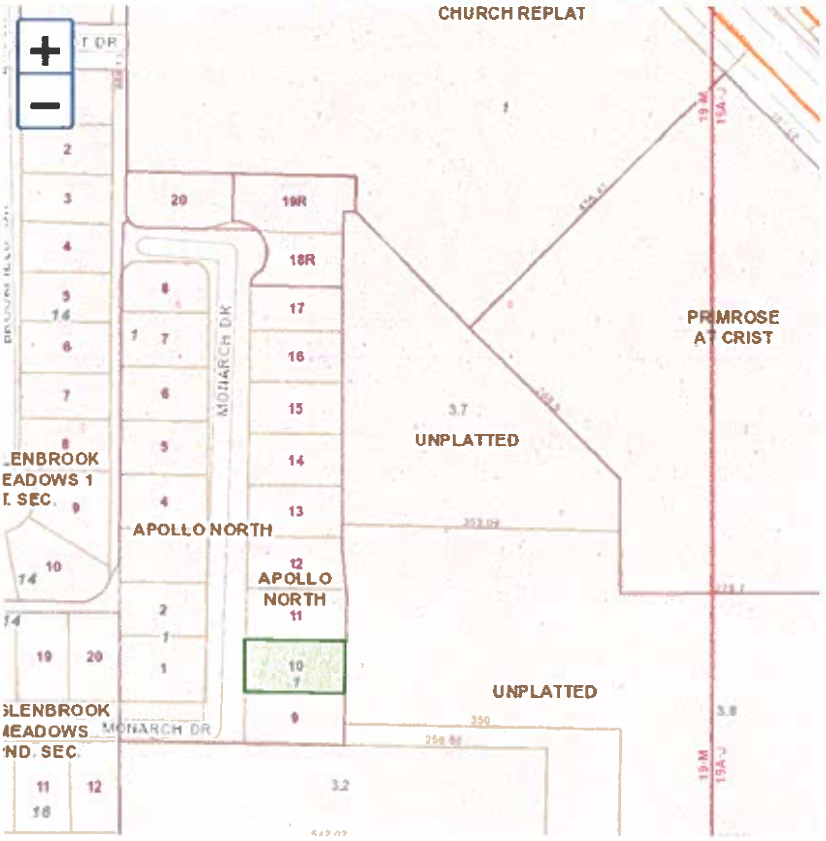
Search by: Account/Prop Addr/Owner Name

Search

2206 MONARCH DR

Account Number:	264467000100100000
Neighborhood	3GSL27
Site Address:	2206 MONARCH DR
Map Grid	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 10
Doing Business As:	N/A
Owner Name:	TRINH MINH N &
Owner Address:	2206 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip 4d:	4100

Property | Jurisdiction



0 100 200ft

DCAD Property Map

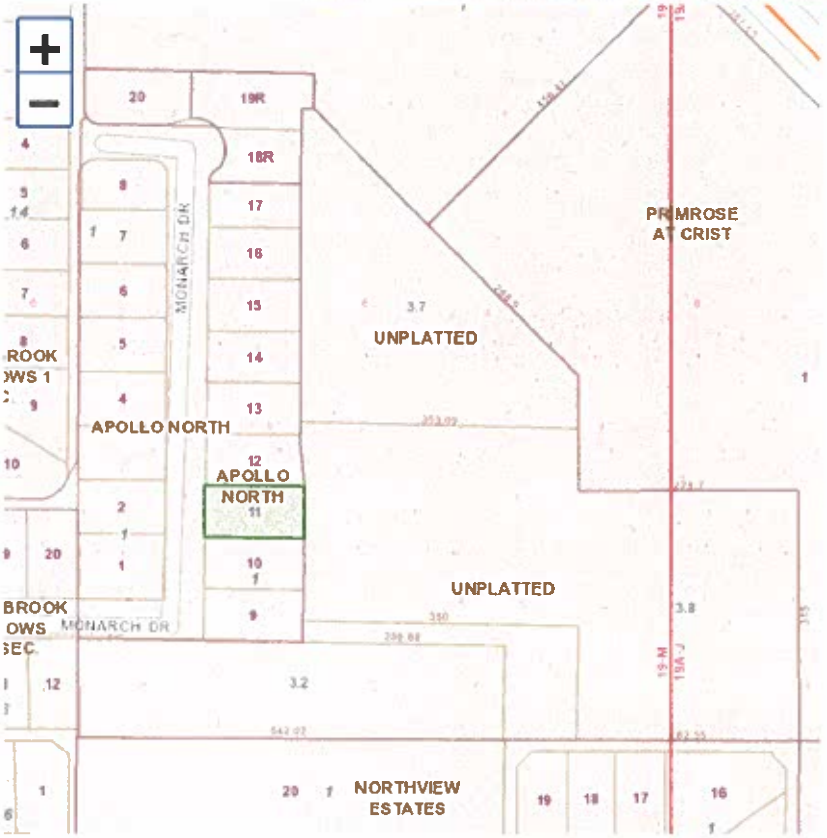
Search by: Account/Prop Addr/Owner Name

Search

2210 MONARCH DR

Account Number:	264467000110000
Neighborhood:	3GSL27
Site Address:	2210 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 11
Doing Business As:	N/A
Owner Name:	MAC SON HONG
Owner Address:	2210 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4100

Property Jurisdiction



DCAD Property Map

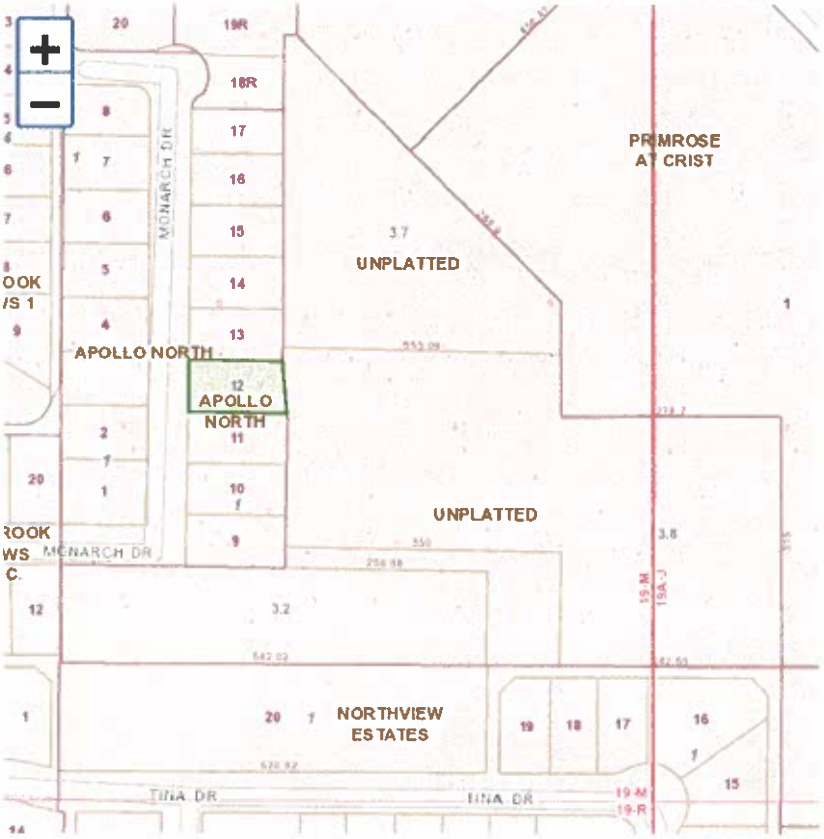
Search by: Account/Prop Addr/Owner Name

Search

2214 MONARCH DR

Account Number:	264467000101200 00
Neighborhood:	3GSL27
Site Address:	2214 MONARCH DR
Map Grid:	19 M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 12
Doing Business As:	N/A
Owner Name:	HUY JENNIFER
Owner Address:	2214 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip Ext:	4100

Property Jurisdiction



0 100 200ft

DCAD Property Map

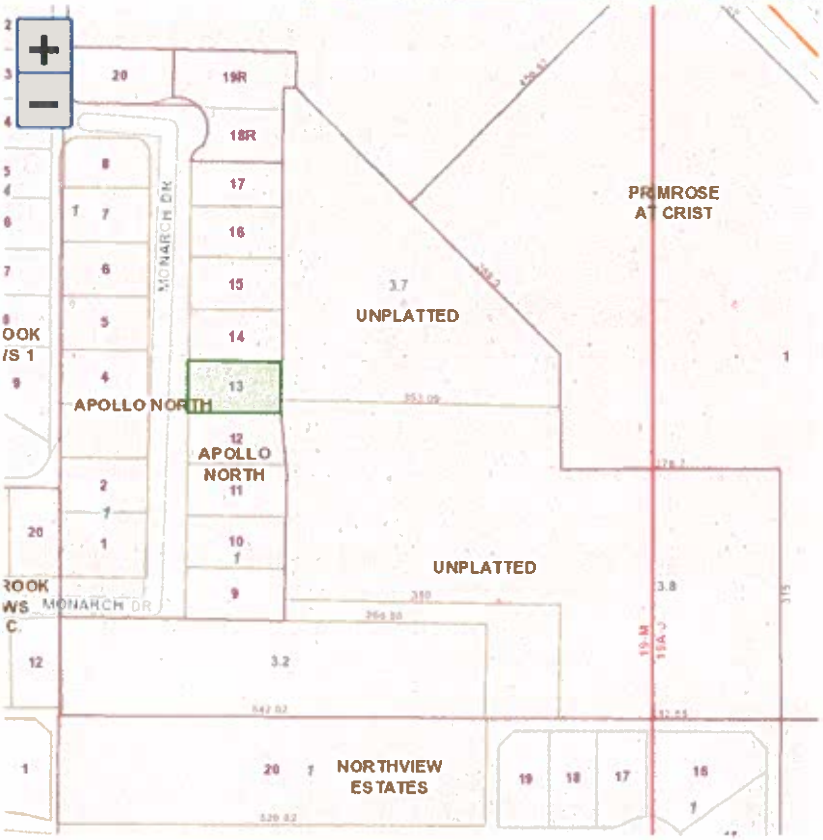
Search by: Account/Prop Addr/Owner Name

Search

2218 MONARCH DR

Account Number:	264467000101300 00
Neighborhood	3GSL27
Site Address:	2218 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 13
Doing Business As:	N/A
Owner Name:	MEDINA GABRIELA
Owner Address:	2218 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4100

Property Jurisdiction



0 100 200ft

DCAD Property Map

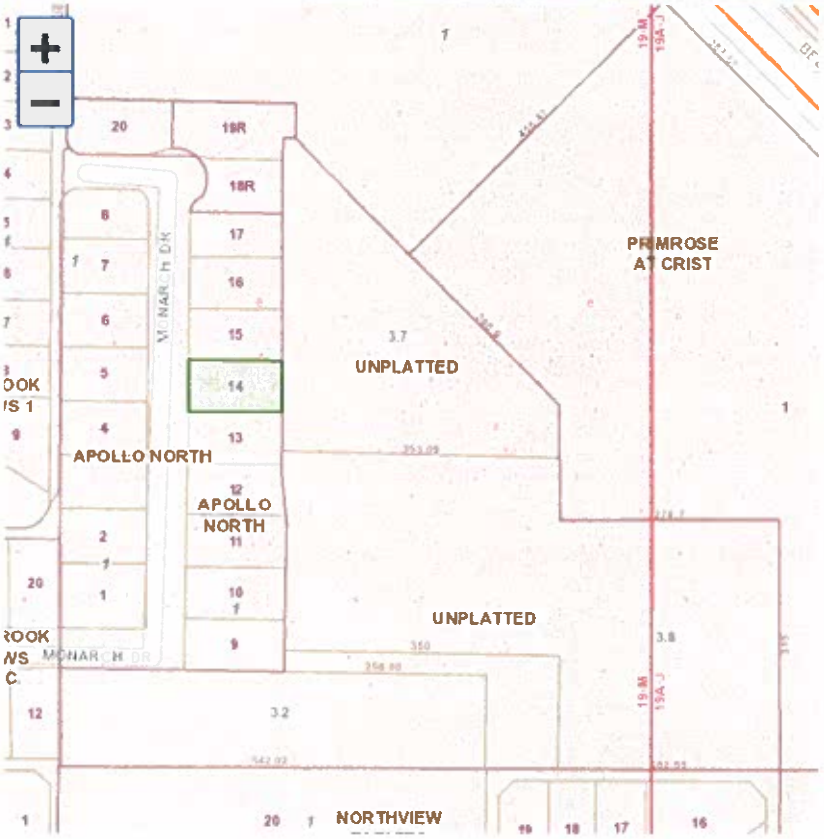
Search by: Account/Prop Addr/Owner Name

Search

2302 MONARCH DR

Account Number:	264467000101400 00
Neighborhood	3GSL27
Site Address:	2302 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 14
Doing Business As:	N/A
Owner Name:	LE KHOI D & PHUONG T NGUYEN
Owner Address:	2302 MONARCH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Jurisdiction



0 100 200ft

DCAD Property Map

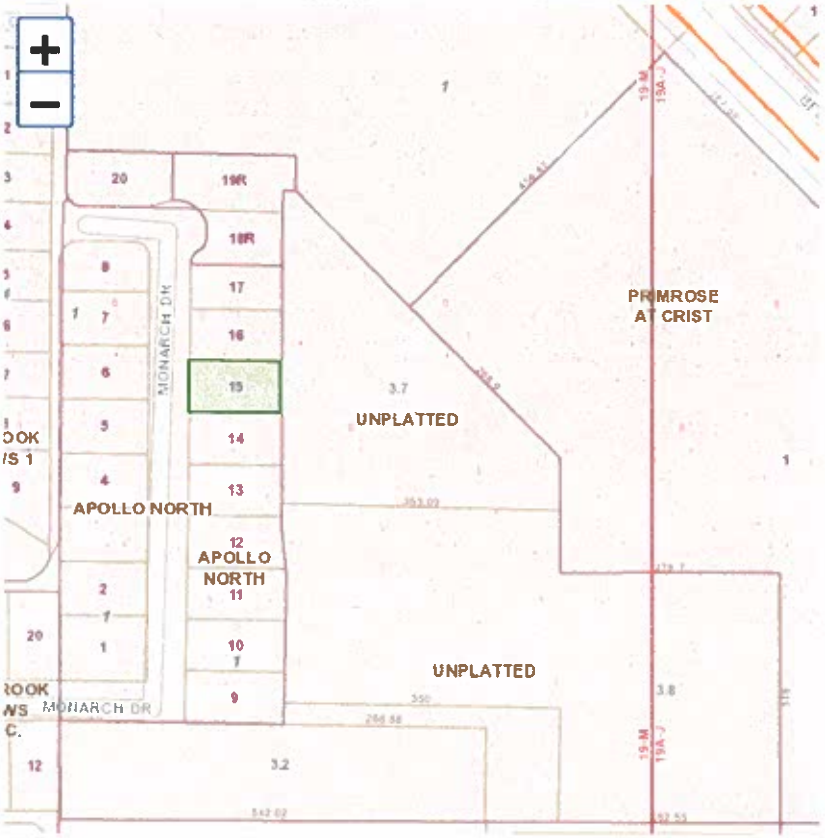
Search by: Account/Prop Addr/Owner Name

Search

2306 MONARCH DR

Account Number:	264467000118R0000
Neighborhood:	3GSL27
Site Address:	2306 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 15
Doing Business As:	N/A
Owner Name:	URMATAM FLORDELINA G &
Owner Address:	ARLO W TABADA 2306 MONARCH DR
Owner City:	GARLAND
Owner State:	TX

Property | Jurisdiction



0 100 200ft

DCAD Property Map

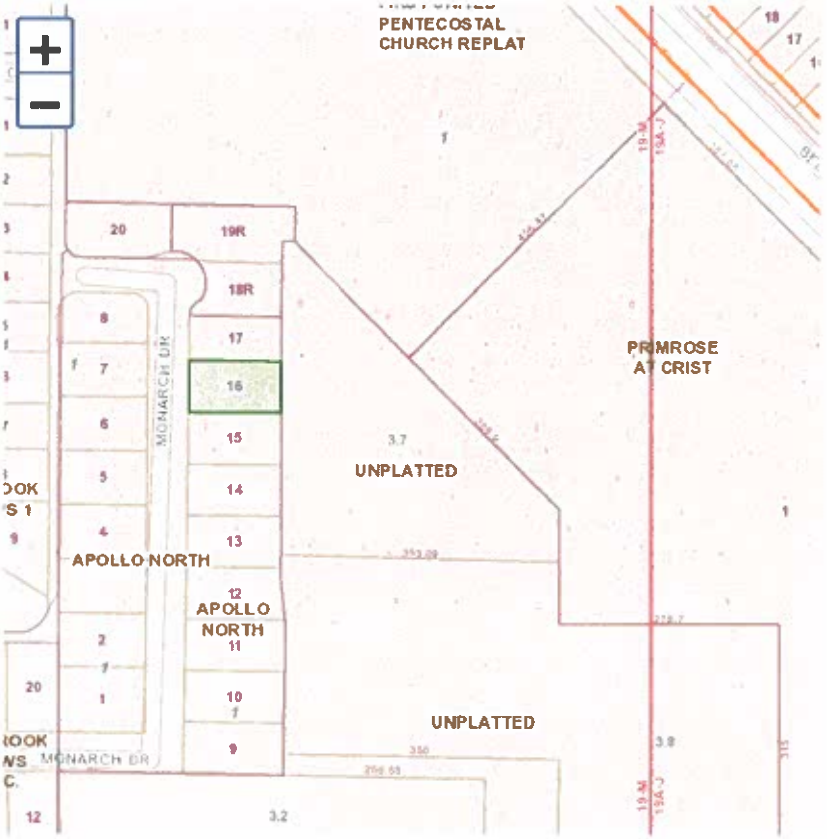
Search by: Account/Prop Addr/Owner Name

Search

2310 MONARCH DR

Account Number:	264467000118160000
Neighborhood	3GSL27
Site Address:	2310 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2:	BLK 1 LT 16
Doing Business As:	N/A
Owner Name:	TIEU STACY
Owner Address:	12130 JACKSON CREEK DR
Owner City:	DALLAS
Owner State:	TX
Owner Zip:	75243

Property | Jurisdiction



0 100 200ft

DCAD Property Map

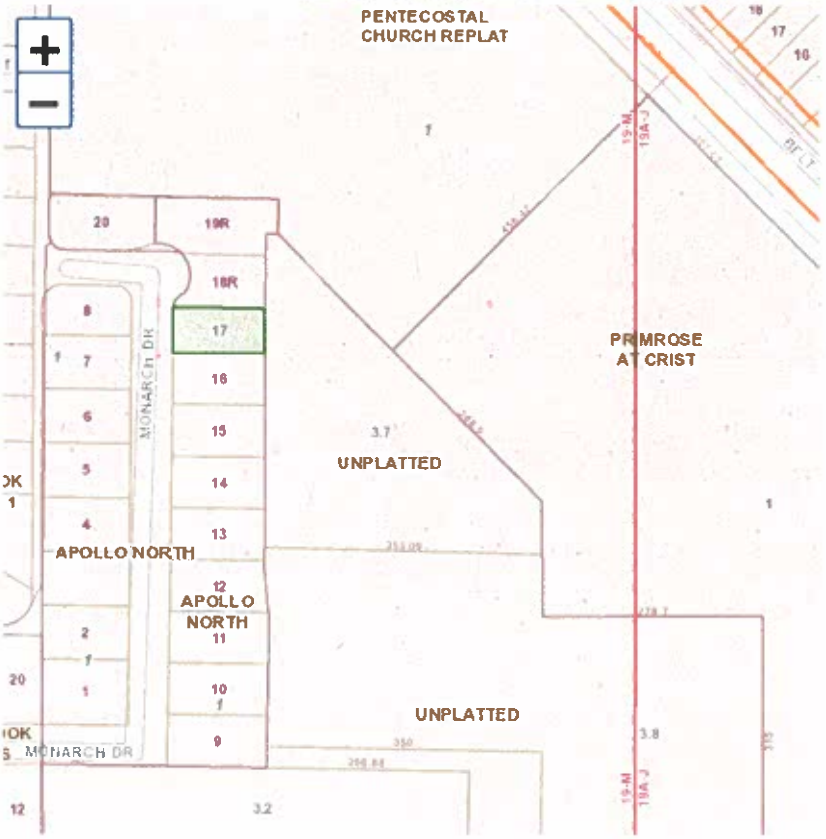
Search by: **Account/Prop Addr/Owner Name**

Search

2314 MONARCH DR

Account Number:	264467000170000
Neighborhood	3GSL27
Site Address:	2314 MONARCH DR
Map Grid.	19-M (DALLAS)
Account Type.	Residential
Legal Description 1:	PARKVIEW ESTATES
Legal Description 2.	BLK 1 LT 17
Doing Business As.	N/A
Owner Name.	THAI THANH S
Owner Address:	HONG CHUOC LE 2314 MONARCH DR
Owner City.	GARLAND
Owner State:	TX
Owner Zip.	75040

Property | Jurisdiction



0 100 200ft

DCAD Property Map

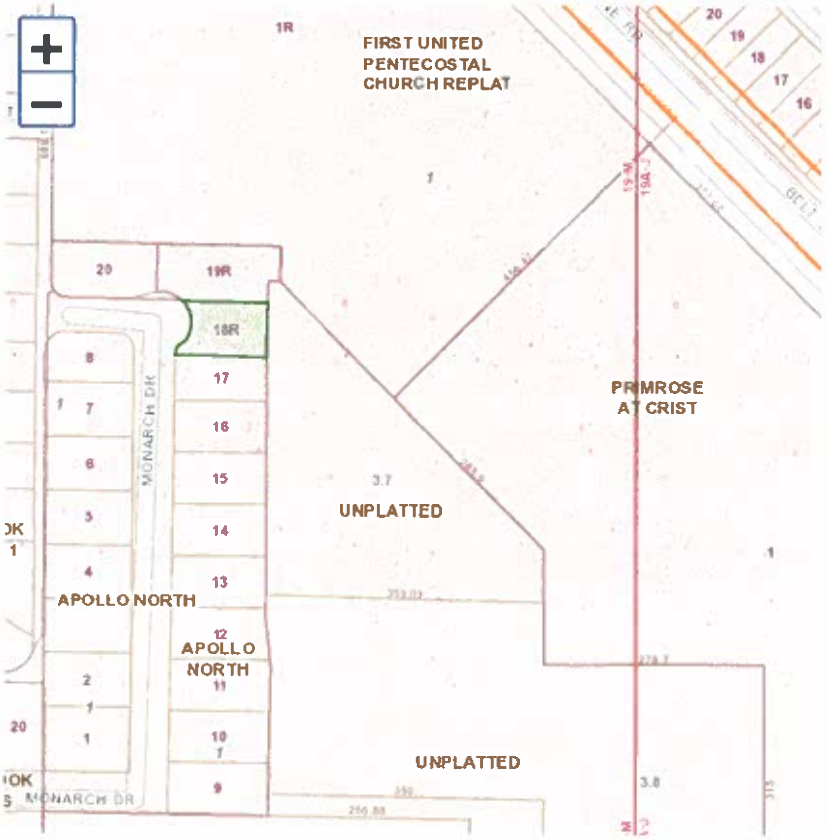
Search by: Account/Prop Addr/Owner Name

Search

18 MONARCH DR

Neighborhood	3GSI.27
Site Address:	18 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1	PARKVIEW ESTATES 2 REPLAT
Legal Description 2:	BLK 1 LT 18R ACS 0.161
Doing Business As:	N/A
Owner Name:	PHAM HAO CHAU
Owner Address:	2113 PECAN GROVE DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	2877
Certified Values	---- ----- ---

Property Jurisdiction



0 100 200ft

DCAD Property Map

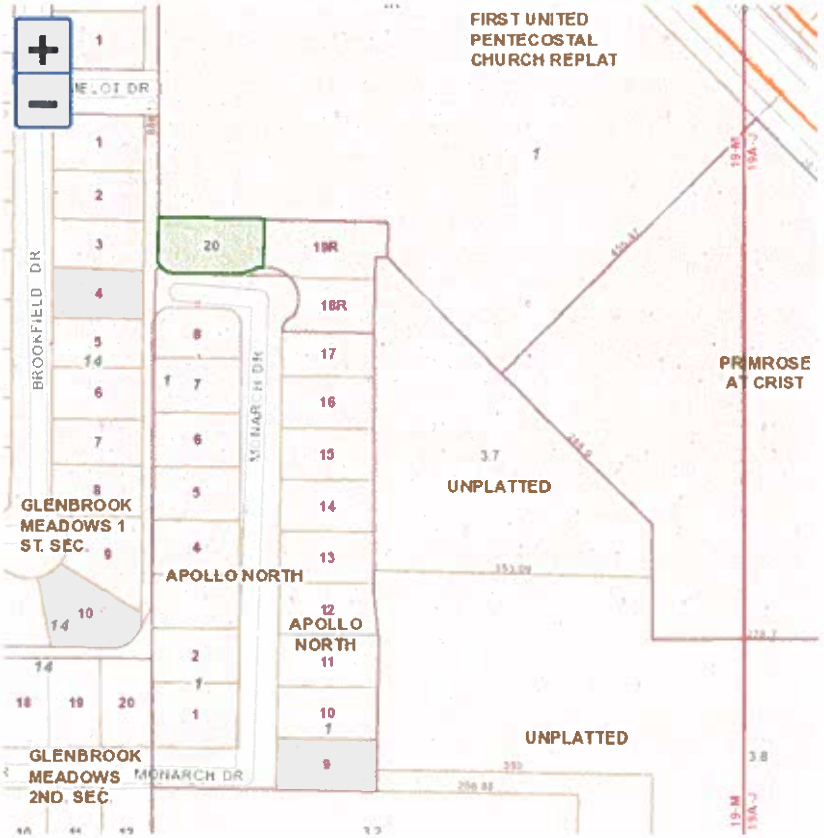
Search by: Account/Prop Addr/Owner Name

Search

20 MONARCH DR

Account Number:	264467000010200000
Neighborhood:	3GSL27
Site Address:	20 MONARCH DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	PARKVIEW ESTATES 2
Legal Description 2:	BLK 1 LT 20 ACS 0.21
Doing Business As:	N/A
Owner Name:	NGUYEN ANDREW
Owner Address:	910 N VALE DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75042
Owner Zip +4:	6029

Property | Jurisdiction



DCAD Property Map

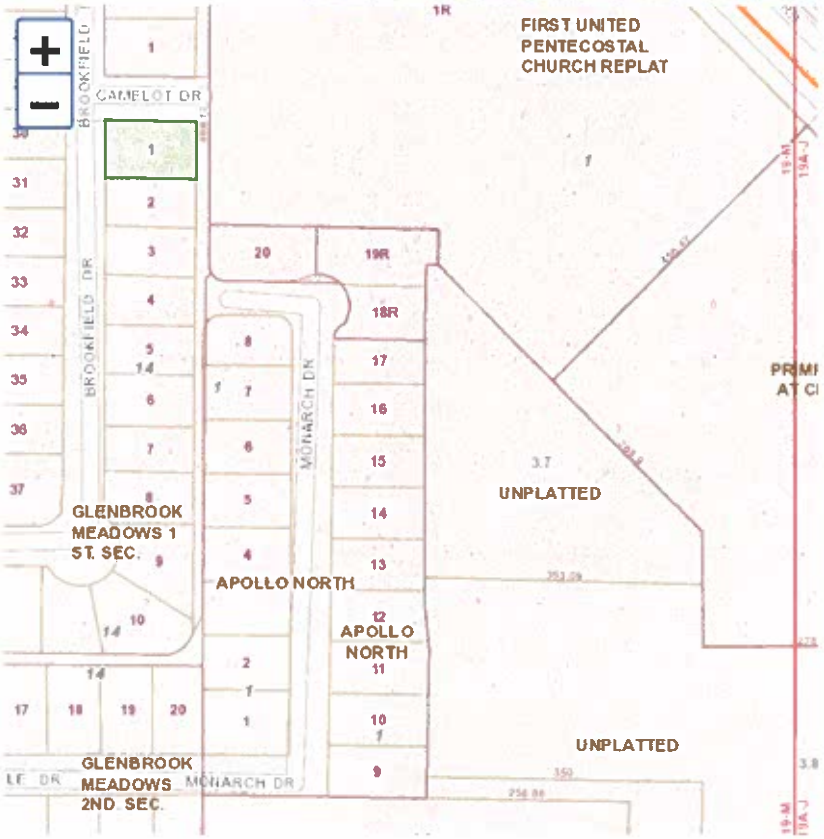
Search By: Account/Prop Addr/Owner Name

Search

502 BROOKFIELD DR

Neighborhood:	3GSK13
Site Address:	502 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LOT 1
Doing Business As:	N/A
Owner Name:	TIRITILLI WAYNE E
Owner Address:	502 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4133
Certified Values:	----------

Property | Jurisdiction



0 100 200ft

DCAD Property Map

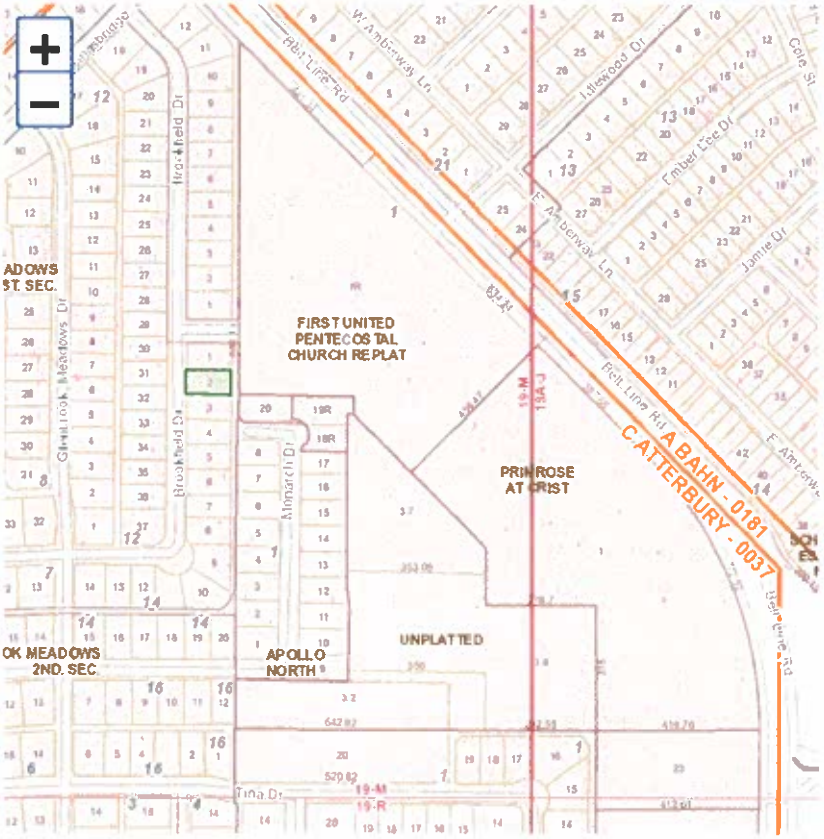
Search by: Account/Prop Addr/Owner Name

Search

506 BROOKFIELD DR

Account Number:	2623750014 0020000
Neighborhood	3GSK13
Site Address.	506 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type.	Residential
Legal Description 1.	GLENBROOK MEADOWS 1ST SEC
Legal Description 2.	BLK N LOT 2
Doing Business As:	N/A
Owner Name.	ALLORD PATRICIA
Owner Address:	506 BROOKFIELD DR
Owner City.	GARLAND
Owner State.	TX
Owner Zip:	75040
Owner Zip +4	4133

Property Jurisdiction



0 150 300ft

DCAD Property Map

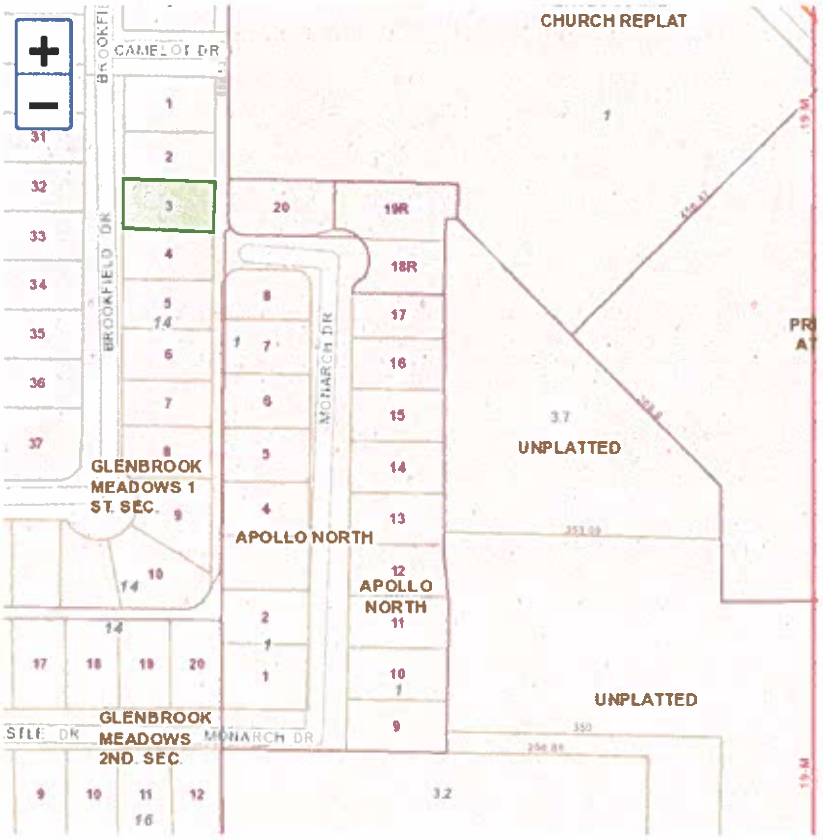
Search by: Account/Prop Addr/Owner Name

Search

510 BROOKFIELD DR

Number:	
Neighborhood	3GSK13
Site Address:	510 BROOKFIELD DR
Map Grid:	19 M (DALLAS)
Account Type.	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Lega Description 2:	BLK N LOT 3
Doing Business As.	N/A
Owner Name.	GONZALEZ PATRICIA
Owner Address:	150 RIDGEGATE DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip.	75040
Owner Zip +4.	3558

Property | Jurisdiction



0 100 200ft

DCAD Property Map

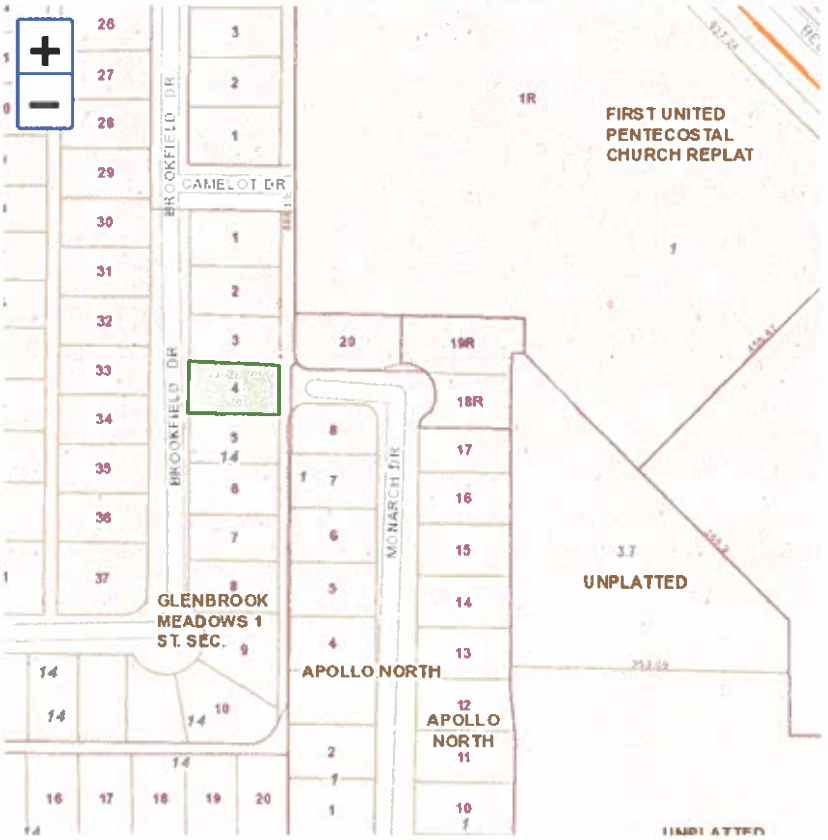
Search by: Account/Prop Addr/Owner Name

Search

514 BROOKFIELD DR

Number:	[illegible]
Neighborhood:	3GSK13
Site Address:	514 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LOT 4
Doing Business As:	N/A
Owner Name:	CUNNINGHAM MICHAEL G
Owner Address:	514 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip Add:	4132

Property Inspection



0 100 200ft

DCAD Property Map

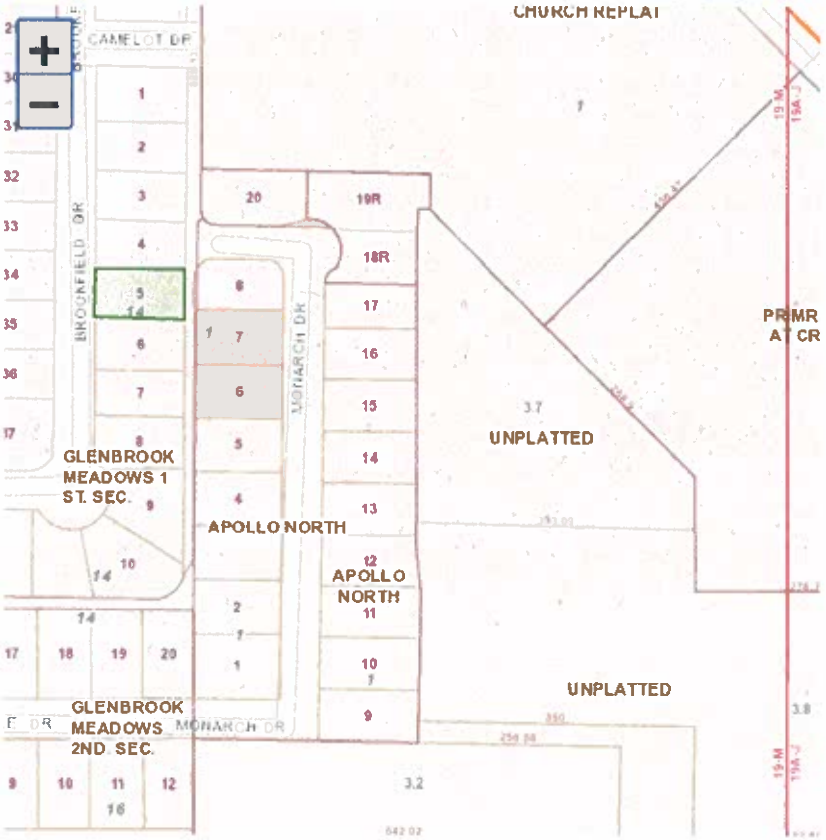
Search by: Account/Prop Addr/Owner Name

Search

518 BROOKFIELD DR

Account Number:	262375001400500000
Neighborhood:	3GSK13
Site Address:	518 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LOT 5
Doing Business As:	N/A
Owner Name:	NGUYEN HUAN &
Owner Address:	NGUYEN HA 518 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Jurisdiction



0 100 200ft

DCAD Property Map

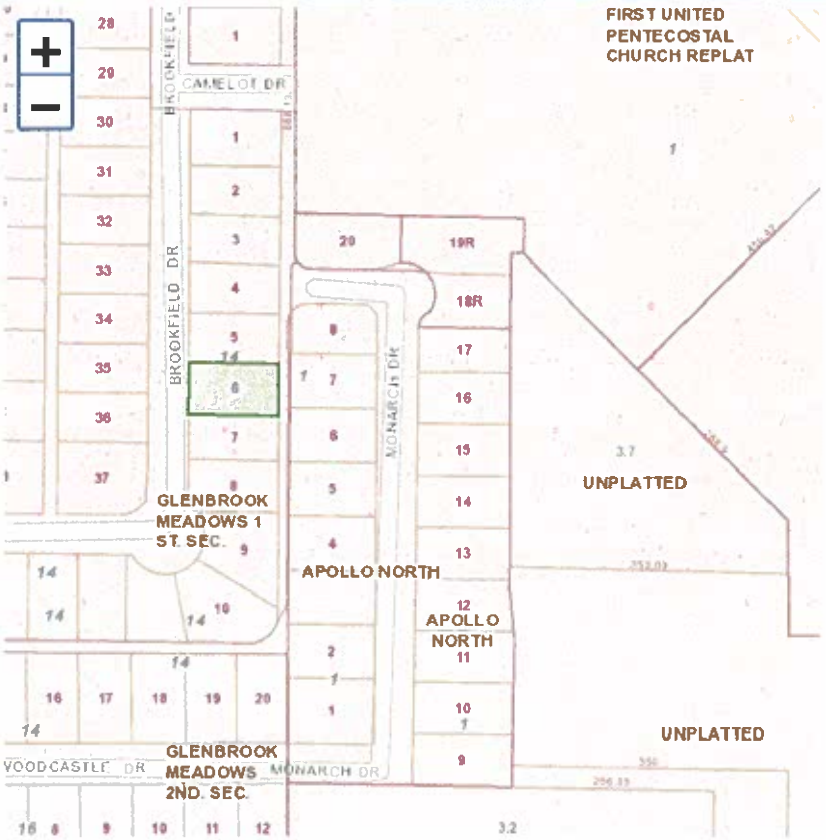
Search by: Account/Prop Addr/Owner Name

Search

522 BROOKFIELD DR

Account Number:	262375000140060000
Neighborhood:	3GSK13
Site Address:	522 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LOT 6
Doing Business As:	N/A
Owner Name:	FEAGIN LAURA ASHLEY
Owner Address:	522 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4133

Property Jurisdiction



0 100 200ft

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

526 BROOKFIELD DR

Neighborhood	3GSK13
Site Address:	526 BROOKFIELD DR
Map Grid	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LOT 7
Doing Business As:	N/A
Owner Name:	FIELDS MICHAEL JAMES &
Owner Address	ROSEANN 526 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip	75040

Property Information

0 100 200ft

DCAD Property Map

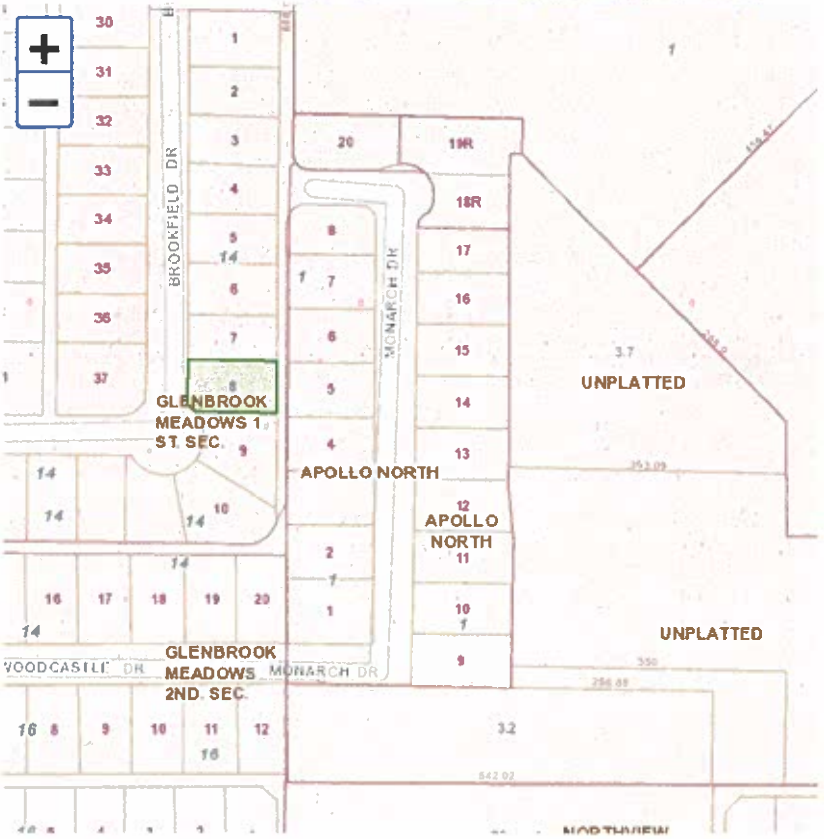
Search by: Account/Prop Addr/Owner Name

Search

530 BROOKFIELD DR

Account Number:	26237500140080000
Neighborhood:	3GSK13
Site Address:	530 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LT 8
Doing Business As:	N/A
Owner Name:	LORENZANA JENNIFER S
Owner Address:	JORGE 530 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



0 100 200ft

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

534 BROOKFIELD DR

Account Number:	26237500140090000
Neighborhood	3GSK13
Site Address	534 BROOKFIELD DR
Map Grid	19-M (DALLAS)
Account Type	Residential
Legal Description 1	GLENBROOK MEADOWS 1ST SEC
Legal Description 2	BLK N LOT 9
Doing Business As.	N/A
Owner Name	DRUMM PAMELA WORTHAM
Owner Address	534 BROOKFIELD DR
Owner City	GARLAND
Owner State	TX
Owner Zip	75040

Property Jurisdiction

0 100 200ft

DCAD Property Map

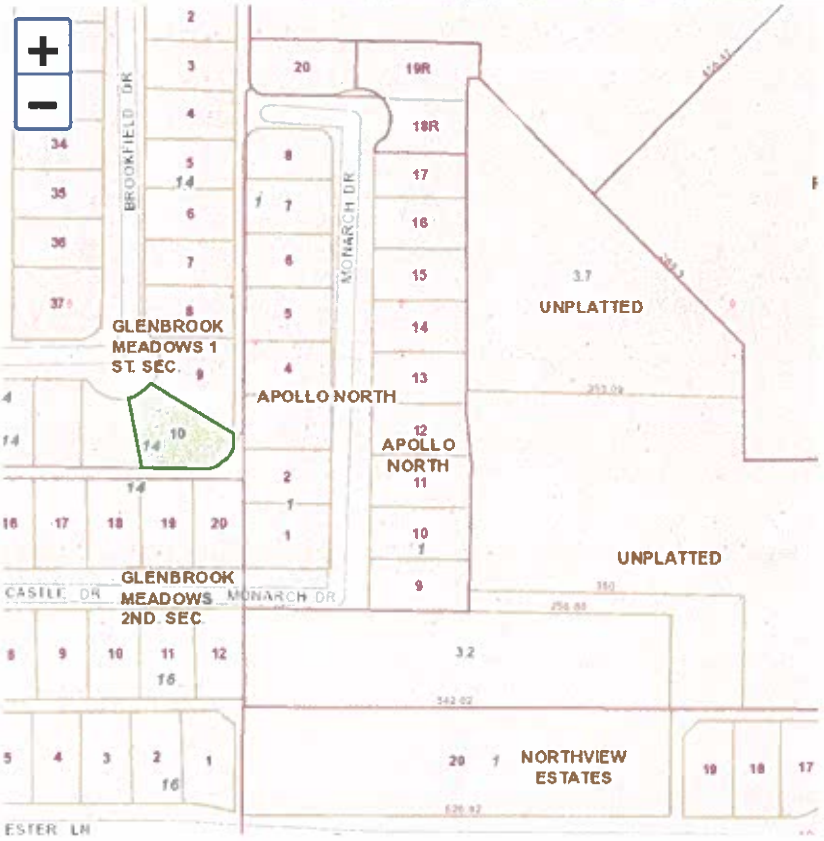
Search by: Account/Prop Addr/Owner Name

Search

538 BROOKFIELD DR

Account Number:	26237500140100000
Neighborhood:	3GSK13
Site Address:	538 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LOT 10
Doing Business As:	N/A
Owner Name:	KENT DAVID &
Owner Address:	WENDY S 538 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



0 100 200ft

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

542 BROOKFIELD DR

Account Number:	262375001401100 00
Neighborhood	3GSK13
Site Address:	542 BROOKFIELD DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 1ST SEC
Legal Description 2:	BLK N LT 11
Doing Business As	N/A
Owner Name:	NEWBERRY JAMES N & CHARLOTTE L DORSEY
Owner Address	542 BROOKFIELD DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Jurisdiction

0 100 200ft

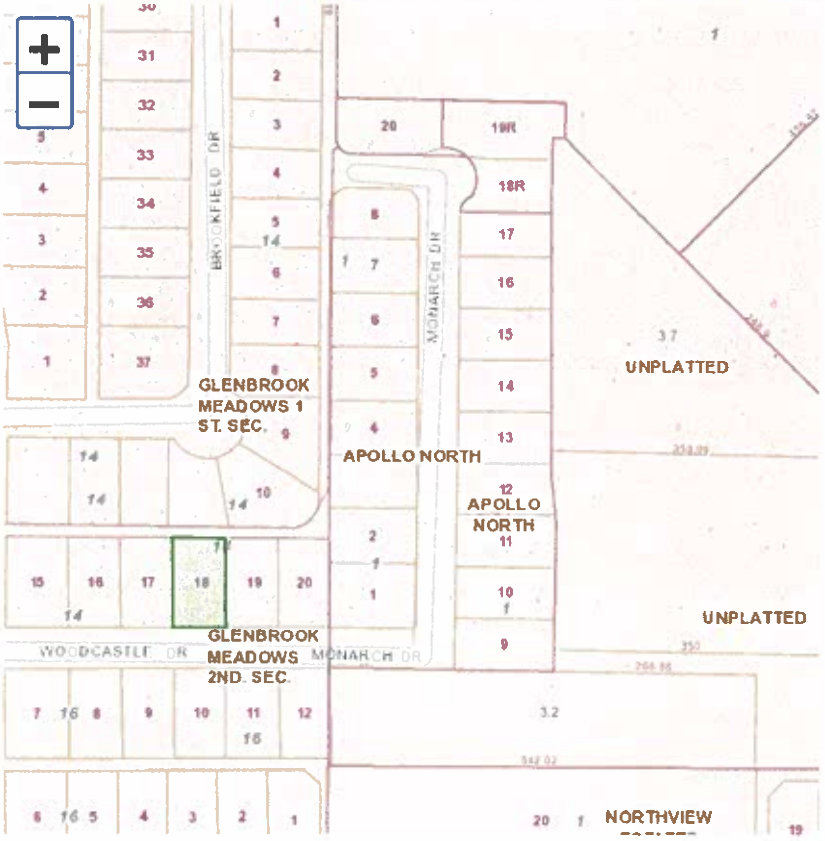
DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

509 WOODCASTLE DR

Account Number:	26238500140180000
Neighborhood:	3GS123
Site Address:	509 WOODCASTLE DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 2ND SEC
Legal Description 2:	BLK N LOT 18
Doing Business As:	N/A
Owner Name:	SCHAAKWILLIAMS MELANIE LUANN
Owner Address:	PO BOX 451012
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75045



0 100 200ft

DCAD Property Map

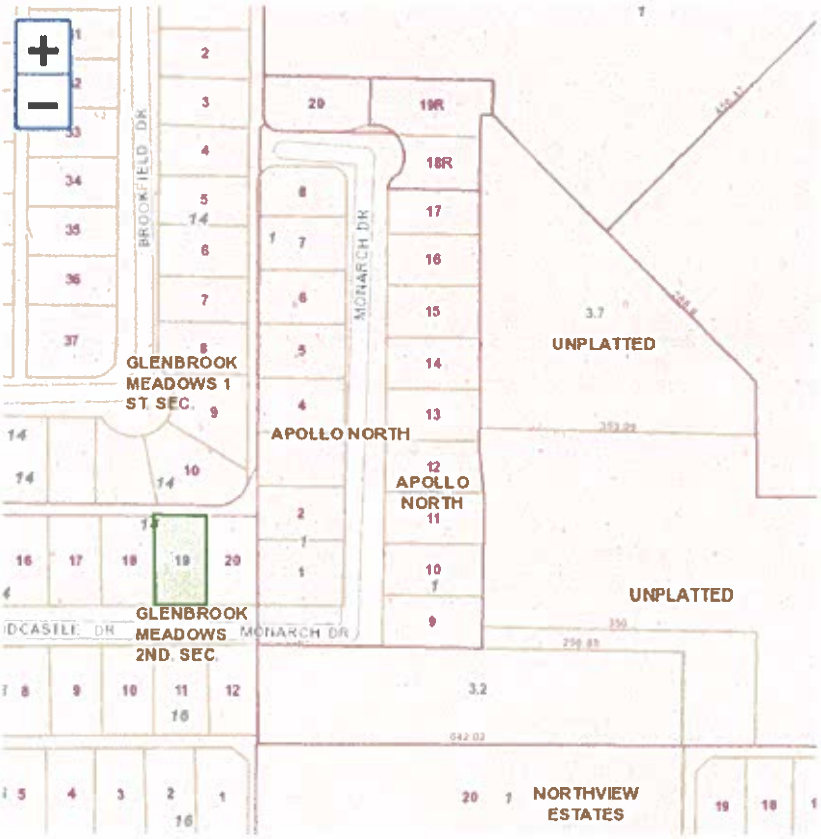
Search by: Account/Prop Addr/Owner Name

Search

505 WOODCASTLE DR

Account Number:	26238500140190000
Neighborhood	3GS123
Site Address:	505 WOODCASTLE DR
Map Grid	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 2ND SEC
Legal Description 2:	BLK N LT 19
Doing Business As:	N/A
Owner Name:	ROSALES AGNA
Owner Address:	505 WOODCASTLE DR
Owner City	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip+4	4149

Property Jurisdiction



0 100 200ft

DCAD Property Map

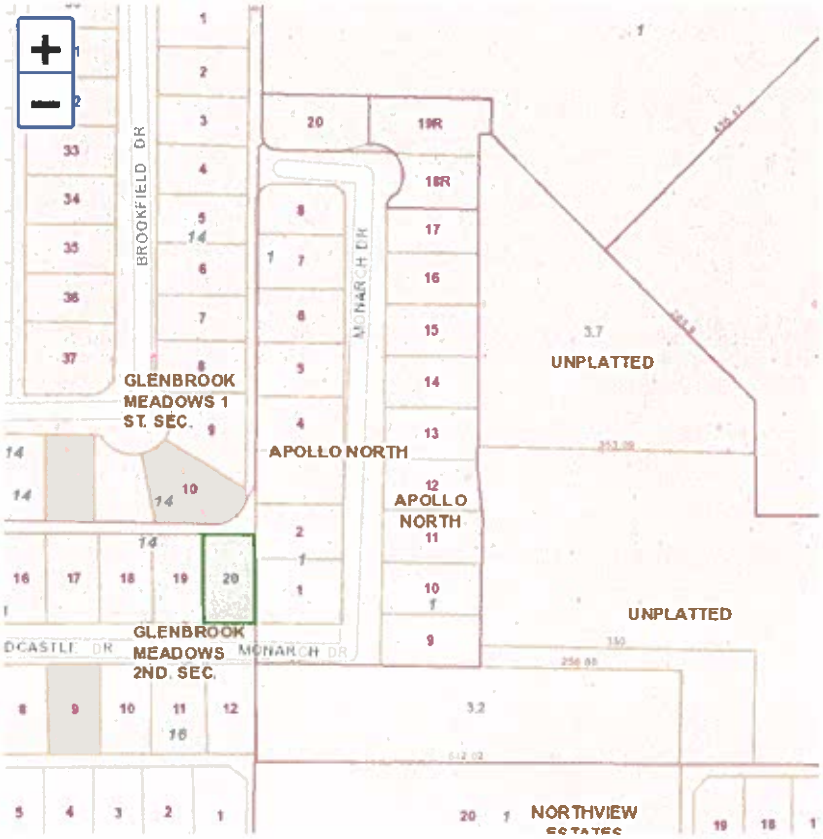
Search by: Account/Prop Addr/Owner Name

Search

501 WOODCASTLE DR

Account Number:	99160321840000000
Neighborhood:	N/A
Site Address:	501 WOODCASTLE DR
Map Grid:	19-M (DALLAS)
Account Type:	BPP
Legal Description 1:	N/A
Legal Description 2:	N/A
Doing Business As:	WILLIAM G CHRONISTER
Owner Name:	CHRONISTER WILLIAM G
Owner Address:	ATTN PROPERTY TAX 501 WOODCASTLE DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Jurisdiction



DCAD Property Map

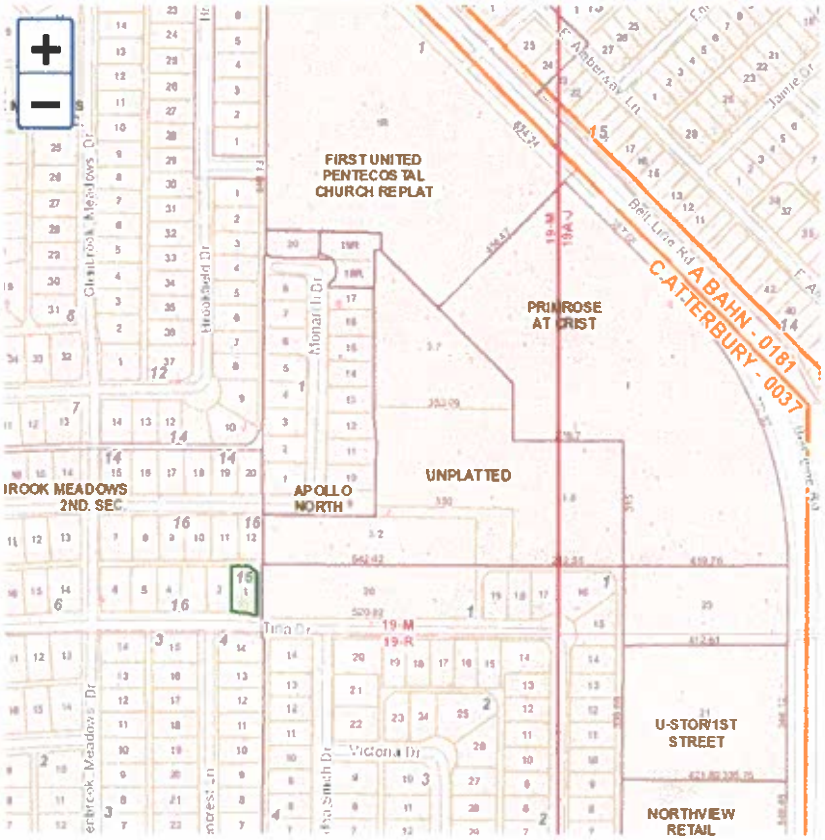
Search by: Account/Prop Addr/Owner Name

Search

501 WORCESTER LN

Account Number:	26238500160010000
Neighborhood	3GS123
Site Address:	501 WORCESTER LN
Map Grid:	19-M (DALLAS)
Account Type.	Residential
Legal Description 1.	GLENBROOK MEADOWS 2ND SEC
Legal Description 2.	BLK P LT 1
Doing Business As.	N/A
Owner Name:	ACEVEDO ALEJANDRO & SONYA
Owner Address:	501 WORCESTER LN
Owner City.	GARLAND
Owner State.	TX
Owner Zip.	75040

Property | Jurisdiction



0 150 300ft

DCAD Property Map

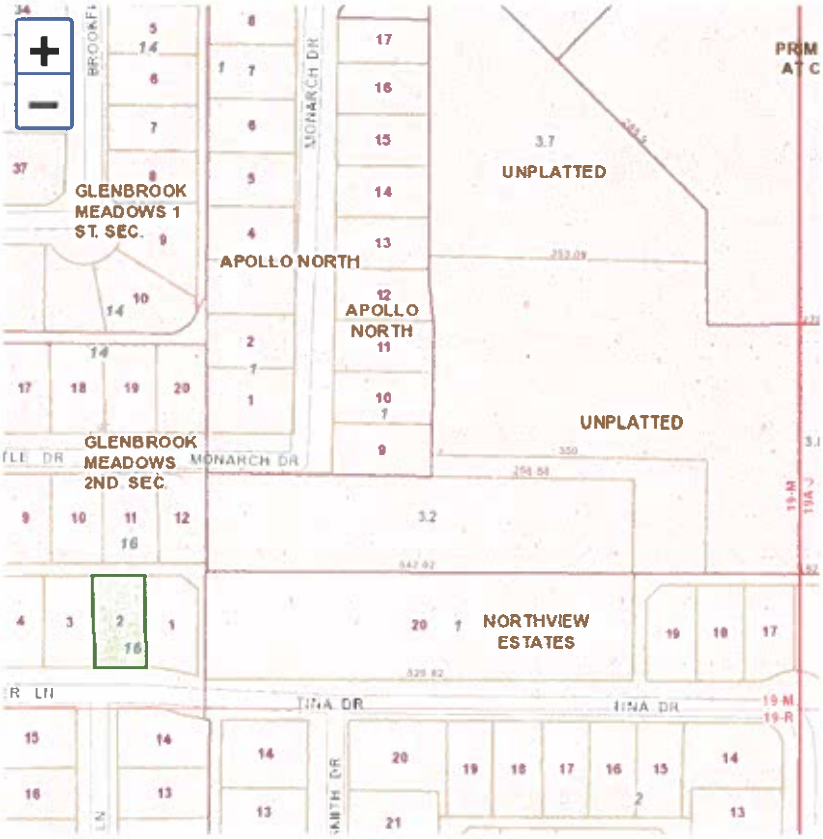
Search by: Account/Prop Addr/Owner Name

Search

505 WORCESTER LN

Account Number:	26238500160020000
Neighborhood	3GSJ23
Site Address	505 WORCESTER LN
Map Grid	19 M (DALLAS)
Account Type:	Residential
Legal Description 1	GLENBROOK MEADOWS 2ND SEC
Legal Description 2	BLK P LT 2
Doing Business As.	N/A
Owner Name	HUFFMAN ROBERT
Owner Address	505 WORCESTER LN
Owner City:	GARLAND
Owner State.	TX
Owner Zip	75040
Owner Zip +4	4116

Property | Jurisdiction



0 100 200ft

DCAD Property Map

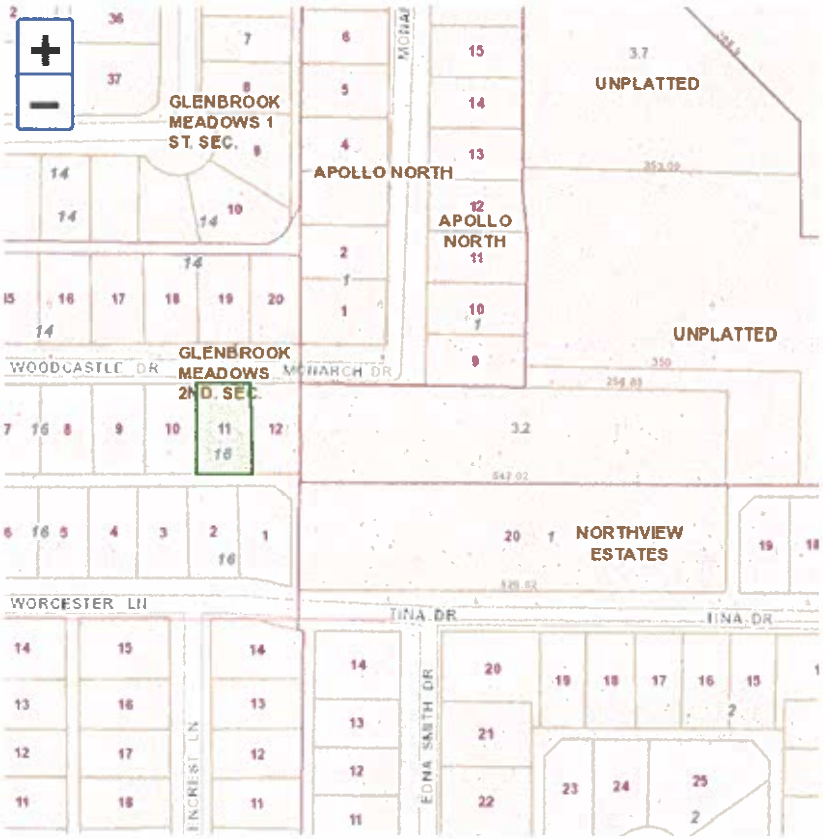
Search by: Account/Prop Addr/Owner Name

Search

506 WOODCASTLE DR

Account Number:	26238500160110000
Neighborhood:	3GS323
Site Address:	506 WOODCASTLE DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 2ND SEC
Legal Description 2:	BLK P LOT 11
Doing Business As:	N/A
Owner Name:	TRAN DAT QUOC
Owner Address:	506 WOODCASTLE DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip Ext:	4150

Property | Jurisdiction



0 100 200ft

DCAD Property Map

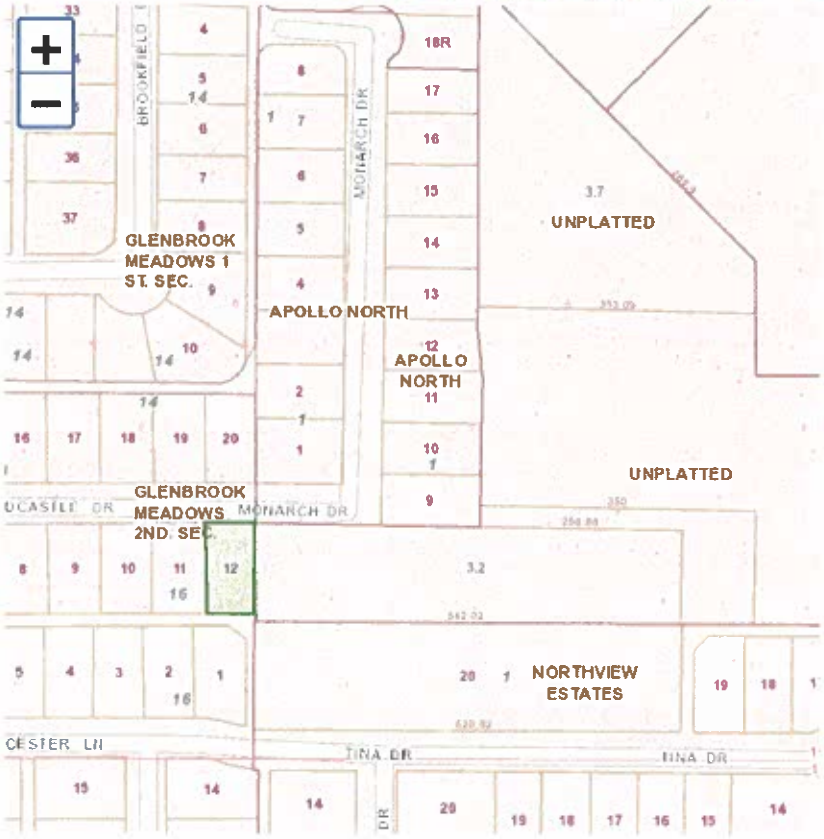
Search by: Account/Prop Addr/Owner Name

Search

502 WOODCASTLE DR

Account Number:	2623850016012 0000
Neighborhood:	3GS223
Site Address:	502 WOODCASTLE DR
Map Grid:	19-N (DALLAS)
Account Type:	Residential
Legal Description 1:	GLENBROOK MEADOWS 2ND SEC
Legal Description 2:	BLK P LOT 12
Doing Business As:	N/A
Owner Name:	HPA TEXAS SUB 2017 1 LLC
Owner Address:	STE 3650 180 N STETSON AVE STE 3650
Owner City:	CHICAGO
Owner State:	IL

Property | Transaction



0 100 200ft

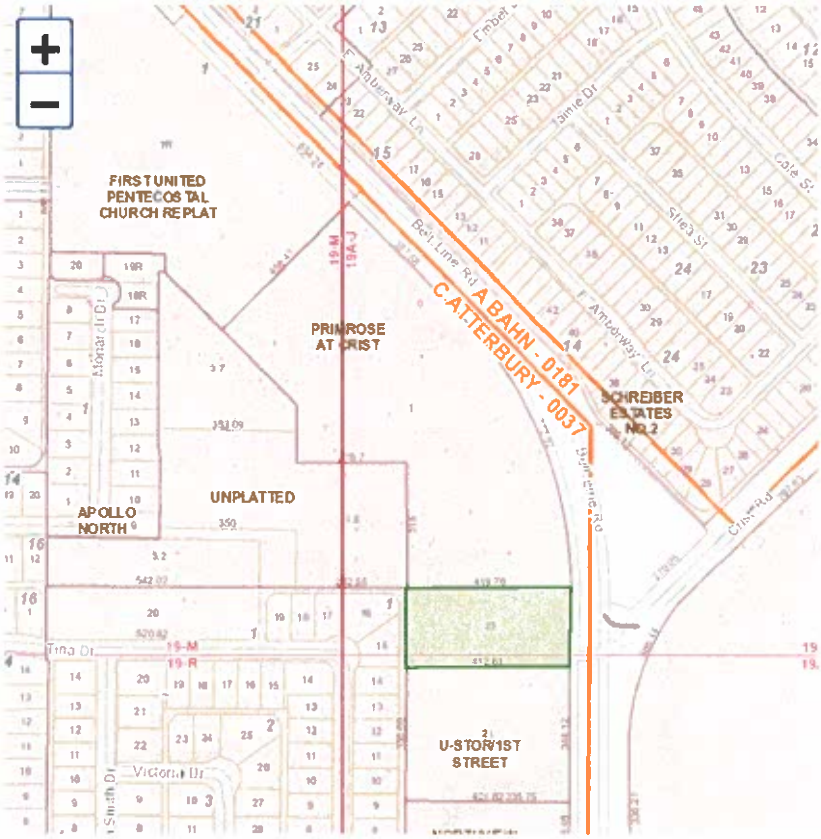
DCAD Property Map

Account/Prop Addr/Owner Name

106 N BELTLINE RD

Neighborhood	N/A
Site Address:	106 N BELTLINE RD
Map Grid:	19A-J (DALLAS)
Account Type:	BPP
Legal Description 1:	N/A
Legal Description 2:	N/A
Doing Business As	HEALTHCARE SERVICES GROUP INC
Owner Name	HEALTHCARE SERVICES GROUP INC
Owner Address:	SUITE 300 3220 TILLMAN DR
Owner City	BENSALEM
Owner State:	PA
Owner Zip:	19020

Property Jurisdiction



DCAD Property Map

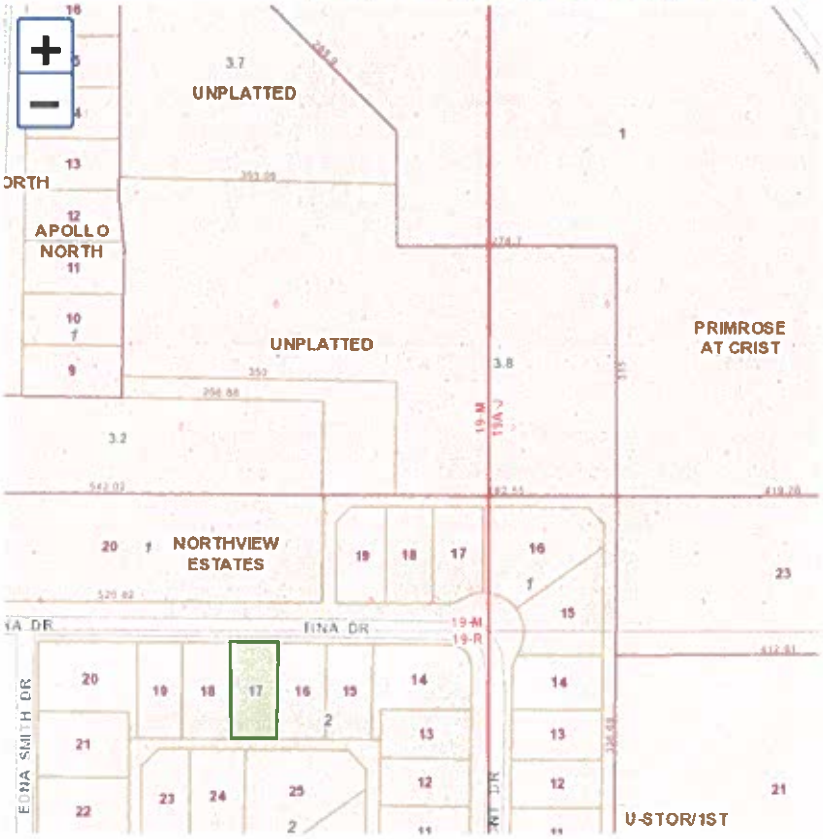
Search by: **Account/Prop Addr/Owner Name**

Search

310 TINA DR

Account Number:	26416500020170000
Neighborhood:	3GSH10
Site Address:	310 TINA DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LT 17
Doing Business As:	N/A
Owner Name:	MARTINEZ TIFFINY & JAVIER
Owner Address:	310 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property Jurisdiction



0 100 200ft

DCAD Property Map

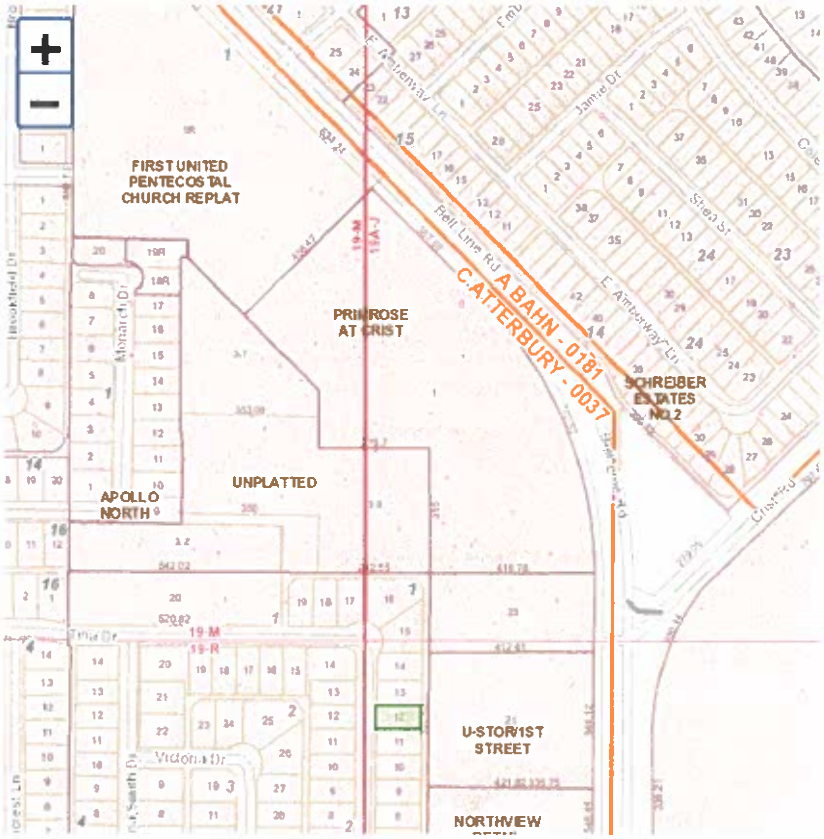
Search by: Account/Prop Addr/Owner Name

Search

2106 LAMONT DR

Account Number:	26416500010120000
Neighborhood:	3GSH10
Site Address:	2106 LAMONT DR
Map Grid:	19A-N (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 1 LOT 12
Doing Business As:	N/A
Owner Name:	WESTERHEIM LUKE H
Owner Address:	7802 TIDEWATER DR
Owner City:	ROWLETT
Owner State:	TX
Owner Zip:	75088
Owner Zip Ext:	5453

Property Jurisdiction



0 150 300ft

DCAD Property Map

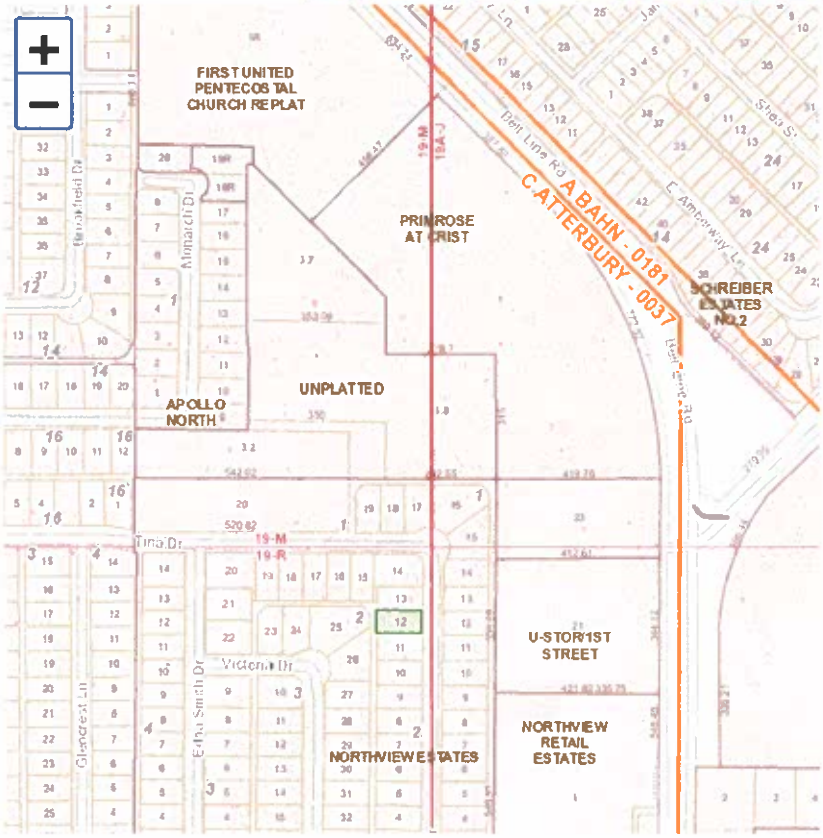
Search by: Account/Prop Addr/Owner Name

Search

2105 LAMONT DR

Account Number:	26416500020120000
Neighborhood:	3GSH10
Site Address:	2105 LAMONT DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LOT 12
Doing Business As:	N/A
Owner Name:	RICO LUISA
Owner Address:	2105 LAMONT DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip Ext:	4131

Property Jurisdiction



0 150 300ft

DCAD Property Map

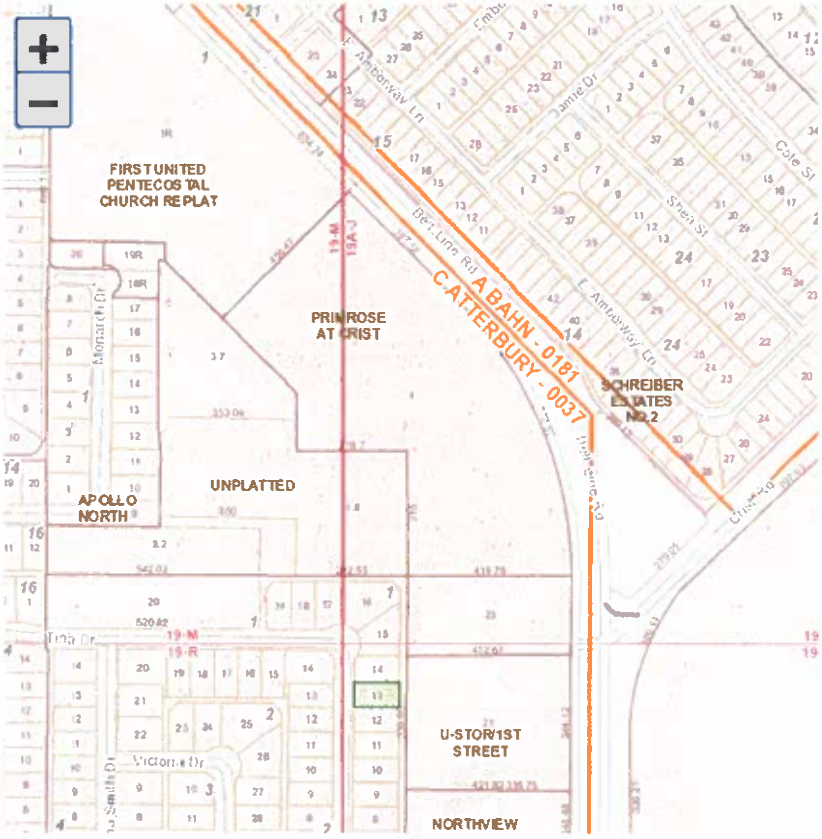
Search by: Account/Prop Addr/Owner Name

Search

2110 LAMONT DR

Account Number:	26416500010130000
Neighborhood	3GSH10
Site Address:	2110 LAMONT DR
Map Grid	19A-N (DALLAS)
Account Type	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 1 LT 13
Doing Business As	N/A
Owner Name:	HAJANO JAIME &
Owner Address:	MARIA SAUCEDO 2110 LAMONT DR
Owner City:	GARLAND
Owner State	TX
Owner Zip:	75040

Property Jurisdiction



0 150 300ft

DCAD Property Map

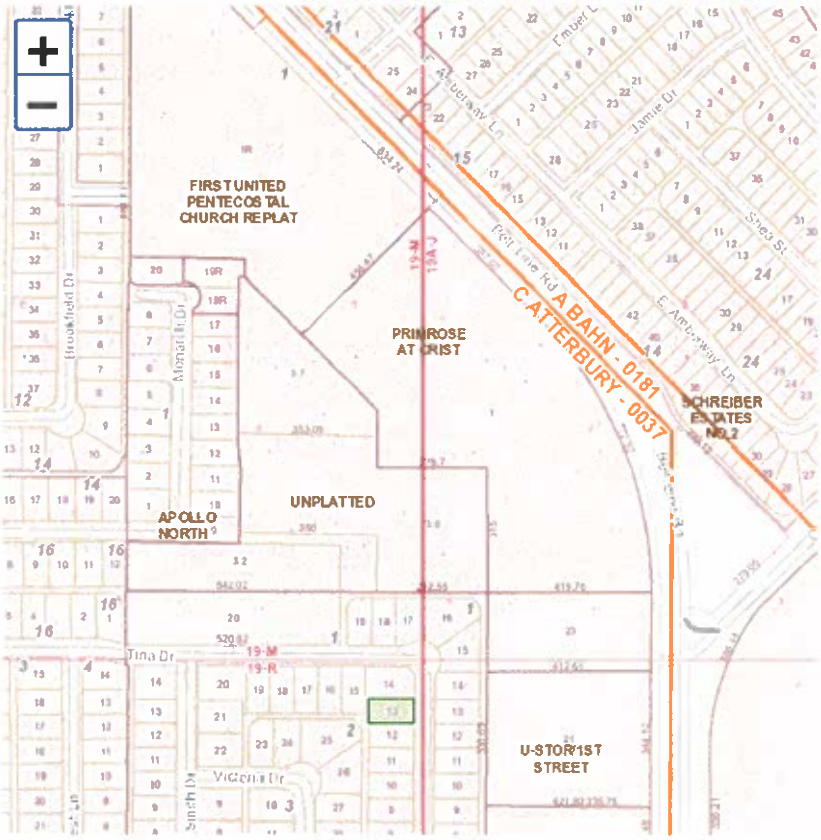
Search by: Account/Prop Addr/Owner Name

Search

2109 LAMONT DR

Account Number:	26416500020130000
Neighborhood:	3GSH10
Site Address:	2109 LAMONT DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LT 13
Doing Business As:	N/A
Owner Name:	CONTRERAS VICTORIANO
Owner Address:	2109 LAMONT DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



0 150 300ft

DCAD Property Map

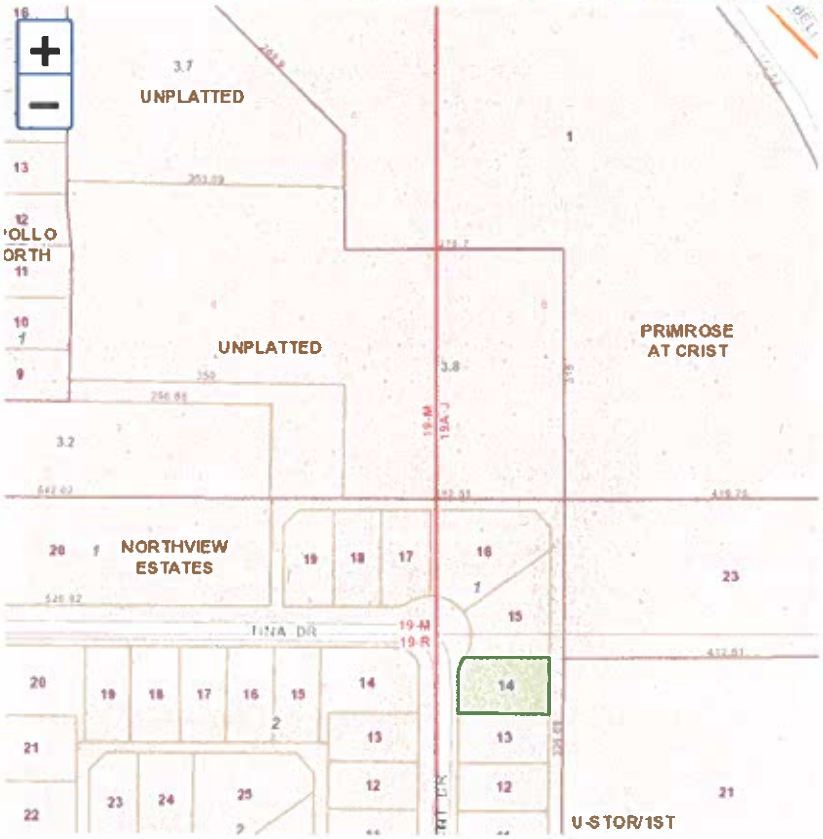
Search by: Account/Prop Addr/Owner Name

Search

2114 LAMONT DR

Account Number:	26416500010140000
Neighborhood:	3GSH10
Site Address:	2114 LAMONT DR
Map Grid:	19A-N (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 1 LOT 14
Doing Business As:	N/A
Owner Name:	BAWM TING & SAN HKAWN
Owner Address:	2114 LAMONT DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



DCAD Property Map

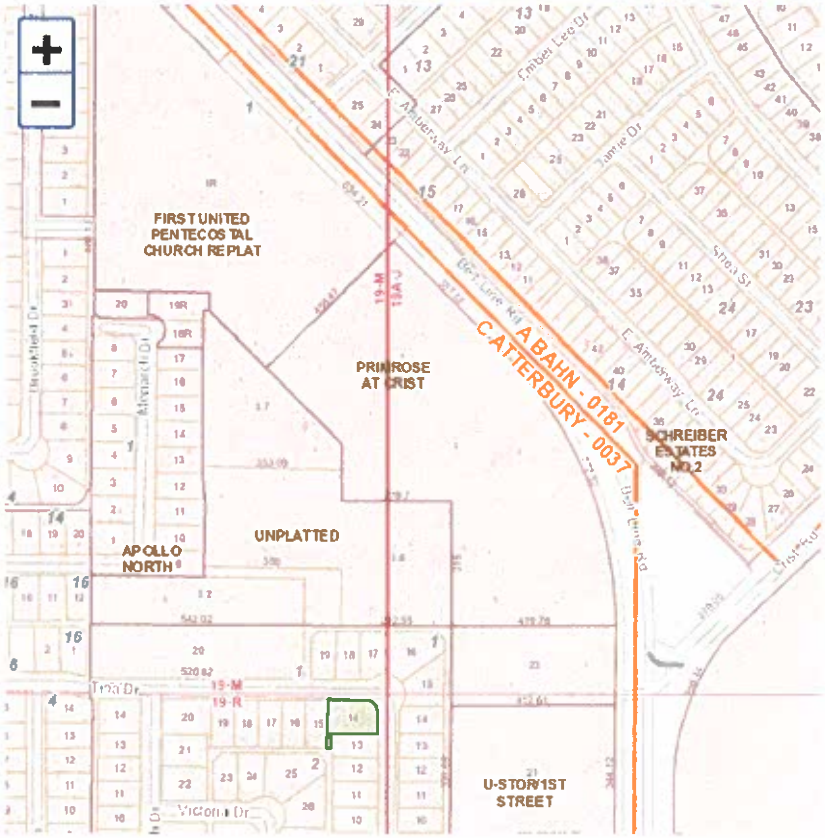
Search By: Account/Prop Addr/Owner Name

Search

2113 LAMONT DR

Account Number:	264165000201400 00
Neighborhood:	3GSH10
Site Address:	2113 LAMONT DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LT 14
Doing Business As:	N/A
Owner Name:	BAKER JUDY FAYE
Owner Address:	2113 LAMONT DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip 4d:	4181

Property | Jurisdiction



0 150 300ft

DCAD Property Map

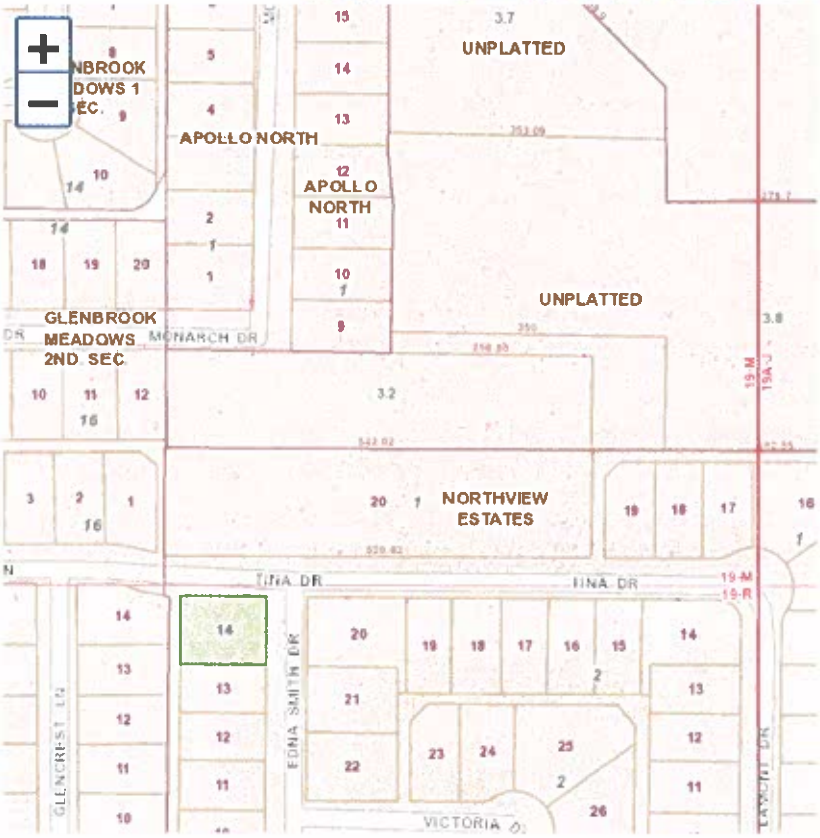
Search by: **Account/Prop Addr/Owner Name**

Search

2113 EDNA SMITH DR

Account Number:	26416500040140000
Neighborhood	3GSH10
Site Address:	2113 EDNA SMITH DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 4 LT 14
Doing Business As:	N/A
Owner Name:	OROZCO JUAN M & MARIA
Owner Address:	2113 EDNA SMITH DR
Owner City:	GARLAND
Owner State	TX
Owner Zip:	75040

Geography | Jurisdiction



0 100 200ft

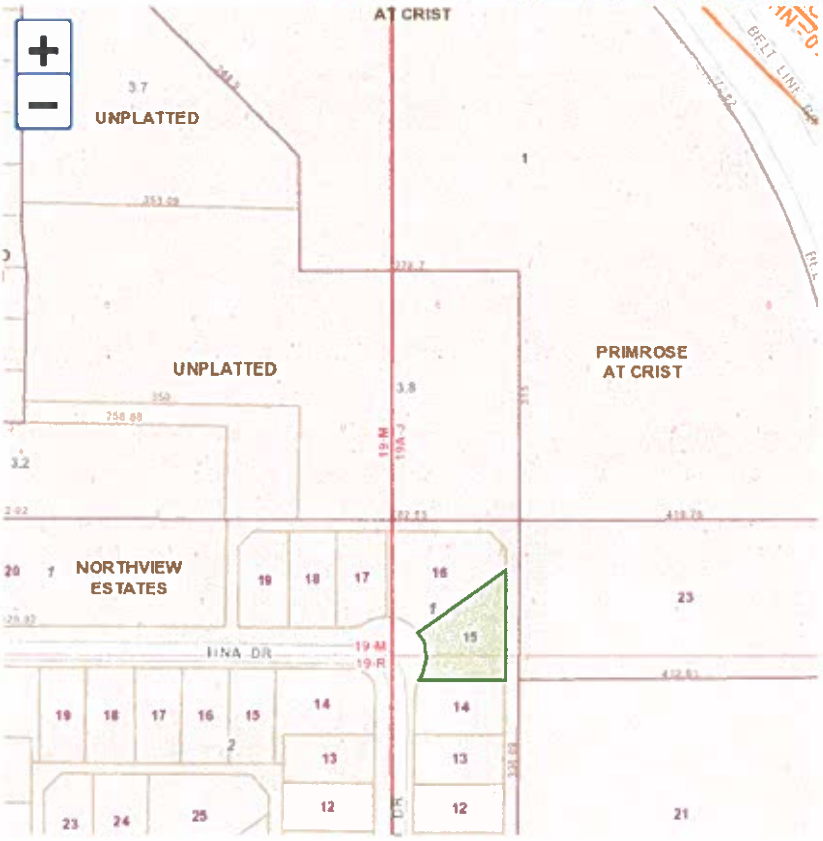
DCAD Property Map

Search By: Account/Prop Addr/Owner Name

2118 LAMONT DR

Account Number:	61165 0010150000
Neighborhood	3GSH1
Site Address	2118 LAMONT DR
Map Grid:	19A-J (DALLAS)
Account Type:	Residential
Legal Description 1.	NORTHVIEW ESTATES
Legal Description 2.	BLK 1 LT 15
Doing Business As:	N/A
Owner Name.	POARK JUDITH A C
Owner Address.	2118 LAMONT DR
Owner City.	GARLAND
Owner State.	TX
Owner Zip	75040
Owner Zip 4:	6162

Property Jurisdiction



0 100 200ft

DCAD Property Map

Account/Prop Addr/Owner Name

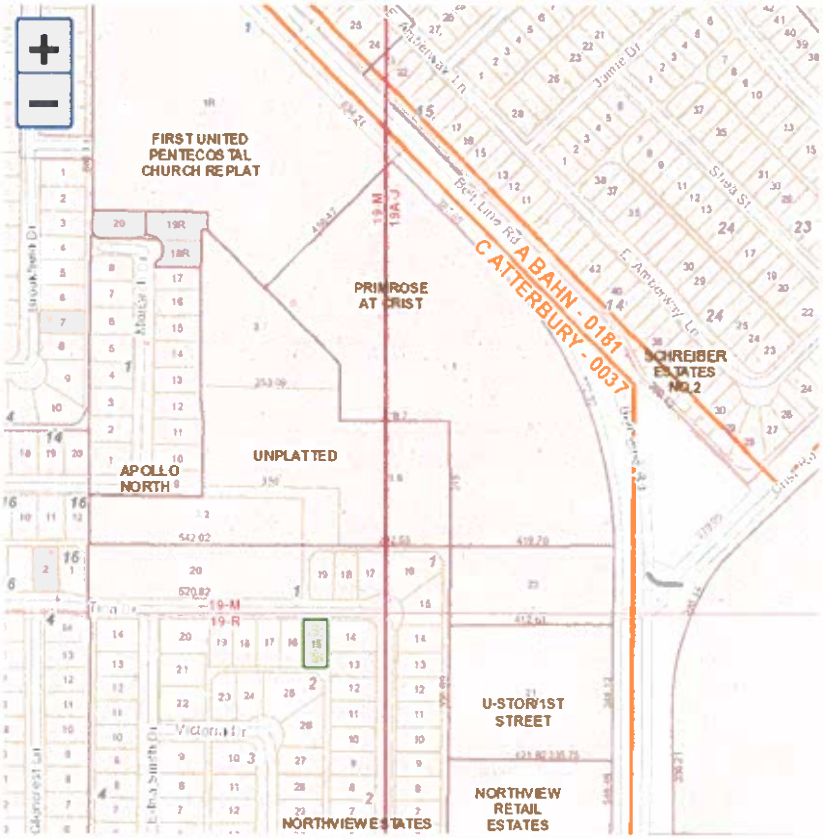
Search by:

Search

302 TINA DR

Account:	
Neighborhood:	3GSH10
Site Address:	302 TINA DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LT 15
Doing Business As:	N/A
Owner Name:	PEREZ RAYMUNDO MENDEZ & PEREZ MANUEL MENDEZ
Owner Address:	302 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040

Property | Jurisdiction



0 150 300ft

DCAD Property Map

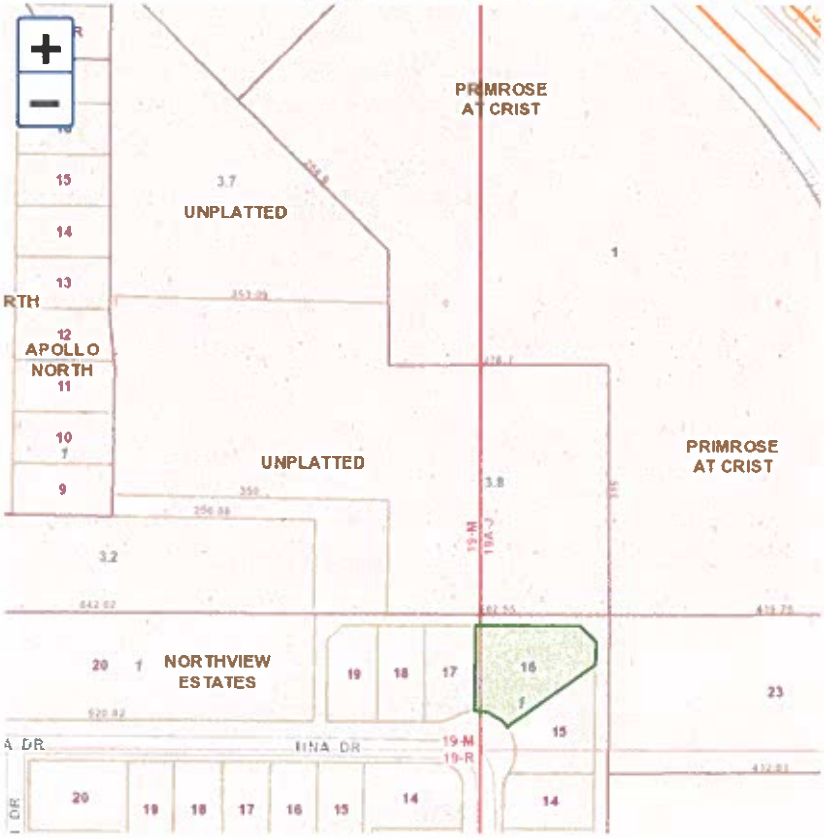
Search By: Account/Prop Addr/Owner Name

Search

213 TINA DR

Account Number:	26416500010160000
Neighborhood:	3GSH10
Site Address:	213 TINA DR
Map Grid:	19A-J (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 1 LT 16
Doing Business As:	N/A
Owner Name:	NGUYEN MYHANH T
Owner Address:	213 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4113

Property | Jurisdiction



0 100 200ft

DCAD Property Map

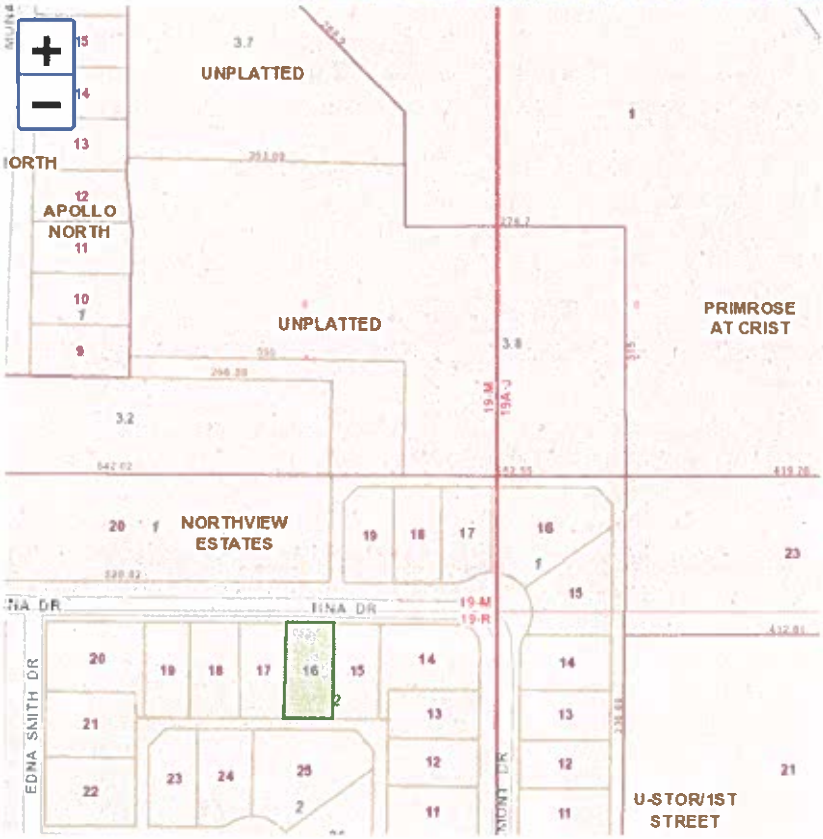
Search by: Account/Prop Addr/Owner Name

Search

306 TINA DR

Account Number:	26416500020160000
Neighborhood	3GSH10
Site Address:	306 TINA DR
Map Grid:	19-R (DALLAS)
Account Type	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LOT 16
Doing Business As:	N/A
Owner Name:	TUCKER ELISE W
Owner Address:	306 TINA DR
Owner City	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4136

Property Jurisdiction



0 100 200ft

DCAD Property Map

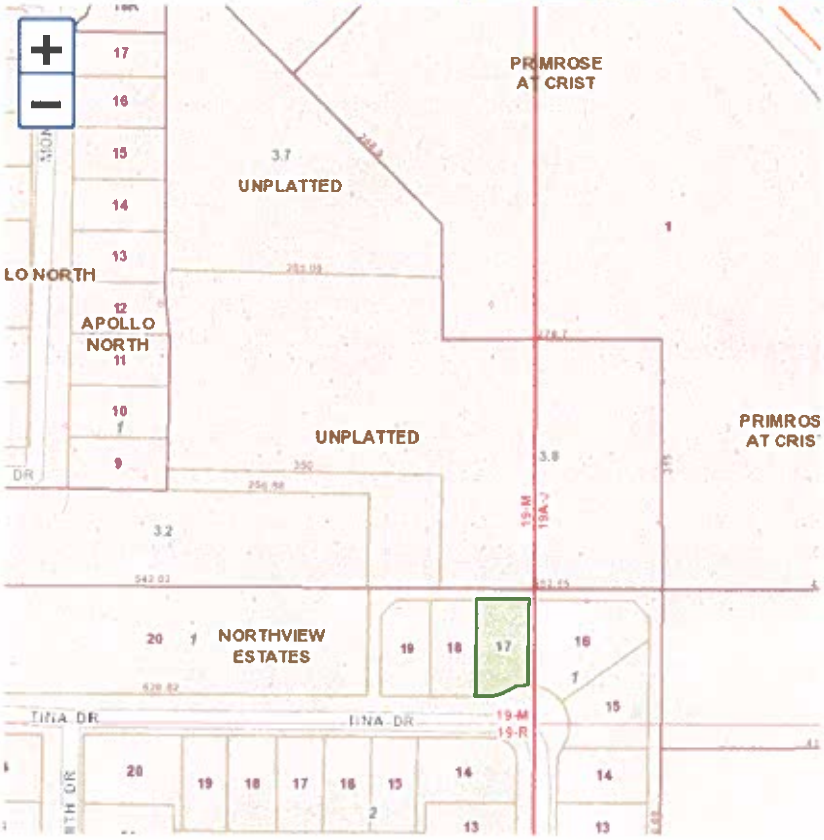
Search by: Account/Prop Addr/Owner Name

Search

217 TINA DR

Account Number:	26416500010170000
Neighborhood:	3GSH10
Site Address:	217 TINA DR
Map Grid:	19 M (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 1 LT 17
Doing Business As:	N/A
Owner Name:	LIVELY MARY SHARON
Owner Address:	217 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip 4:	4113

Property Information



0 100 200ft

DCAD Property Map

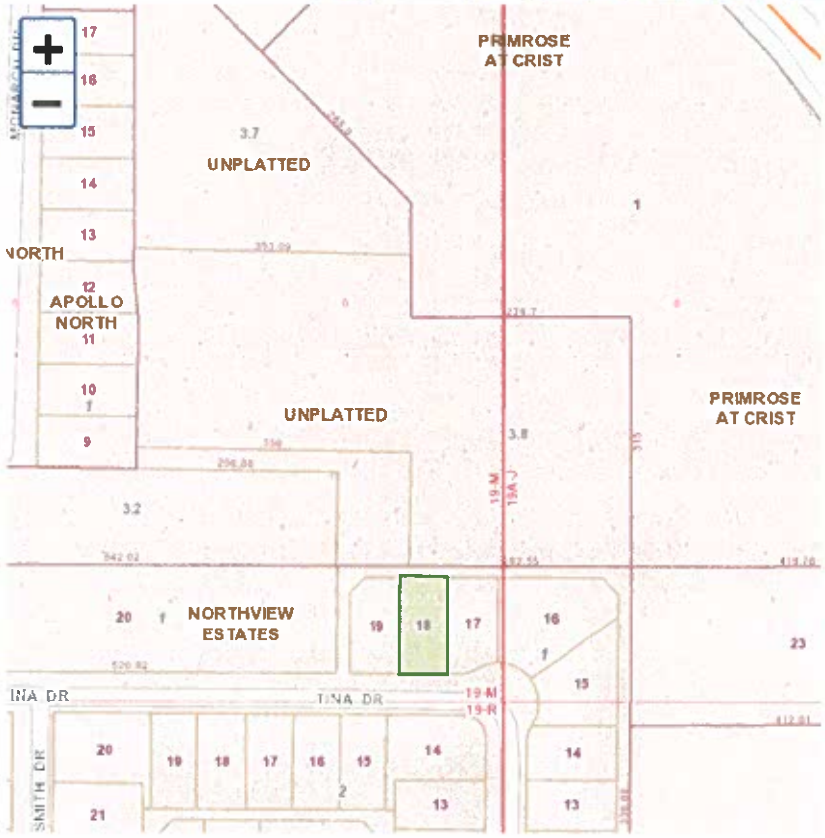
Search by: Account/Prop Addr/Owner Name

Search

221 TINA DR

Account Number:	26416500010180000
Neighborhood:	3GSH10
Site Address:	221 TINA DR
Map Grid:	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 1 LOT 18
Doing Business As:	N/A
Owner Name:	BECERRA FILOGONIO
Owner Address:	221 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip 4d:	4113

Property | Jurisdiction



0 100 200ft

DCAD Property Map

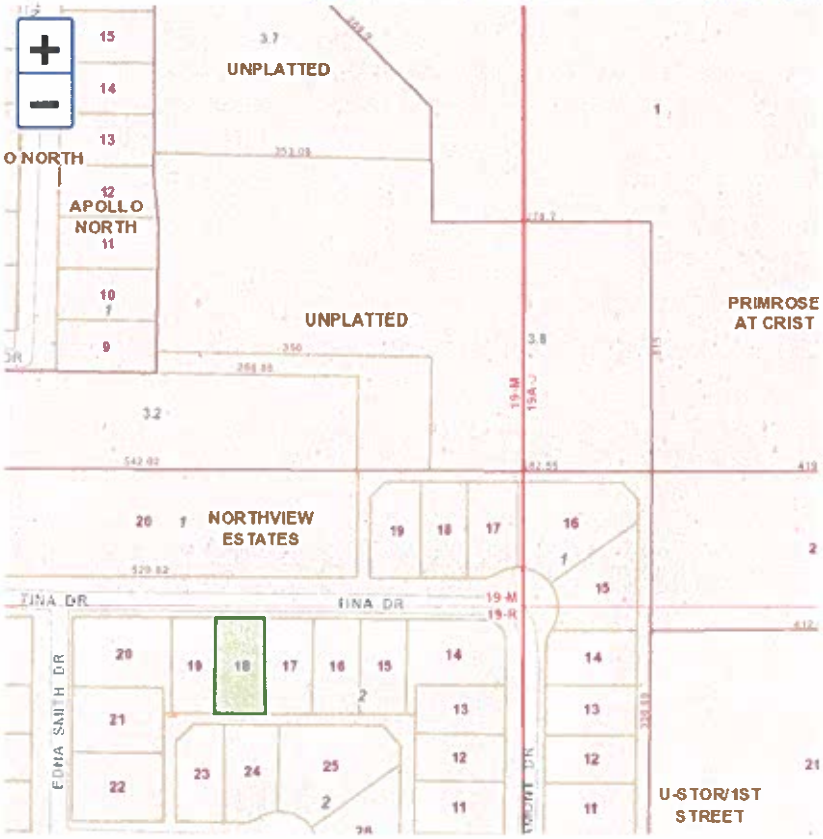
Search by: **Account/Prop Addr/Owner Name**

Search

314 TINA DR

Account Number:	26416500020180000
Neighborhood	3GSH10
Site Address	314 TINA DR
Map Grid:	19 R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LT 18
Doing Business As:	N/A
Owner Name	PLENTES JAVIER
Owner Address:	314 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4136

Property Jurisdiction



0 100 200ft

DCAD Property Map

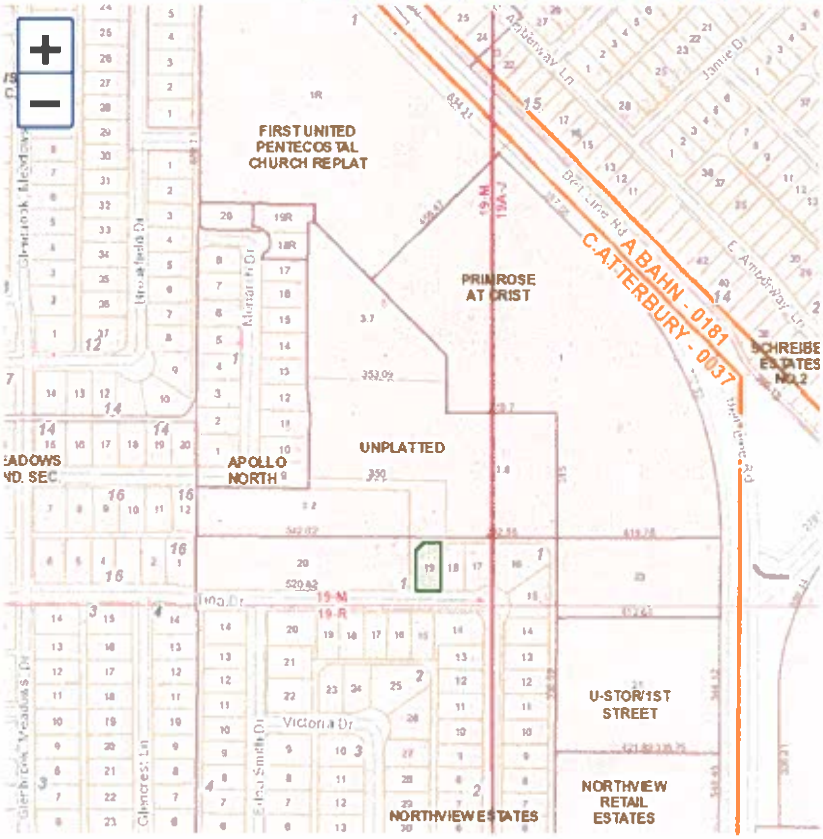
Account/Prop Addr/Owner Name

Search

225 TINA DR

Account Number	26416500010190000
Neighborhood	3GSH10
Site Address:	225 TINA DR
Map Grid	19-M (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2	BLK 1 LT 19
Doing Business As:	N/A
Owner Name:	MARTIN ANGEL
Owner Address:	225 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4113

Property Information



0 150 300ft

DCAD Property Map

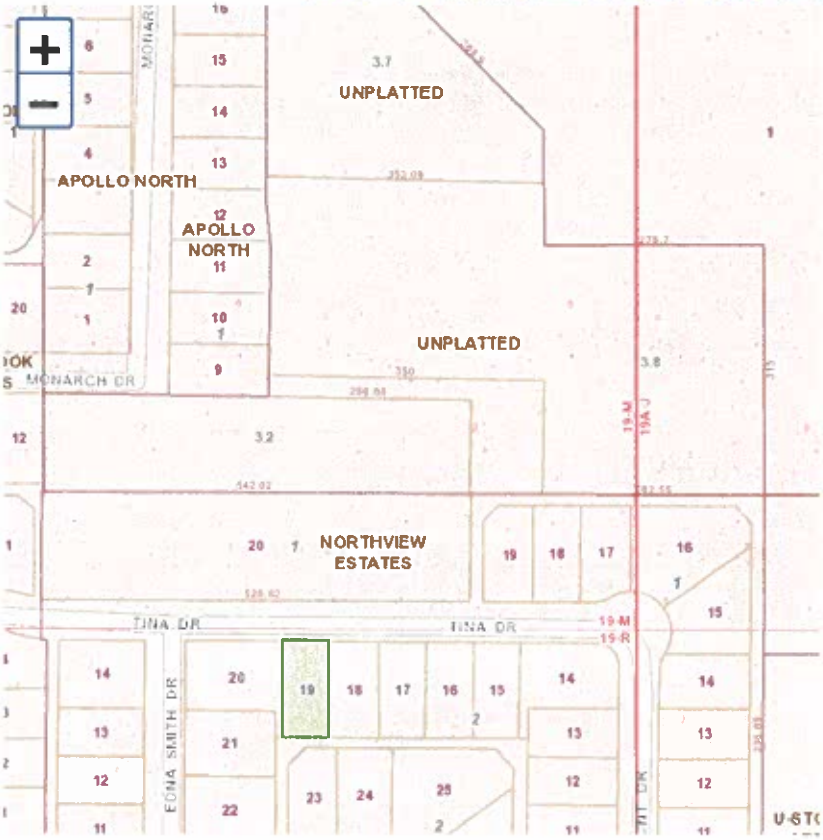
Search by: Account/Prop Addr/Owner Name

Search

318 TINA DR

Account Number:	26416500020190000
Neighborhood:	3GSH10
Site Address:	318 TINA DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LOT 19
Doing Business As:	N/A
Owner Name:	CRUZ JOSAPHA F
Owner Address:	318 TINA DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip 4:	4136

Geography Jurisdiction



0 100 200ft

DCAD Property Map

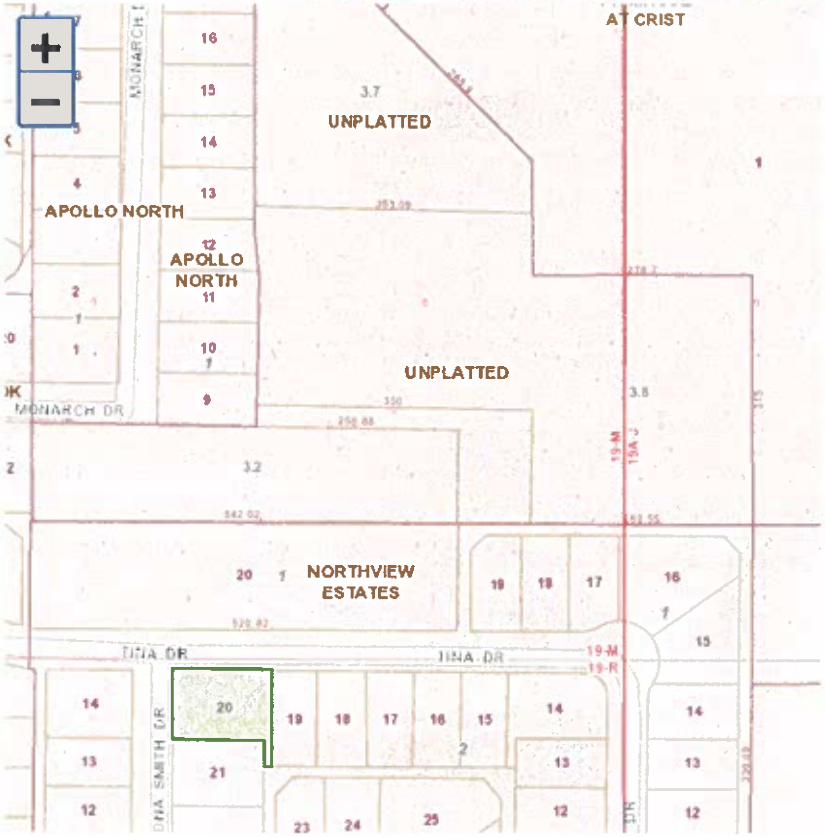
Search by: Account/Prop Addr/Owner Name

Search

2110 EDNA SMITH DR

Account Number:	26416500020200000
Neighborhood	3GSH10
Site Address:	2110 EDNA SMITH DR
Map Grid:	19-R (DALLAS)
Account Type:	Residential
Legal Description 1:	NORTHVIEW ESTATES
Legal Description 2:	BLK 2 LOT 20
Doing Business As:	N/A
Owner Name:	EARWOOD BILLIE
Owner Address:	2110 EDNA SMITH DR
Owner City:	GARLAND
Owner State:	TX
Owner Zip:	75040
Owner Zip +4:	4108

Property Jurisdiction



0 100 200ft

DCAD Property Map

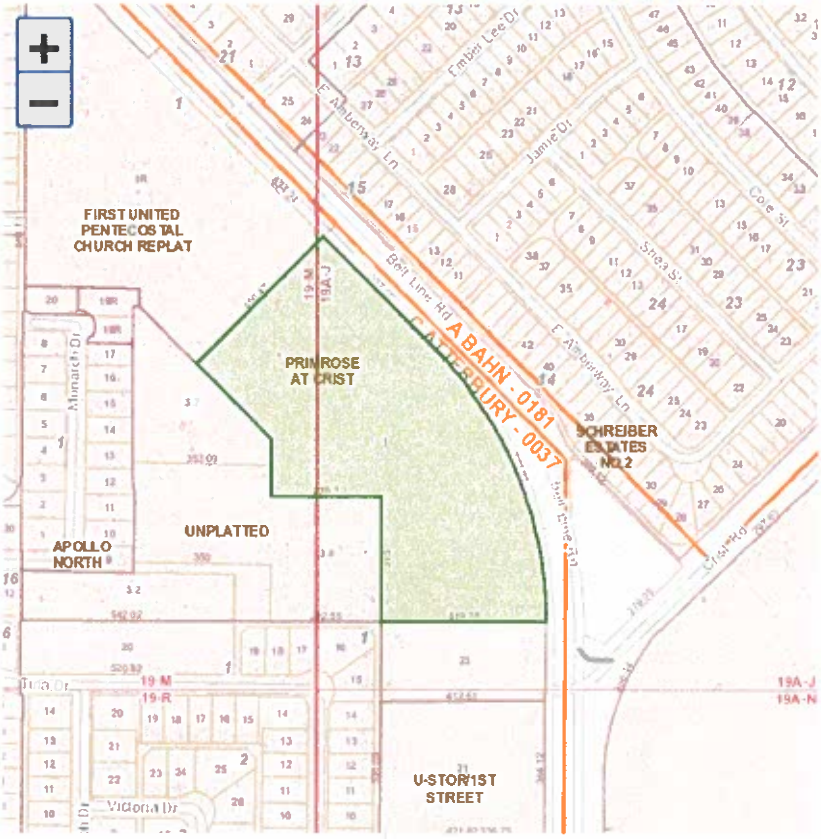
Search by: Account/Prop Addr/Owner Name

Search

110 N BELTLINE RD

Account Number:	26457520010010000
Neighborhood:	N/A
Site Address:	110 N BELTLINE RD
Map Grid:	19A-J (DALLAS)
Account Type:	Commercial
Legal Description 1:	PRIMROSE AT CRIST
Legal Description 2:	BLK 1 LT 1 ACS 10.168
Doing Business As:	N/A
Owner Name:	GARLAND HOUSING FINANCE
Owner Address:	CORPORATION PO BOX 461243
Owner City:	GARLAND
Owner State:	TX

Property Jurisdiction



0 150 300ft

DCAD Property Map

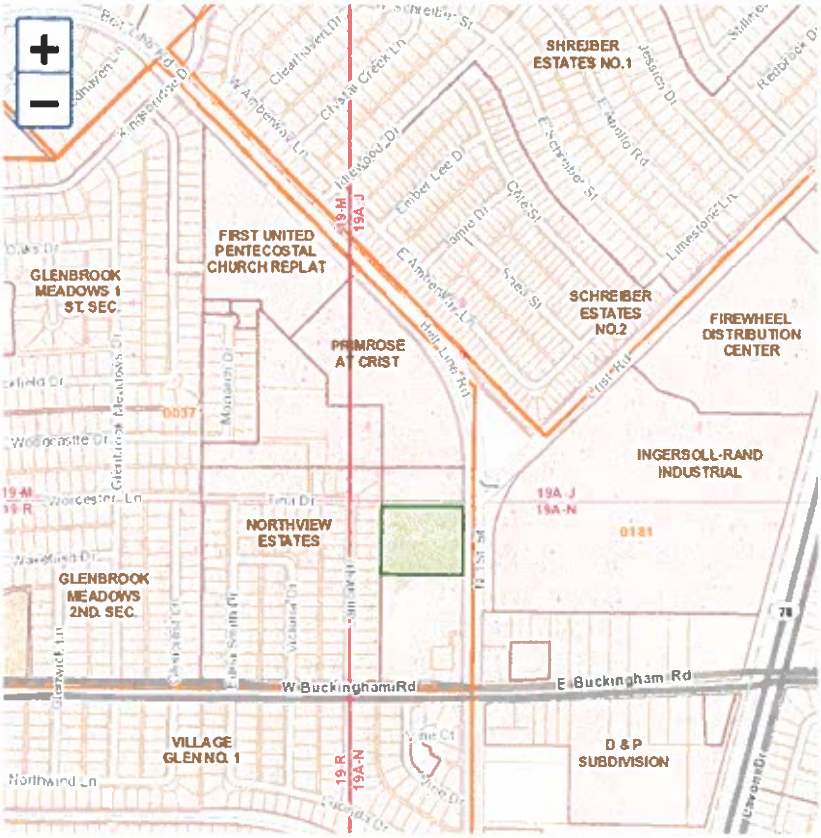
Search by: Account/Prop Addr/Owner Name

Search

2101 N 1ST ST

Site Address:	2101 N 1ST ST
Map Grid:	19A-N (DALLAS)
Account Type:	BPP
Legal Description 1:	N/A
Legal Description 2:	N/A
Doing Business As:	U STOR BELTLINE
Owner Name:	U STOR MID STATES MGT
Owner Address:	SANDLIAN REVOCABLE TRUST SUITE 201 435 N BROADWAY ST
Owner City:	WICHITA
Owner State:	KS
Owner Zip:	67202
Owner Zip +4:	2312

Property | Jurisdiction



0 300 600ft

Scoring

Complete Market Analysis

APPRAISAL REPORT
C19-AHA-211
INVOLVING AN APARTMENT MARKET ANALYSIS
FOR A HOUSING TAX CREDIT (HTC/PAB) DEVELOPMENT

OF

TDHCA #TBD
GARLAND SENIOR LIVING
A 120-UNIT PROPOSED ELDERLY HTC/PAB MIXED-INCOME APARTMENT DEVELOPMENT. THE SUBJECT PROPERTY IS LOCATED SOUTHWEST OF BELT LINE ROAD, NEAR IDLEWOOD DRIVE IN GARLAND, DALLAS COUNTY TEXAS 75040

PREPARED FOR

THE CITY OF GARLAND
AUTHORIZED BY
MR. TOM HUTH
GARLAND SENIOR LIVING, LTD.
C/O PALLADIUM (USA) INTERNATIONAL, INC.
13455 NOEL ROAD, SUITE 400
DALLAS, TEXAS 75240

BY

AFFORDABLE HOUSING ANALYSTS
***3912* AVENUE O**
GALVESTON, TEXAS, 77550

EFFECTIVE DATE OF THE MARKET ANALYSIS
DECEMBER 19, 2019

DATE OF THE REPORT
DECEMBER 19, 2019

AFFORDABLE HOUSING ANALYSTS

Appraisers/Market Analyst/Consultants

December 19, 2019

Mr. Tom Huth
Garland Senior Living, LTD.
c/o Palladium (USA) International, Inc.
13455 Noel Road, Suite 400
Dallas, Texas 75240

Reference: Garland Senior Living: A 120-unit Elderly development proposed to be constructed and operated as a Housing Tax Credit (HTC/PAB) mixed-income apartment project. The subject property is located southwest of Belt Line Road, near Idlewood Drive in Garland, Dallas County Texas 75040.

Greetings:

At your request, I have completed an Appraisal Report (Market Ana;ysis) for the purpose of providing a market analysis for the above-referenced property. Elements of this study, such as determination of Market Rent, classify this document as an appraisal report. However, I have not determined Market Value for the property. The effective date of the study is December 19, 2019. The date of the report is December 19, 2019. The subject site was not visited for this assignment.

The analyses provided herein are subject to the assumptions and contingent and limiting conditions contained within both the body of this report and the addenda section. Based on my analysis of the subject property's primary market area, there is sufficient demand to successfully construct and absorb the proposed Garland Senior Living as of December 19, 2019.

No one provided significant real property appraisal assistance in the preparation of the appraisal assignment.

I am not qualified to detect or identify hazardous substances, which may, or may not, be present on, in, or near this property. The presence of hazardous materials may negatively affect feasibility. I have analyzed the subject property as though free of hazardous materials. I urge the user of this report to obtain the services of specialists for the purpose of conducting an environmental audit to ensure that the subject property is free of hazardous materials.

3912 Avenue O, Galveston, TX 77550 **Robertocoe2@Gmail.com** **281 387-7552**

The City of Garland
Garland Senior Living, LTD.
Mr. Tom Huth

I certify that I have no interest, present or proposed, in the subject property, that the conclusion contained herein has been reached after a careful study, investigation, analysis, and interpretation of the pertinent data, and that my fee is in no way contingent upon the conclusion. I certify that I am a disinterested party and will not materially benefit from the development in any other way than receiving a fee for the Market Analysis, and that the fee is in no way contingent upon the outcome of the Market Analysis. I am neither part of the development team, owner of the subject property, nor affiliated with any member of the development team engaged in the development of the property. This market analysis is prepared subject to my current assumptions and limiting conditions. Your attention is directed to the following report and accompanying data, which form, in part, the basis of my conclusions.

All occupancy levels cited throughout this report refer only to physical occupancy unless otherwise specified in the text.

The City of Garland authority to rely on the findings and conclusions of this report.

Respectfully,

Affordable Housing Analysts

R.O. Coe

Robert O. (Bob) Coe, II, MAI
TX-1333157-G
State Certified General Real Estate Appraiser

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ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following assumptions and limiting conditions:

1) Any legal description or plats reported herein are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings, or other exhibits are included only to assist the intended users to better understand and visualize the subject property the environs, and the competitive data. I have made no survey of the subject property and assume no responsibility associated with such matters.

2) The value assumes responsible ownership and competent management. The subject property is assumed to be free and clear of all liens, except as may be otherwise herein described. No responsibility is assumed by the appraiser(s) for matters legal in character, nor is any opinion on the title rendered, which is assumed to be good and marketable.

3) The information contained herein has been gathered from sources deemed to be reliable, but I assume no responsibility for its accuracy. The value/opinions rendered herein are based on preliminary analyses of the subject and market area.

4) Any leases, agreements or other written or verbal representations and/or communications and information received by the appraiser(s) have been reasonably relied upon in good faith but have not been analyzed for their legal implications. I urge and caution the user of this report to obtain legal counsel of his/her own choice to review the legal and factual matters, and to verify and analyze the underlying facts and merits of any investment decision in a reasonably prudent manner.

5) I assume no responsibility for any hidden agreements known as "side reports", which may or may not exist relative to this property, which have not been made known to us, unless specifically acknowledged within this report.

6) This report is to be used in whole, and not in part. Any separate valuation for land and improvements shall not be used in conjunction with any other valuation and is invalid if so used. Possession of this report or any copy thereof does not carry with it the right of publication nor may the same be used for any purpose by anyone but the client without the previous written consent of the appraiser(s), and in any event, only in its entirety.

7) I, by reason of this report, am not required to give testimony in court with reference to the property unless notice and proper arrangements have been previously made therefore.

8) Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without prior written consent and approval of the author.

Assumptions and Limiting Conditions – Continued

9) No subsoil data or analysis based on engineering core borings or other tests were furnished to me. I have assumed that there are no subsoil defects present that would impair development of the land to its maximum permitted use, or would render it more or less valuable.

10) No responsibility is assumed for hidden defects or for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in this report.

11) The construction and physical condition of the improvements described herein are based on a site visit. No liability is assumed by us for the soundness of structural members since no engineering tests were conducted. No liability is assumed for the condition or adequacy of mechanical equipment, plumbing or electrical components. No responsibility is assumed for engineering, which might be required to discover such factors. I urge the user of this report to retain an expert in this field.

12) Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present in or on the property, or other environmental conditions were not called to my attention nor did I become aware of such during my site visit. I have no knowledge of the existence of such materials on or in the property unless otherwise stated. I, however, am not qualified to test such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to detect or discover them. I urge the user of this report to retain an expert in the field of environmental impacts on real estate if so desired.

13) The projections of income, expenses, terminal values or future sales prices are not predictions of the future; rather, they are the best estimate of current market thinking of what future trends will be. I assume no responsibility for any changes in economic or physical conditions which occur following the effective date of this report that would influence or potentially affect the analyses, opinions, or conditions in the report. Any subsequent changes are beyond the scope of this report. No warranty or representation is made that these projections will materialize.

14) The client or user of this report agrees to notify the appraiser(s) of any error, omission or inaccurate data contained in the report within 15 days of receipt, and return the report and all copies thereof to the appraiser(s) for correction prior to any use.

15) The acceptance of this report, and its subsequent use by the client or any other party in any manner whatsoever for any purpose, is acknowledgment by the user that the report has been read and understood, specifically agrees that the data and analyses, to their knowledge, are correct and acceptable.

Assumptions and Limiting Conditions – Continued

16) This assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.

17) This report has been prepared in a "non-disclosure" state. Real estate prices and other data, such as rents, prices, and financing are not a matter of public record. Although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, I may have relied on verification obtained and reported to us by persons outside my office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease or other significant commitment of funds to the subject property.

18) The Americans With Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the act. If so, this fact could have a negative impact upon the value of the property. However, since I have no direct evidence relating to the issue of compliance, I did not consider possible noncompliance with requirements of ADA in forming an opinion of the value of the property.

19) Acceptance or use of this report constitutes agreement by the client and any other users that any liability for errors, omissions or judgment is limited to the amount of the fee charged for this report. Use of this report constitutes acknowledgement and acceptance of the general assumptions and limiting conditions, special assumptions (in any), extraordinary assumptions (if any), and hypothetical conditions (in any) on which this report is based.

ENVIRONMENTAL ASSUMPTIONS

This report is subject to the following environmental assumptions:

1) There is a safe, lead-free, adequate supply of drinking water.
2) The subject property is free of soil contamination.
3) There is no uncontained friable asbestos or other hazardous asbestos material on the property. The appraiser is not qualified to detect such substances.
4) There are no uncontained PCB's on or near the property.
5) The radon level is at or below EPA recommended levels.
6) Any functioning underground storage tanks (UST's) are not leaking and are properly registered; any abandoned UST's are free from contamination and were properly drained, filled and sealed.
7) There are no hazardous waste sites on or near the subject property that negatively affect the value and/or safety of the property.
8) There is no significant urea formaldehyde (UFFI) insulation or other urea formaldehyde material on the property.
9) There is no flaking or peeling of lead-based paint on the property.
10) The property is free of air pollution.
11) There are no wetlands/flood plains on the property (unless otherwise stated in the report).
12) There are no other miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site (excess noise, radiation, light pollution, magnetic radiation, acid mine drainage, agricultural pollution, waste heat, miscellaneous chemical, infectious medical wastes, pesticides, herbicides, and the like).

SUMMARY AND CONCLUSIONS

EXECUTIVE SUMMARY

Disclosure of Competency: *Affordable Housing Analysts* is a professional real estate appraisal and consulting firm, providing service to a variety of corporate, institutional, governmental, and private clientele. In the past 12 months, I have completed numerous assignments involving similar properties. I am a State Certified General Real Estate Appraiser with the State of Texas, and have prepared/reviewed numerous market studies and appraisal assignments of properties similar to this assignment.

Identification of Property: The subject property is located southwest of Belt Line Road, near Idlewood Drive, in Garland, Dallas County Texas 75040. The subject site contains ±4.5000 acres (±196,020 square feet), and appears to be relatively flat in topography. The subject is proposed to be developed and operated as a 120-unit HTC/PAB mixed-income Elderly apartment development.

Primary Market: The subject's primary market is generally defined as that area contained within census tracts 48113018105, 48113018110, 48113018111, 48113018118, 48113018120, 48113018121, 48113018123, 48113018126, 48113018127, 48113018128, 48113018129, 48113018132, 48113018137, 48113018138, 48113018141, 48113018142, 48113018203, 48113018204, 48113018205, 48113018206, 48113018300, 48113018401, 48113018402, 48113018403, 48113018501, 48113018600, 48113018700, 48113018801, 48113018802, 48113018900, 48113019004, 48113019013, 48113019014, 48113019020, 48113019021, 48113019025, 48113019026, 48113019027, 48113019028, 48113019029, 48113019031, 48113019032, 48113019033, 48113019042, and 48113019043. The area is generally bound by the City of Garland The average rental rate for apartments in the subject's primary market area is reported at $1.02 per square foot per month. The average rent and occupancies in this submarket are skewed downward somewhat due to a number of older projects with a modest level of amenities. The average physical occupancy in the subject's market area was reported at 94.44%. Occupancy rates and rental rates in this primary market area have remained strong over the past few years, with overall stable rental rates.

Comparable Properties: The selected comparable apartments surveyed in the primary market area of the subject generally exhibited strong occupancy rates, with an average occupancy level of 96% and an average rental rate of ±$1.35 per square foot per month. According to my research (including contacting the local HUD offices), there are 11 existing HTC projects with 10 units or higher in the subject's primary market area in which the rents are based on income or otherwise restricted. The Primrose at Park Place is the closest comparable operating Seniors HTC project (204 units) in the PMA and reports a 100% current occupancy. The only other existing Seniors HTC in Garland is HomeTowne at Garland (144 units, all restricted), which reported a current occupancy of 100%.

Demand: The primary market area for the subject property had an estimated 83,587 households in 2020 and is projected to have 88,312 households by 2025. Approximately 34.97% of these families were renter households in 2020. The population growth in the primary market area between 2000 and 2010 was 5.25%, between 2010 and 2020 was 10.35% and between 2020 and 2025 is projected to be 6.03%. The population is growing within the primary market area.

Evaluation of Subject Property: The subject property will have one- to two-bedroom units. The subject property is proposed to have the following breakdown;

Units	#	%
1BR	66	55.00%
2BR	54	45.00%
	120	**100.00%**

The subject is proposed to have 0.00% in efficiency units, 55.00% in one-bedroom units, 45.00% in two-bedroom units, and 0.00% in three-bedroom units, and 0.00% in four-bedroom units. Based on discussions with leasing agents, and my own analysis of the selected comparables in the primary market, the unit mix is appropriate for an Elderly project, and will complement the local affordable housing market.

The subject property has a projected per unit development cost that is within the typical range for projects of this type and caliber. Development of the project is the maximally productive use of the site and I consider it to be an acceptable location for this development.

Rental Rates: The client's reported rents, averaging ± $1.090 per square foot (rent-restricted and market), are considered very competitive for a project in this market.

Income: Based on the developer's provided rent schedule, gross potential annual revenue for the subject property, including $27.14 per unit "other revenue" totals $1,357,980. Other revenue (primary sources are laundry, etc.) estimated by the developer appears reasonable based on information in my files and discussions with apartment developers and management companies which are active in the Dallas Region.

Need for Affordable Housing: Occupancies of the affordable housing projects are high, with some maintaining waiting lists. Therefore, the subject property need only achieve moderate penetration to be feasible. This is a realistic scenario considering the limited supply of quality affordable Elderly housing in the subject's primary market area.

Capture Rate: Based on my research, there is one Seniors project approved (18091 Lavon Senior Villas with 120 units total of which 104 are comparable to the subject and restricted), which are included in the capture analysis. There are no market rate Elderly complexes that were recently built, and none proposed. Per TDHCA guidelines, all of the subject's restricted units should be included in the capture calculations. The subject contains 120 units, of which 92 will be rent-restricted. Therefore, a total of 240 units require absorption, of which 196 units will be rent-restricted. There are approximately 3,697 (HISTA) potential households (relevant to the rent restricted units) based on income eligibility, household size, and housing preference in the subject's primary market.

HISTA Gross Capture Rate for 196 Affordable Elderly Units **5.30%**

THE CAPTURE RATE ABOVE IS OVERSTATED. I HAVE NOT INCLUDED DEMAND FROM SECTION 8 AND OTHER DEMAND SOURCES. BECAUSE THE CAPTURE RATE

WAS WITHIN TYPICAL GUIDELINES WITHOUT THE INCLUSION OF THESE DEMAND SOURCES, THAT DEMAND WAS NOT QUANTIFIED IN THIS REPORT.

Absorption: I estimate absorption at 15 to 25 units a month and the property should stabilize within 4 to 7 months of opening.

Effect of Subject Property on Existing Apartment Market: Based on the high occupancy levels of the existing properties in the market, the subject's stabilized occupancy, and the lack of good quality affordable housing, along with the recent strong absorption history, I project that the subject property will have minimal sustained negative impact upon the existing apartment market. Any negative impact from the subject property should be of reasonable scope and limited duration.

Certification of Interest: The individuals performing this study do not have any interest or prospective interest in the development of the subject property.

IDENTIFICATION OF PROPERTY

The subject property is located southwest of Belt Line Road, near Idlewood Drive, in Garland, Dallas County Texas 75040. The subject site is an irregularly-shaped tract containing a total of ±4.5000 acres (±196,020 square feet), appears to have generally flat topography, and appears to have adequate slope for drainage purposes. The subject site is currently vacant and is proposed to be improved with a 120-unit Elderly HTC/PAB mixed-income apartment development. The property is identified as all or a portion of account number(s) 65003726010030700 & 65993726010030800 by the Dallas County Appraisal District.

Description of Subject Property

Garland Senior Living is a 120-unit Elderly apartment development proposed to be constructed and operated as a Housing Tax Credit property that will be separately-metered for electricity (tenant pays), and master-metered for water/sewer (landlord pays), with the landlord paying for trash pickup. The units will be contained in three-story elevator-served buildings. The common areas will include fitness center, business center with computers and internet access, leasing office, and a community room. The development will also offer a resort style swimming pool, barbecue/picnic areas, and controlled access to the property. The property is anticipated to be of good quality construction, comparable to Multiple Residences Class B structures as defined by Marshall Valuation Service. The property will be a Housing Tax Credit (HTC/PAB) mixed-income complex with 76.67% of the units to be set aside for households earning at or below 60% of the Area Median Gross Income (AMGI), adjusted for family size.

AMI	Units	%
30%	10	8.33%
50%	37	30.83%
60%	45	37.50%
Mkt	28	23.33%
Total	**120**	**100.00%**

A visit to the subject site was not performed for this assignment. The following table exhibits the unit mix for the proposed project, as supplied by the client.

SUBJECT UNIT MIX			
No. Units	**Type**	**Size (SF)**	**Total Area**
66	1 BR / 1 BA	750	49,500
54	2 BR / 2 BA	950	51,300
120		**840**	**100,800**
	Total Net Rentable Area (SF):		**100,800**

The net rentable area of the subject project is reported to be ±100,800 square feet and the gross building area is reported to be ±104,300. The following is a description of the various improvement construction components (based on information provided by the developer).

Foundation: Reinforced concrete slab

Building Type: Three-story elevator-served buildings

Exterior Walls:	Fiber cementitious siding and masonry veneer
Roofing:	Pitched composition roofs
Unit Finish:	Partitions between units will be wood studs with painted sheetrock panels. Floor coverings will be vinyl plank flooring and carpet. Ceilings will be textured sheetrock. Kitchen packages will include a refrigerator, oven/ranges, dishwasher, microwave, disposal and rangehood and fan.
Unit Configuration:	Accommodation for each unit will comprise a living area, kitchen, one- to two-bedrooms with closets, and one to two bathrooms.
Unit Amenities:	Units will feature closets, kitchen packages, ceiling fans, and miniblinds.
Fixtures:	Plumbing and light fixtures are assumed to be adequate for an apartment complex in the subject area.
Water Heaters:	Hot water will be provided by electric water heaters.
Insulation:	Adequacy not known; assumed adequate.
Heating/Cooling:	Individual HVAC units with individually controlled thermostats.
Parking:	The subject will have adequate open parking.
Landscaping:	The landscaping is expected to be attractive and well-presented upon completion.
Exterior Amenities:	Community meeting room, swimming pool, clubhouse, fitness center, business center and game room.
Fence:	Yes
Access Gates:	Yes
Laundry:	Washer/dryer hookups and equipment.
Building Area:	100,800 SF (NRA)
Land/Bldg. Ratio:	1.94:1 (NRA)
Units/Acre Ratio:	±26.67:1

Elevators/Stairs: Yes/Yes

Occupancy: ±92.5% (stabilized)

Year Built: Proposed

Condition: The complex will be in new condition when completed. The building is estimated to have a useful life of 55 years.

Functional Utility: The subject improvements are anticipated to be adequately functional when compared with competing properties in the neighborhood.

Statement of Ownership

Based on Dallas County Appraisal District records and discussions with a representative of the owner, the subject property is currently owned by First United Pentecostal Church of Garland, which has reportedly owned the subject for over the past three years. The property is reportedly under a purchase contract to Garland Senior Living, LTD. or its assigns. No other arms-length transactions involving the subject are known to have occurred within the last three years.

Purpose of Appraisal Report
The purpose of this assignment is to analyze the subject property's multifamily market and determine whether sufficient potential demand exists to justify acquisition and construction of the subject property. For the purposes of this report, potential demand is the pool of households that are income qualified (household income does not exceed applicable program limits) and can afford the proposed development's rents (rents are no more than 50% of household income).

Definitions
The following applicable definition was abstracted from *The Dictionary of Real Estate Appraisal*, Sixth Edition, copyright 2015.

Market Rent
The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Source: The Appraisal of Real Estate, Fourteenth Edition, copyright 2013, published by the Appraisal Institute.

Market Rent
The achievable rent at the subject property for a unit without rent and income restrictions determined by the Market Analyst or Underwriter after adjustments are made to actual rents on Comparable Units to account for differences in net rentable square footage, functionality, overall condition, location (with respect to the subject property based on proximity to primary employment centers, amenities, services and travel patterns), age, unit amenities, utility structure, and common area amenities. The achievable rent conclusion must also consider the proportion of market units to total units proposed in the subject property.

Source: Texas Uniform Multifamily Rules

Market Analysis
"A macroeconomic analysis that examines the general market conditions of supply, demand, and pricing of the demographics of demand for a specific area or property type."

SCOPE OF APPRAISAL ASSIGNMENT

Use of the Assignment
The use of this assignment is understood to be for decision-making purposes of the client, as well as the additional intended users.

Development and Reporting Process of the Assignment
Market data, including sales and lease information, was obtained from sources deemed to be reliable, including, but not limited to, on-site personnel. This report fully discusses all pertinent data, descriptions, and discussions germane to the subject of this report. A copy of this report and the data included herein have been retained in my files.

Effective Date of the Assignment
The descriptions, analyses, and conclusions of this report are applicable as of December 19, 2019.

Date of the Report
The preparation of this report was completed on December 19, 2019.

Data Sources
EnrichedData was consulted for apartment statistics. All rental information for the comparable properties has been verified by the market analyst. Census data was obtained from Environics Analytics (Spotlight) and Ribbon Demographics, recognized sources of demographic data throughout the United States and the U.S. Census Bureau.

Housing Tax Credit, Multifamily Bond, and Section 8 – Summarized
The Housing Tax Credit (HTC), originally formulated as the "Low Income Housing Tax Credit," was created by the Tax Reform Act of 1986 to spur the development of affordable housing for residents of moderate means. It is not federally subsidized housing. It is not housing for the impoverished, unemployed, or homeless. The Tax Credit Program was instituted to provide quality housing at reasonable costs.

The Multifamily Bond Program is similar to the HTC program in that it provides quality housing at affordable costs for residents of moderate means. The TDHCA issues tax-exempt and taxable multifamily MRB's to fund loans to for-profit and qualifying nonprofit organizations for the acquisition or development of affordable rental units. Bond properties typically receive some tax credits as well as bonds. A recommendation is made to the TDHCA governing board and, if approved, additional approval is required by the Texas Bond Review Board. Properties financed through the programs are subject to unit set aside restrictions for lower income tenants and persons with special needs, tenant program initiatives, maximum rent limitations, and other requirements as determined by TDHCA and its board.

Tenants at HTC and bond properties must be income qualified. The income qualifications will adjust annually based on the median income for Dallas County.

The following table illustrates the maximum 2019 income for HTC/PAB projects.

Dallas - County Housing Tax Credit 2019 Income Ceilings for Qualifying Tenants							
	Median Income						
Size of Household	**20%**	**30%**	**40%**	**50%**	**60%**	**70%**	**80%**
1 Person Household	$ 11,640	$ 17,460	$ 23,280	$ 29,100	$ 34,920	$ 40,740	$46,560
2 Person Household	$ 13,300	$ 19,950	$ 26,600	$ 33,250	$ 39,900	$ 46,550	$53,200
3 Person Household	$ 14,960	$ 22,440	$ 29,920	$ 37,400	$ 44,880	$ 52,360	$59,840
4 Person Household	$ 16,620	$ 24,930	$ 33,240	$ 41,550	$ 49,860	$ 58,170	$66,480
5 Person Household	$ 17,960	$ 26,940	$ 35,920	$ 44,900	$ 53,880	$ 62,860	$71,840
6 Person Household	$ 19,280	$ 28,920	$ 38,560	$ 48,200	$ 57,840	$ 67,480	$77,120
7 Person Household	$ 20,620	$ 30,930	$ 41,240	$ 51,550	$ 61,860	$ 72,170	$82,480
8 Person Household	$ 21,940	$ 32,910	$ 43,880	$ 54,850	$ 65,820	$ 76,790	$87,760

In addition, HTC and bond projects will limit rents to an annually adjusted cap that is keyed to the median income for the Dallas County. The cap for a project can go up annually over time, but can never be reduced below the cap that was in effect upon placing the project in service. The subject structure is designed to operate below the cap, so that increases in operating expenses may be met with corresponding increases in rental rates, without immediate limitation imposed by the rent cap.

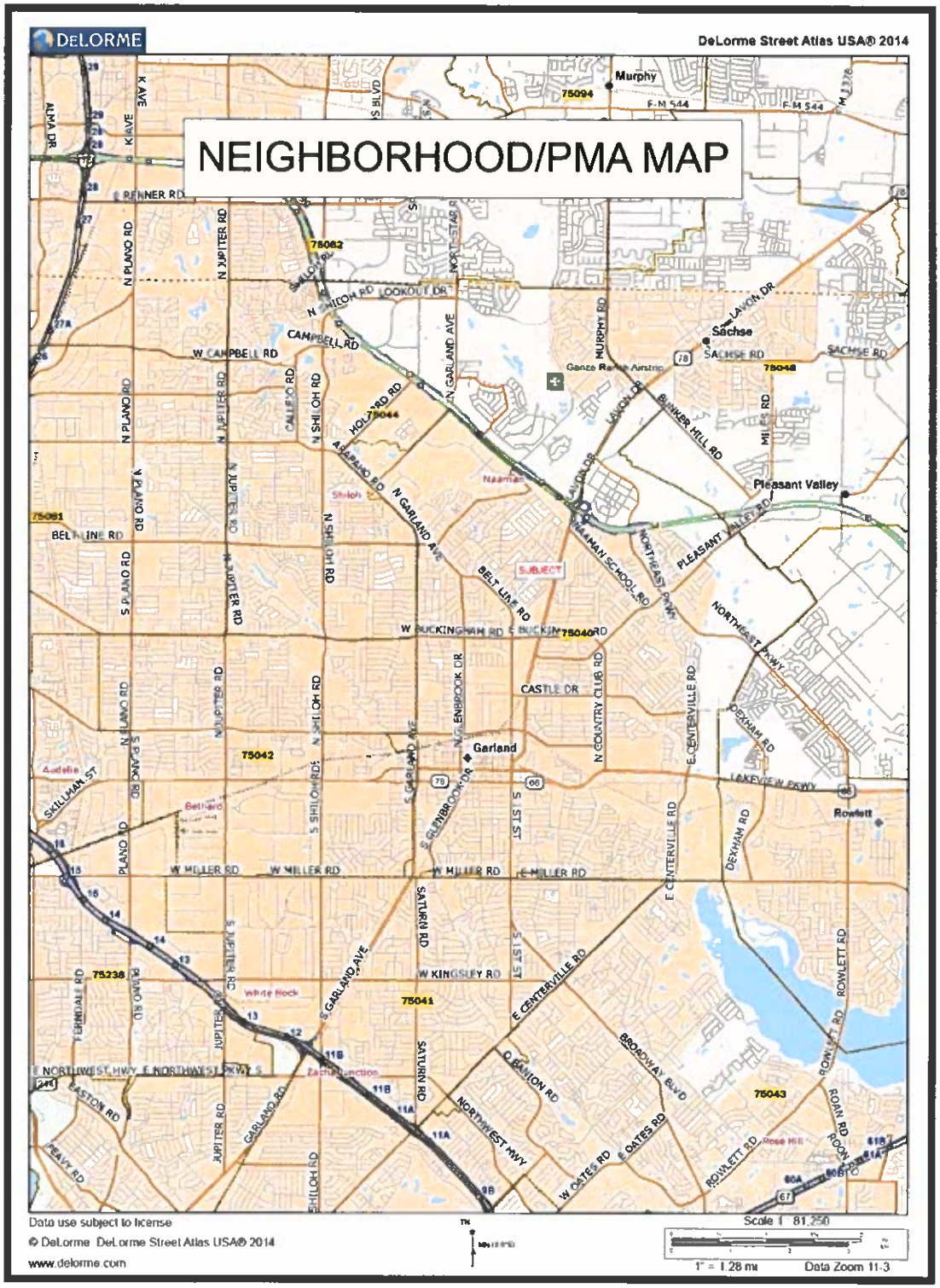
The following chart illustrates the maximum 2019 rents for HTC and bond projects for families at 20%, 30%, 40%, 50%, 60%, 70%, and 80% of median income. Handicapped units are no longer separated by the Texas Department of Housing and Community Affairs (TDHCA).

Maximum Permitted Rents						
2019	**Efficiency**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
20%	$291	$311	$374	$432	$449	$532
30%	$436	$467	$561	$648	$723	$798
40%	$582	$623	$748	$864	$964	$1,064
50%	$727	$779	$935	$1,080	$1,205	$1,330
60%	$873	$935	$1,122	$1,296	$1,446	$1,596
70%	$1,018	$1,091	$1,309	$1,512	$1,571	$1,862
80%	$1,164	$1,247	$1,496	$1,729	$1,928	$2,128

The Housing and Community Development Act of 1974 authorized the Housing Assistance Payments Program (Section 8). Section 8 provides rental assistance to low-income families, elderly, disabled, and handicapped individuals. This Program provides financial assistance to eligible families whose annual gross income does not exceed 50% of HUD's median income guidelines (in most instances). Demographic projections indicate a continuing population and household growth in segments that generally create the largest demand on affordable housing supply.

PRIMARY MARKET AREA DEFINED

PRIMARY MARKET AREA MAP



SUBJECT PRIMARY MARKET AREA

For the purposes of this report, the subject's primary market area is generally defined as that area contained within the City of Garland. The PMA is irregular in shape and generally follows natural land features such as watercourses and county boundaries, in addition to major Highways and roads. The census tracts that make up the PMA were chosen for a variety of reason including amenities, economic centers, and renter percentages, and median incomes. Through the use of several Census tables, Google Earth, and driving the neighborhood, I attempted to select census tracts with the optimum level of income qualified renters and amenities. The development site is ideal for the PMA and to draw demand because of its accessibility to all areas of the PMA. Since the development will be the most recently constructed multifamily project and one of only a few newer developments, it is expected to help draw tenants from all areas of the PMA.

Due to an adequate network of highways and primary thoroughfares, the subject property is readily accessible from the populated areas within the primary market area.

PHYSICAL LOCATION ANALYSIS

Location
The subject property is located southwest of Belt Line Road, near Idlewood Drive, in Garland, Dallas County Texas 75040. It is anticipated that the subject will have access via an easement from Belt Line Road.

Site Description
The subject site is an irregularly-shaped tract of land containing a total of ±4.5000 acres (±196,020 square feet), and appears to be generally flat in topography.

Surrounding Land Uses
Land uses adjacent to the subject site include a church, vacant land and single-family residential development to the north; a park, vacant land, and single-family residential development to the south, single-family residential development to the west; and multifamily residential development to the east.

Zoning
The subject is located in the City of Garland, Dallas County (Counties in Texas do not have zoning power except for limited instances around some reservoirs, military establishments, historic sites and airports, and in large counties over "communication facility structures"). The subject site is zoned PD 07-33, which is a Planned Development zoning district. Property usage may also be governed by deed restrictions specific to a property. The appraisers were not provided a copy of any deed restrictions, and my conclusions are subject to revision should any adverse deed restrictions be present that are detrimental to the subject site.

Floodplain
Based on InterFlood map number 48113C0220L dated July 7, 2014, the subject site appears to be located within unshaded Zone X, an area determined to be outside the 100 and outside the 500-year flood plains. This determination is made by graphic plotting only, and is not guaranteed. The client is advised to obtain the services of a surveyor to determine the exact flood plain status.

Utilities/Public Services
All public utilities are available to the subject site. Water and sewer services are available from the City of Garland. I have assumed that sufficient utilities are available to the site to develop the site to its highest and best use. I have not independently verified these facts. Electricity is provided mainly by Garland Power & Light, natural gas is provided by or through Atmos Energy, and local telephone service is provided by or through the AT&T.

Nuisances
There do not appear to be any nuisances adjacent to the subject property. No adverse easements or encroachments were noted, either on the subject or nearby properties.

Accessibility
The subject's site is accessible from the Garland Central Business District by proceeding north North 1st Street which becomes Belt Line Road approximately 2 miles to the subject site on the left. Please refer to the included maps for a visual reference of road layout.

Streets
At the subject site, Belt Line Road is a two-lane in each direction, two-way, concrete-paved road with curb and gutter drainage for storm water transmission

Topography
Based on my observation, the site appears to be relatively level, and at street grade.

Easements/Encroachments
Based on my review of available maps, no easements or encroachments were noted which would be *detrimental* to development of the subject property.

Soil and Sub-Soil Conditions
No soil engineer's report was available to us and no recent soil tests are known to have been performed. Based on my observation of surrounding development in the immediate area and lack of further evidence to the contrary, I have assumed a stable soil condition that would ensure the structural integrity of any improvement which may be constructed. My value conclusions could change should these assumptions prove incorrect. I caution and advise the user of this report to obtain engineering studies which may be required to ascertain any structural integrity.

Environmental Conditions
No environmental report was available to me and no recent environmental tests were performed. Because I have no evidence to the contrary, I have assumed that the property is free of any material which would adversely affect the value, including, but not limited to, asbestos and toxic waste. My conclusions are subject to revision should these assumptions prove incorrect. I caution and advise the user of this report to obtain environmental studies which may be required to ascertain status of the property with regard to asbestos and other hazardous materials.

NEIGHBORHOOD TRENDS

The subject's neighborhood is bound by the City of Garland. These boundaries have been defined because the properties within them tend to exhibit similar characteristics, physical features, price desirability, and they are affected by similar physical, economic, governmental, and social forces.

PMA Major Thoroughfares
North/South Arteries: Highway 78, President George Bush Turnpike, Shiloh Road and Garland Avenue
East/West Arteries: Interstate Highway 30, President George Bush Turnpike, and Highway 66

Land Use Patterns
The neighborhood is a viable, heterogeneous area in the northeastern portion of the Dallas MSA. Land uses in the neighborhood consist of a variety of commercial and residential land uses, including, but not limited to, single-family residential subdivisions, multifamily, retail, and service developments. Commercial developments are found primarily along the major thoroughfares. Residential development is located in various middle to upper-income subdivisions throughout the neighborhood, with commercial development located along the aforementioned thoroughfares. The majority of housing in the area was constructed prior to the 2000's (with 1980 being the median year built). A significant amount of both new residential and commercial construction has taken place in the subject neighborhood over the past few years. The general consensus among real estate professionals is that growth is expected to be steady into the near future.

Shopping Centers
The nearest major retail center to the subject is Firewheel Town Center, which is located northeast of the subject at 2455 Cedar Sage.

Recreational Centers
The site is located within close proximity to Corner Park and Yarborough Park.

Libraries
The North Garland Branch Library is located northwest of the subject at 3845 Garland Avenue.

Public Services
Police protection for the subject area is provided through the Garland Police Department and the Dallas County Sheriff's Department. Fire protection services for the subject area are provided by the City of Garland Fire Department. The Police Department, Sheriff's Office, the Fire Department and EMS are connected to the Emergency Enhanced 911 System and can respond to an emergency within minutes.

Religious Facilities
There are numerous Baptist, Methodist, Catholic and other denominational churches within three miles of the subject.

Utilities and Services

Electricity is provided mainly by Garland Power and Light, natural gas is provided by or through Atmos Energy, and local telephone service is provided by or through the AT&T. The neighborhood is served by the Garland Independent School District, with schools of all levels located throughout the area.

AREA DEVELOPMENT AND GROWTH TRENDS

The real estate market in the Greater Dallas area experienced a rise in foreclosures and falling property values predominately in the residential market when the recession hit the area. The economy appears to have bounced back and is stable.

It appears that commercial properties, including single- and multi-tenant facilities, are experiencing stable demand. Although in most instances, rental rates and occupancy levels have increased over the past decade, near future projections are for modest increases.

Demographic Profile

The primary market area had an estimated 2020 population of 252,970. The following table displays historical and projected population growth based on Environics Analytics data (which is based on census data).

Population	2000	2010	2020	2025
Primary Market Area	217,819	229,252	252,970	268,213
Overall Growth	-	5.25%	10.35%	6.03%
Annual Growth		0.53%	1.04%	1.21%

[1]

The primary market area's population (segmented by age) is depicted in the following table. The market area has a relatively balanced population in terms of age distribution.

Market Area Population By Age (2020)	
Age Group	**Primary (%)**
Under Age 5	7.04%
Age 5-14	14.21%
Age 15-24	14.03%
Age 25-34	14.29%
Age 35-44	13.05%
Age 45-54	12.67%
Age 55-64	12.03%
Age 65-74	7.86%
Age 75-84	3.57%
Age 85 +	1.25%
Total (may not add to 100% due to rounding)	**100.00%**
Median Age of Total Population	35.31

[2]

Households

Environics Analytics estimates 83,587 households in the primary market area for 2020, and a projected 88,312 households for the year 2025.

1 Environics Analytics Pop-Facts: Demographic Snapshot Report for Primary Market Area; Page 1: www.EA Spotlight.com

2 Environics Analytics Pop-Facts: Demographic Snapshot Report for custom market area (PMA); Page 2: www.EA Spotlight.com

Tenure (Number of Persons By Household)
Data on the number of persons per household in the primary market area is presented in the following table.

Market Area # of Persons Per Household (2020)	
No. of Persons	**Primary (%)**
With 1 Person	20.80%
With 2 Persons	27.85%
With 3 Persons	17.34%
With 4 Persons	15.16%
With 5 Persons	9.63%
With 6 Persons	4.92%
With 7+ Persons	4.29%
Total (may not add to 100% due to rounding)	**99.99%**
Average Household Size	3.02

3

Tenure (Owner-Occupied vs. Rental Units)
In 2020, the primary market area had ±54,360 (65.03%) owner-occupied housing units and ±29,227 (34.97%) renter occupied units, according to Environics Analytics estimates.

Market Area Income Per Household
The primary market area had an estimated 2020 *average* household income of $78,651 with a *median* household income of $61,513. The following table delineates income per household in the subject's market areas.

Market Area Income/Household (2020)	
	Primary (%)
Under $15,000	7.01%
$15,000 - $24,999	7.80%
$25,000 - $34,999	10.13%
$35,000 - $49,999	14.80%
$50,000 - $74,999	20.80%
$75,000 - $99,999	14.67%
$100,000 - $149,999	15.00%
$150,000 +	9.79%
Total (may not add to 100% due to rounding)	**100.00%**
2020 Average Household Income	$78,651
2020 Median Household Income	$61,513

4

3 Environics Analytics Pop-Facts: Demographic Snapshot Report for custom market area (PMA); Page 6: www.EA Spotlight.com

4 Environics Analytics Pop-Facts: Demographic Snapshot Report for custom market area (PMA); Page 6: www.EA Spotlight.com

As illustrated in the preceding chart, ±39.74% of the households living in the primary market area earn less than $50,000 per year, with ±24.94% earning less than $35,000 per year, and ±14.81% earning less than $25,000 per year. Approximately 7.01% of the primary market area households earn less than $15,000 per year.

ECONOMIC VIABILITY

Market Area Employment

The 2020 workforce by occupation data, as estimated by Environics Analytics, is presented in the table below.

Market Area Workforce by Occupation (2020)	
Occupation	**Primary (%)**
Architecture/Engineering	1.51%
Arts/Design/Entertainment/Sports/Media	1.15%
Building/Grounds Cleaning/Maintenance	4.96%
Business/Financial Operations	4.60%
Community/Social Services	0.88%
Computer/Mathematical	3.46%
Construction/Extraction	9.29%
Education/Training/Library	4.17%
Farming/Fishing/Forestry	0.18%
Food Preparation/Serving Related	6.08%
Healthcare Practitioner/Technician	4.53%
Healthcare Support	2.39%
Installation/Maintenance/Repair	4.06%
Legal	0.85%
Life/Physical/Social Science	0.32%
Management	6.93%
Office/Administrative Support	14.14%
Production	8.15%
Protective Services	1.27%
Sales/Related	10.47%
Personal Care/Service	4.46%
Transportation/Material Moving	6.15%
Total (may not add to 100% due to rounding)	**100.00%**
Civilian Workforce	124,602

[5]

Given the characteristics of the subject's neighborhood (including its employment base, occupational distribution, as well as development composition, adequate recreational, educational, and cultural facilities, and access to major transportation routes), the outlook for the area is generally stable.

5 Environics Analytics Pop-Facts: Demographic Snapshot Report for custom market area (PMA); Page 9: www.EA Spotlight.com

COMPARABLE PROPERTY ANALYSIS

Multifamily Development Trends

The following pages detail apartment trends within the PMA (the City of Garland). The data referenced was prepared by *EnrichedData.com* via ongoing surveys involving each property included in the data set. The data is "live" data, which is updated as information is received for these properties; therefore, the data is current as of the date of my report preparation.

The following chart indicates development in the subject's primary market area over the past several years.

	Projects						Units					
Year	ClassA	ClassB	ClassC	ClassD	ClassU	Total	ClassA	ClassB	ClassC	ClassD	ClassU	Total
Pre-1990s	1	26	36	16	0	79	32	5,816	4,351	1,850	0	12,049
1995	0	1	0	0	0	1	0	152	0	0	0	152
1996	1	0	0	0	0	1	188	0	0	0	0	188
1997	1	0	0	0	0	1	270	0	0	0	0	270
1998	0	1	0	0	0	1	0	250	0	0	0	250
2000	3	0	0	0	0	3	1,078	0	0	0	0	1,078
2006	0	1	0	0	0	1	0	204	0	0	0	204
2007	1	0	0	0	0	1	312	0	0	0	0	312
2009	1	0	0	0	0	1	189	0	0	0	0	189
2013	0	1	0	0	0	1	0	144	0	0	0	144

According to the most recent *EnrichedData.com*, there were 90 operating apartment projects in this market area (the City of Garland) containing a total of 14,836 units. The overall occupancy rate for all operating apartment projects in this market area was 94.44%. The average rental rate for these properties was $1.02 per square foot. The following table depicts an overview of the most recent data in the primary market area.

Apartment Market Statistical Overview - Summary

Primary Market Area, December 2019

PMA-All Apartments

Property / Unit Information

	A	B	C	D	Overall
Total # Projects	8	30	36	16	90
Total # Units	2,069	6,566	4,351	1,850	14,836
Total # Units 0BR	0.40%	0.60%	1.10%	0.90%	2.90%
Total # Units 1BR	7.90%	20.80%	11.20%	4.10%	44.00%
Total # Units 2BR	5.00%	20.80%	13.20%	6.20%	45.10%
Total # Units 3BR	0.70%	1.90%	3.70%	0.90%	7.20%
Total # Units 4BR	N/A	0.60%	0.20%	N/A	0.70%
Avg Units per Project	259	219	121	116	165
Avg SF	928.63	854.43	857.03	798.4	858.72
Total # Units Under Construction	N/A	N/A	N/A	N/A	N/A
Total # Units Proposed	N/A	N/A	N/A	N/A	N/A

Occupancy

	A	B	C	D	Overall
Avg Physical Occupancy	94.62%	93.58%	96.00%	93.64%	94.44%
Avg Pre-Leased Occupancy	96.18%	94.96%	96.90%	94.89%	95.69%

Rental Rates

	A	B	C	D	Overall
Avg Market Rent/SF	$1.16	$1.02	$0.98	$0.96	$1.02
Avg Market Rent/SF 0BR	$1.43	$1.43	$1.23	$1.63	$1.42
Avg Market Rent/SF 1BR	$1.20	$1.04	$1.01	$1.00	$1.06
Avg Market Rent/SF 2BR	$1.11	$0.99	$0.95	$0.88	$0.98
Avg Market Rent/SF 3BR	$1.01	$1.06	$0.93	$0.80	$0.96
Avg Market Rent/SF 4BR	N/A	$0.85	$0.92	N/A	$0.86
Avg Market Rent/Unit	$1,058.93	$858.74	$817.33	$730.01	$858.82
Avg Market Rent/Unit 0BR	$848.77	$735.37	$510.58	$559.86	$614.84
Avg Market Rent/Unit 1BR	$929.40	$727.70	$686.42	$636.05	$744.90
Avg Market Rent/Unit 2BR	$1,221.35	$960.20	$884.78	$795.63	$944.33
Avg Market Rent/Unit 3BR	$1,507.60	$1,187.42	$1,084.78	$944.01	$1,132.30
Avg Market Rent/Unit 4BR	N/A	$1,206.73	$1,094.15	N/A	$1,179.88

Absorption (In Units)

	A	B	C	D	Overall
Current Month-to-Date	0	0	0	0	0
Current Quarter-to-Date	0	0	0	0	0
Year-to-Date	-4	-10	9	-12	-17

Absorption

Absorption is defined as the "change in the number of occupied units within a given time frame" and can be used as a proxy for market demand. Thus, positive absorption indicates strong demand, while negative absorption implies decline in demand. The table below illustrates the most current quarterly *EnrichedData.com* absorption data for the subject's primary market area.

Survey Period (PMA)	A	B	C	D	Overall
4Q 2013	-4	-16	74	16	70
1Q 2014	17	9	-7	3	22
2Q 2014	-8	-92	-13	0	-114
3Q 2014	0	-50	-5	-34	-89
4Q 2014	-19	157	-94	64	108
1Q 2015	12	68	38	1	120
2Q 2015	13	-42	47	3	21
3Q 2015	1	-10	43	9	42
4Q 2015	-7	-17	20	-8	-12
1Q 2016	0	-214	-22	1	-234
2Q 2016	0	214	0	0	214
3Q 2016	0	0	0	0	0
4Q 2016	-34	-45	-6	8	-77
1Q 2017	-27	21	37	4	35
2Q 2017	0	0	0	0	0
3Q 2017	14	-45	18	10	-3
4Q 2017	4	-133	3	-9	-135
1Q 2018	-4	124	-87	3	36
2Q 2018	12	12	-361	-8	-345
3Q 2018	0	0	420	-2	418
4Q 2018	0	-28	6	-5	-27
1Q 2019	-3	-8	9	-12	-14
2Q 2019	0	0	0	0	0
3Q 2019	0	0	0	0	0
4Q 2019	0	0	0	0	0

Occupancy

The average occupancy for apartments in the subject's primary market area was reported at 94.44% in the most recent *EnrichedData.com* apartment market data program for the subject's primary market area and 94.44% in the latest quarterly report shown below. The table below illustrates the most current quarterly *EnrichedData.com* occupancy percentages for the subject's primary market area.

Survey Period (PMA)	A	B	C	D	Overall
4Q 2013	95.44%	95.08%	94.90%	91.94%	94.70%
1Q 2014	96.42%	94.79%	95.03%	91.89%	94.74%
2Q 2014	96.12%	94.56%	94.45%	92.06%	94.44%
3Q 2014	95.82%	93.56%	94.56%	91.59%	93.93%
4Q 2014	96.13%	94.99%	92.93%	93.45%	94.36%
1Q 2015	95.56%	96.08%	93.00%	93.80%	94.83%
2Q 2015	96.14%	96.12%	94.11%	93.92%	95.27%
3Q 2015	95.98%	95.34%	94.94%	94.59%	95.22%
4Q 2015	96.19%	95.44%	95.22%	93.84%	95.29%
1Q 2016	95.98%	92.15%	95.23%	94.11%	93.82%
2Q 2016	96.06%	95.36%	95.23%	94.11%	95.27%
3Q 2016	96.84%	95.44%	95.07%	94.04%	95.36%
4Q 2016	96.00%	95.09%	95.00%	94.26%	95.09%
1Q 2017	94.51%	94.70%	95.36%	94.60%	94.85%
2Q 2017	93.57%	94.77%	95.75%	94.71%	94.88%
3Q 2017	93.81%	94.60%	96.02%	94.89%	94.94%
4Q 2017	91.78%	93.46%	96.18%	94.80%	94.18%
1Q 2018	94.45%	93.92%	94.24%	94.87%	94.20%
2Q 2018	94.99%	94.21%	86.18%	94.76%	92.05%
3Q 2018	94.77%	94.13%	95.49%	94.60%	94.67%
4Q 2018	94.76%	93.70%	95.76%	94.29%	94.52%
1Q 2019	94.57%	94.65%	95.66%	94.21%	94.91%
2Q 2019	94.62%	93.58%	96.00%	93.64%	94.44%
3Q 2019	94.62%	93.58%	96.00%	93.64%	94.44%
4Q 2019	94.62%	93.58%	96.00%	93.64%	94.44%

Typically, new HTC projects in the Greater Garland area have achieved stabilized occupancy at a rapid pace, most likely due to the projects being newer and superior compared to older multifamily projects. Pre-leasing should begin prior to completion of the construction. The Primrose at Park Place is the closest comparable operating Seniors HTC project (204 units) in the PMA and reports a 100% current occupancy. The only other existing Seniors HTC in Garland is HomeTowne at Garland (144 units, all restricted), which reported a current occupancy of 100%.

Rental Rates

The average rental rate for apartments in the subject's primary market area is reported in the most recent *EnrichedData.com* survey for the subject's primary market area at $1.02 PSF in the latest quarterly report. Class B rents are at $1.02 PSF. The table below illustrates the most current quarterly *EnrichedData.com* apartment market data program rental rates for the subject's primary market area.

Survey Period (PMA)	A	B	C	D	Overall
4Q 2013	$1.08	$0.87	$0.82	$0.83	$0.88
1Q 2014	$1.08	$0.87	$0.83	$0.83	$0.88
2Q 2014	$1.08	$0.87	$0.83	$0.84	$0.89
3Q 2014	$1.08	$0.87	$0.83	$0.84	$0.89
4Q 2014	$1.09	$0.88	$0.84	$0.84	$0.89
1Q 2015	$1.09	$0.88	$0.84	$0.84	$0.89
2Q 2015	$1.09	$0.89	$0.84	$0.84	$0.90
3Q 2015	$1.10	$0.89	$0.85	$0.85	$0.90
4Q 2015	$1.10	$0.89	$0.85	$0.85	$0.90
1Q 2016	$1.10	$0.89	$0.85	$0.85	$0.90
2Q 2016	$1.10	$0.89	$0.85	$0.85	$0.90
3Q 2016	$1.10	$0.89	$0.85	$0.85	$0.90
4Q 2016	$1.10	$0.89	$0.85	$0.85	$0.90
1Q 2017	$1.10	$0.93	$0.87	$0.87	$0.93
2Q 2017	$1.15	$0.99	$0.93	$0.93	$0.99
3Q 2017	$1.15	$1.01	$0.94	$0.93	$1.00
4Q 2017	$1.16	$1.02	$0.96	$0.94	$1.01
1Q 2018	$1.16	$1.02	$0.98	$0.95	$1.02
2Q 2018	$1.16	$1.02	$0.98	$0.96	$1.02
3Q 2018	$1.16	$1.02	$0.98	$0.96	$1.02
4Q 2018	$1.16	$1.02	$0.98	$0.96	$1.02
1Q 2019	$1.17	$1.03	$0.98	$0.97	$1.02
2Q 2019	$1.16	$1.02	$0.98	$0.96	$1.02
3Q 2019	$1.16	$1.02	$0.98	$0.96	$1.02
4Q 2019	$1.16	$1.02	$0.98	$0.96	$1.02

Profile of the Area Tenant
The profile of the area tenant is generally divided into three groups, who will tend to migrate to three apartment project types: Class B projects, older Class C projects, and projects with a significant number of Section 8 renters. The Class B projects are generally occupied by lower level professionals who work in major area businesses, such as the oil and gas industry. The older Class C projects are generally occupied by blue-collar workers, or those with lower to lower-middle income level jobs. Occupants of the projects with a large percentage of Section 8 housing may or may not be employed.

Without some sort of government incentive, current construction costs preclude construction of anything but a Class A project (±$1.00 to ±$1.50+ per square foot per month rental rate), and many Class C apartments in poor condition have already been renovated. It appears that the only increase in Class C supply will be the deteriorating Class B projects.

Evaluation of the Existing Low-Income Housing
The primary market area was estimated to have 83,587 households in 2020. The projected number of households in the year 2025 is 88,312. Considering that 34.97% of the population lived in rental housing in the subject's market area in 2020, there is potentially a sufficient demand for the subject property. It should also be noted in markets with lower incomes the rental percentage is artificially suppressed by the limited amount of affordable housing.

Based on my research, there is one Seniors project approved (18091 Lavon Senior Villas with 120 units total of which 104 are comparable to the subject and restricted), which are included in the capture analysis.

Comparable Housing Conclusions
The majority of the apartment facilities in the subject's primary market are older, less appealing projects. It is my opinion that rental rates will show flat growth or nominal increases over the next few years. With continued demand and moderate new construction, the supply of available apartment product is stable. This trend is expected to continue, which will likely result in occupancies remaining high in the area. Although rents are slowly increasing, there are limited indications of external obsolescence in the market. With respect to affordable housing projects, due to the overall lack of recently-constructed Elderly affordable housing projects in the subject's primary market area, and based on the performance of the current low income housing projects, it appears as though there is pent-up demand in the subject's primary market area. The HTC properties in the Dallas MSA I was able to contact all reported high occupancies. There are 2 existing Seniors projects within the subject's primary market area with an average occupancy of 100%. With average rental rates in all projects at $1.02 PSF, and occupancy rates averaging 94.44% overall, it is reasonable to project that a new affordable housing project with very competitive amenities and an average rent of ±$1.090 per square foot per month, such as the subject property, would perform favorably in this market.

RENT COMPARABLES

The subject site is proposed to be improved with a separately-metered 120-unit complex proposed HTC/PAB Elderly mixed-income apartment development.

Based on my preliminary research, it appears that existing Seniors HTC and conventional complexes in the general area of the subject are experiencing strong demand and increasing rental rates.

The two existing Seniors HTC complexes (HomeTowne at Garland and Primrose at Park Place) are 100% rent-restricted and reported attaining maximum HTC rents. Existing Seniors HTC complexes with market units in the northern Dallas MSA reported attaining significant premiums over HTC 60% rents for their market units.

Based on the research, it is my opinion that the proforma rents for the subject are reasonable and achievable.

DEMAND ANALYSIS

DEMOGRAPHICS CAPTURE ANALYSIS

Eligible Renter Analysis - Rent-Restricted Units

Based on typical standards of apartment management companies in the Garland MSA, to qualify for a Elderly rent-restricted apartment, the annual rental should not exceed 50% of the annual gross income of the household. Utilizing the most recent demographic data, the following are calculations of the number of qualified residents in the immediate market area.

The developer's minimum gross rent level at the subject property is $467 per month, which at 50% equates to an annual income of $11,208 in order to qualify for the rent-restricted units at the subject property. The maximum income level is estimated to be $49,860 which is the maximum household income for a family of four making 60% of the area median income. Those earning below $11,208 and above $49,860 are not solid candidates for the subject project.

SUBJECT UNIT MIX (RESTRICTED)							
Type		No. Units	Net Rent	Utility	Gross Rent	Income Required	Max Income
1BR	30%	5	$425	$42	$467	$11,208	$19,950
1BR	50%	22	$737	$42	$779	$18,696	$33,250
1BR	60%	24	$893	$42	$935	$22,440	$39,900
2BR	30%	5	$506	$55	$561	$13,464	$24,930
2BR	50%	15	$880	$55	$935	$22,440	$41,550
2BR	60%	21	$1,067	$55	$1,122	$26,928	$49,860
		92					

DEMAND FROM SECONDARY MARKET AREA

The subject will likely draw from outside its primary market area. Based on my research and interviews with existing Elderly HTC managers and leasing agents, a portion of the existing tenants in Elderly HTC complexes move from outside the PMA.

Typical guidelines do not allow for a SMA but allows for 10% of demand to come from other sources.

Demand from Section 8 Housing

The Housing and Community Development Act of 1974 authorized the Housing Assistance Payments Program (Section 8). Section 8 provides rental assistance to low-income families, elderly, disabled, and handicapped individuals. This Program provides financial assistance to eligible families whose annual gross income does not exceed 50% of HUD's median income guidelines (in most instances). Demographic projections indicate a continuing population and household growth in segments that generally create the largest demand on affordable housing supply.

Section 8 vouchers will also be accepted at the subject property. The demand created by Section 8 renters will be added to the demand for rent-restricted units. Because the demand was sufficient without inclusion of demand from Section 8 renters, I have not performed this analysis for this report.

HISTA DEMOGRAPHICS CAPTURE ANALYSIS

As mentioned earlier, Gross Capture Rate is defined as "the Relevant Supply divided by the Gross Demand." Relevant Supply is defined as "The Relevant Supply of proposed and unstabilized Comparable Units includes: (a) The proposed subject Units; (b) Comparable Units with priority over the subject, based on the Department's evaluation process…"; (c) Comparable Units in previously approved but Unstabilized Developments in the Primary Market Area (PMA). Gross Demand is defined as "The sum of Potential Demand from the PMA, demand from other sources, and External Demand."

Based on my research, there is one Seniors project approved (18091 Lavon Senior Villas with 120 units total of which 104 are comparable to the subject and restricted), which are included in the capture analysis.

Per TDHCA guidelines, all of the subject's restricted units are included in the capture calculations. The subject contains 120 units, of which 92 will be rent-restricted. Therefore, a total of 240 units require absorption, of which 196 units will be rent-restricted. The following tables depict the present and projected gross demand based on income and household count.

ALL HOUSEHOLDS						
2020	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5+ PERSON	Total
<$10K	336	141	71	43	23	591
$10K-$20K	958	189	92	70	32	1,309
$20K-$30K	589	211	94	52	52	946
$30K-$40K	311	149	102	78	72	640
$40K-$50K	267	168	79	44	58	558
$50K-$60K	246	83	79	55	30	463
$60K-$75K	235	161	94	80	47	570
$75K-$100K	241	127	138	71	35	577
TOTAL	3,183	1,229	749	493	349	5,654

2020	
Min	Max
$11,208	$49,860
%/Income Band	Demand
0.00%	0
87.92%	1,151
100.00%	946
100.00%	640
98.60%	550
0.00%	0
0.00%	0
0.00%	0
Total	3,287

ALL HOUSEHOLDS						
2025	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5+ PERSON	Total
<$10K	338	165	81	47	29	631
$10K-$20K	964	187	92	69	39	1,312
$20K-$30K	634	204	90	64	46	992
$30K-$40K	342	176	112	87	76	717
$40K-$50K	288	178	108	45	90	619
$50K-$60K	281	96	88	72	32	537
$60K-$75K	260	187	111	85	47	643
$75K-$100K	321	161	168	102	44	752
TOTAL	3,428	1,354	850	571	403	6,203

2025	
Min	Max
$11,208	$49,860
%/Income Band	Demand
0.00%	0
87.92%	1
100.00%	18
100.00%	31
98.60%	24
0.00%	0
0.00%	0
0.00%	0
Growth to P.I.S.	74

The following table depicts the results of my gross capture analysis utilizing HISTA data

Potential Demand	3,361
Add Demand	336
Gross Demand	3,697
Supply	196
Gross Capture	5.30%

I have calculated the capture rates per bedroom type, utilizing HISTA data. HISTA takes Environics Analytics demographics, and with the aid of some custom Census tables, calculates the renter numbers on a per-person household within the different income bands. HISTA does not provide population; therefore, both HISTA and an additional demographic source must be used.

The following table details the subject property unit-mix in regards to the HISTA calculation.

SUBJECT UNIT MIX (RESTRICTED)							
Type		No. Units	Net Rent	Utility	Gross Rent	Income Required	Max Income
1BR	30%	5	$425	$42	$467	$11,208	$19,950
1BR	50%	22	$737	$42	$779	$18,696	$33,250
1BR	60%	24	$893	$42	$935	$22,440	$39,900
2BR	30%	5	$506	$55	$561	$13,464	$24,930
2BR	50%	15	$880	$55	$935	$22,440	$41,550
2BR	60%	21	$1,067	$55	$1,122	$26,928	$49,860
		92					

The following tables depict the present and projected demand based on income and household count.

ALL HOUSEHOLDS						
2020	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5+ PERSON	Total
<$10K	336	141	71	43	23	591
$10K-$20K	958	189	92	70	32	1,309
$20K-$30K	589	211	94	52	52	946
$30K-$40K	311	149	102	78	72	640
$40K-$50K	267	168	79	44	58	558
$50K-$60K	246	83	79	55	30	463
$60K-$75K	235	161	94	80	47	570
$75K-$100K	241	127	138	71	35	577
TOTAL	3,183	1,229	749	493	349	5,654

ALL HOUSEHOLDS						
2025	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5+ PERSON	Total
<$10K	338	165	81	47	29	631
$10K-$20K	964	187	92	69	39	1,312
$20K-$30K	634	204	90	64	46	992
$30K-$40K	342	176	112	87	76	717
$40K-$50K	288	178	108	45	90	619
$50K-$60K	281	96	88	72	32	537
$60K-$75K	260	187	111	85	47	643
$75K-$100K	321	161	168	102	44	752
TOTAL	3,428	1,354	850	571	403	6,203

SUBJECT DEMAND						
	2020 HH	2025 HH	(x)	2020 Qual. HH	2025 Qual. HH	Forecast Growth
<$10K	591	631	0.00%	0	0	0
$10K-$20K	1,309	1,312	87.92%	1,151	1,152	1
$20K-$30K	946	992	100.00%	946	964	18
$30K-$40K	640	717	100.00%	640	671	31
$40K-$50K	558	619	98.60%	550	574	24
$50K-$60K	463	537	0.00%	0	0	0
$60K-$75K	570	643	0.00%	0	0	0
$75K-$100K	577	752	0.00%	0	0	0
TOTAL	5,654	6,203	58.1%	3,287	3,361	74

The tables below depict the income bands for the subject's proposed unit mix/AMI levels. Income overlaps were eliminated by setting the minimum of the next higher AMI level which the subject proposes to serve as the maximum for the lower AMI units.

Income Ranges		Min	Max
1BR	30%	$11,208	$19,950
1BR	50%	$18,696	$33,250
1BR	60%	$22,440	$39,900

Income Ranges		Min	Max
2BR	30%	$13,464	$24,930
2BR	50%	$22,440	$41,550
2BR	60%	$26,928	$49,860

The next step is to project the bedroom type which various renter households would likely choose to rent, which was based on surveys of existing complexes in the area. The following table depicts the occupancy conclusions used in my HISTA capture analysis.

SUBJECT DEMAND						
	2020 HH	2025 HH	(x)	2020 Qual. HH	2025 Qual. HH	Forecast Growth
<$10K	591	631	0.00%	0	0	0
$10K-$20K	1,309	1,312	87.92%	1,151	1,152	1
$20K-$30K	946	992	100.00%	946	964	18
$30K-$40K	640	717	100.00%	640	671	31
$40K-$50K	558	619	98.60%	550	574	24
$50K-$60K	463	537	0.00%	0	0	0
$60K-$75K	570	643	0.00%	0	0	0
$75K-$100K	577	752	0.00%	0	0	0
TOTAL	5,654	6,203	58.1%	3,287	3,361	74

The next step is to project the percentage of income qualified households within each income band. The following table depicts the percentage of qualified income household conclusions used in my HISTA capture analysis.

Percentage of Income Qualified Households			$10K	$10K-$20K	$20K-$30K	$30K-$40K	$40K-$50K	$50K-$60K	$60K-$75K	$75K-$100K
			0	10000	20000	30000	40000	50000	75000	100000
1BR 30%	$11,208	$19,950	0.00%	87.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
1BR 50%	$18,696	$33,250	0.00%	13.04%	100.00%	32.50%	0.00%	0.00%	0.00%	0.00%
1BR 60%	$22,440	$39,900	0.00%	0.00%	75.60%	99.00%	0.00%	0.00%	0.00%	0.00%
2BR 30%	$13,464	$24,930	0.00%	65.36%	49.30%	0.00%	0.00%	0.00%	0.00%	0.00%
2BR 50%	$22,440	$41,550	0.00%	0.00%	75.60%	100.00%	15.50%	0.00%	0.00%	0.00%
2BR 60%	$26,928	$49,860	0.00%	0.00%	30.72%	100.00%	98.60%	0.00%	0.00%	0.00%

The next step in the analysis is to multiply the demand by the appropriate occupancy assumptions and percentage of income qualified households to arrive at a final demand count for each unit type. The following table depicts the concluded demand.

Occupancy Assumptions x Percentage of Income Qualified Households x Households

Bedroom Count	Demand	Growth	Total
1BR 30%	636	1	637
1BR 50%	656	16	672
1BR 60%	619	21	640
2BR 30%	612	3	615
2BR 50%	783	27	810
2BR 60%	838	38	876

Based on my research, there is one Seniors project approved (18091 Lavon Senior Villas with 120 units total of which 104 are comparable to the subject and restricted), which are included in the capture analysis. The following table depicts the results of my capture analysis utilizing HISTA data.

CAPTURE (RESTRICTED UNITS)							
Type		No. Units	Demand	Growth	Additional Demand	Total Demand	Capture Rate
1BR	30%	11	636	1	64	**701**	**1.6%**
1BR	50%	43	656	16	67	**739**	**5.8%**
1BR	60%	49	619	21	64	**704**	**7.0%**
2BR	30%	10	612	3	62	**677**	**1.5%**
2BR	50%	36	783	27	81	**891**	**4.0%**
2BR	60%	47	838	38	88	**964**	**4.9%**

CAPTURE (AMGI)							
AMGI Level		No. Units	Demand	Growth	Additional Demand	Total Demand	AMGI Capture Rate
AMGI	30%	21	1,609	10	162	**1,781**	**1.18%**
AMGI	50%	79	2,354	76	243	**2,673**	**2.96%**
AMGI	60%	96	1,905	69	197	**2,171**	**4.42%**

Detailed tables depicting the raw data utilized above are located in the addenda of this report.

The subject will feature 28 market rate units. There are 16 comparable market rate units proposed/approved/under construction (Lavon Senior Villas) and none non-stabilized in the PMA with comparable proposed rental rates. The following tables depict the capture rate analysis for the market rate units.

Income Ranges		Min	Max
1BR	Mkt	$25,200	$1,000,000

Income Ranges		Min	Max
2BR	Mkt	$30,000	$1,000,000

OCCUPANCY ASSUMPTIONS					
HH Size	1	2	3	4	5+
1 BR	70%	30%	0%	0%	0%
2 BR	30%	70%	100%	100%	0%
3 BR	0%	0%	0%	0%	0%

CAPTURE (MARKET RATE)						
Type		No. Units	Demand	Growth	Total Demand	Capture Rate
1BR	Mkt	23	1,777	166	**1,943**	1.2%
2BR	Mkt	21	2,329	255	**2,584**	0.8%
HISTA		44	4,106	421	**4,527**	0.97%

CONCLUSIONS OF MARKET ANALYSIS

Evaluation of Subject Property
Upon completion of the improvements, the subject property is anticipated to have good curb appeal and an advantage over older competing properties in the immediate market area. The apartment units (all floorplans) have adequate functional utility, based on the information provided by the client. To the best of my knowledge, there will be no actual or suspect code violations and/or health and safety issues, based information provided by the client. It is my conclusion that the subject property will have a competitive advantage in its micro-market area into the near future.

According to the developer, 76.67% of units will be set aside for tenants making at or below 60% of the area median gross income. The pro-forma rental schedule supplied by the client indicated that the proposed monthly rental rates average $1.090 per square foot (rent-restricted and market).

The subject property will be constructed under the Housing Tax Credit (HTC/PAB) program, which restricts rental rates and residents by income level. The subject property will have 76.67% of the complex rent-restricted. As such, the improvements will suffer from external obsolescence, due to the applicable income-restricted rents. Since the subject property will be a HTC/PAB property, the sale of tax credits reduces the overall development costs of the project, allowing the lower rents under the program. Any external obsolescence should be offset, thus making the proposed subject property a viable development.

The developer's projected rents for the subject's restricted units at 30%, 50%, and 60% of AMI, and at market are illustrated in the chart below. The amenities at the subject property will be competitive with most other good-quality projects in the subject's neighborhood. Further, the subject property will be very competitive due to its new condition.

SUMMARY OF DEVELOPER'S PROFORMA RENT

No. Units	Type	% AMI	Avg Size (SF)	Rent/Mth (Net)	Rent PSF
5	1 BR / 1 BA	30%	750	$425	$0.57
22	1 BR / 1 BA	50%	750	$737	$0.98
24	1 BR / 1 BA	60%	750	$893	$1.19
15	1 BR / 1 BA	Mkt	750	$1,050	$1.40
5	2 BR / 2 BA	30%	950	$506	$0.53
15	2 BR / 2 BA	50%	950	$880	$0.93
21	2 BR / 2 BA	60%	950	$1,067	$1.12
13	2 BR / 2 BA	Mkt	950	$1,250	$1.32

The developer's proforma rents are summarized in the Income Analysis section of this report.

Income Analysis
To test the viability of the proposed apartment development, I analyzed the developer's proposed rental rates. The developer's projected rental rates for the subject property average ±$1.090 per square foot (rent-restricted and market), which is well below the range exhibited by competing market properties in the area. The developer's average projected rental rate for the proposed subject property is highly competitive for the subject's market area.

Based on the rent schedule, gross potential revenue for the proposed subject property is $1,357,980 per year. Other revenue (primary source is laundry, etc.) estimated by the developer appears reasonable based on information in my files and discussions with apartment developers and management companies who are active in the Dallas MSA area. Other typical sources of income not considered by the developer include forfeited security deposits and application fees.

POTENTIAL GROSS REVENUE					
No. Units	Type	% AMI	Avg. Size (SF)	Restr. Rent/ Mth (Net)	Total Rent
5	1 BR / 1 BA	30%	750	$425	$2,125
22	1 BR / 1 BA	50%	750	$737	$16,214
24	1 BR / 1 BA	60%	750	$893	$21,432
15	1 BR / 1 BA	Mkt	750	$1,050	$15,750
5	2 BR / 2 BA	30%	950	$506	$2,530
15	2 BR / 2 BA	50%	950	$880	$13,200
21	2 BR / 2 BA	60%	950	$1,067	$22,407
13	2 BR / 2 BA	Mkt	950	$1,250	$16,250
120			Average/Total:	$915.90	$109,908
Other Income		120 units at	$27.14		$3,257
		MONTHLY POTENTIAL GROSS INCOME			$113,165
		MULTIPLIED BY TWELVE MONTHS			12
		ANNUAL POTENTIAL GROSS INCOME			$1,357,980

Vacancy and Collection Loss
As previously discussed, there are 2 existing Seniors HTC projects within the subject's primary market area with an average occupancy of 100%. The average occupancy within the PMA was 94.44%. Given the physical characteristics of the subject (i.e. location, good curb appeal, new condition, amenities, etc.), the strong occupancies reported at nearby HTC apartments, and that the subject will offer competitive rents at a new property, a stabilized occupancy rate of 92.5%+ is reasonable and achievable for the subject property.

Evaluation of Need of Affordable Housing
As the competing projects within the subject property's primary market area have high occupancy rates, and the nearest existing HTC projects also have high occupancy rates, it appears there is a shortage of affordable housing. The Primrose at Park Place is the closest comparable operating Seniors HTC project (204 units) in the PMA and reports a 100% current occupancy. The only other existing Seniors HTC in Garland is HomeTowne at Garland (144

units, all restricted), which reported a current occupancy of 100%. The subject property should be highly competitive in this market, and should achieve stabilized occupancy within 4 to 7 months after completion. As with most new projects, pre-leasing will take place during the construction phase. Based on my analysis of the subject property's primary market area, there is sufficient demand to construct and successfully absorb the Garland Senior Living.

Capture Rate Conclusion

The Gross Capture Rate is defined as "the sum of the proposed units for a given project plus any previously approved but not yet stabilized new units in the submarket divided by the total income-eligible targeted renter demand identified by the market analysis for the specific project's primary market or submarket." Based on my research, there is one Seniors project approved (18091 Lavon Senior Villas with 120 units total of which 104 are comparable to the subject and restricted), which are included in the capture analysis. Based on the pent-up demand, the high existing occupancy rate, and the absorption of similar properties in the area, the subject is anticipated to be successfully absorbed within 4 to 7 months of completion of the proposed improvements. The subject contains 120 units, of which 92 will be rent-restricted. Therefore, a total of 240 units require absorption, of which 196 units will be rent-restricted. There are approximately 3,697 (HISTA) potential households (relevant to the rent restricted units) based on income eligibility, housing preference in the subject's primary market.

HISTA Gross Capture Rate for 196 Affordable Elderly Units	**5.30%**

THE CAPTURE RATE ABOVE IS OVERSTATED. I HAVE NOT INCLUDED DEMAND FROM SECTION 8 AND OTHER DEMAND SOURCES. BECAUSE THE CAPTURE RATE WAS WITHIN TYPICAL GUIDELINES WITHOUT THE INCLUSION OF THESE DEMAND SOURCES, THAT DEMAND WAS NOT QUANTIFIED IN THIS REPORT.

Effect of Subject Property on Existing Apartment Market

Based on the high occupancy levels of the existing properties in the market and the subject, along with the low level of recent construction, I project that the subject property will have minimal sustained negative impact upon the existing apartment market. Managers interviewed indicated a need for Elderly affordable housing. All managers interviewed indicated minimal to no impact from the opening of the most recent HTC properties. Any negative impact from the subject property should be of reasonable scope and limited duration.

APPENDICES

SUMMARY OF PROPOSED (approved), NON-STABILIZED & U/C PMA PROJECTS				
Status	**Project**	**Comparably-Restricted**	**Non-Comp. Units**	**Total**
Lavon Senior Villas		104	16	120
Subject	***Garland Senior Living***	***92***	***28***	***120***
TOTAL		196	44	240

The above table includes only "like" projects to the subject, and only those that have been approved for construction. There have been no HTC Elderly projects recently-completed and there is one approved/under construction.

CERTIFICATION OF APPRAISAL ASSIGNMENT

I certify that, to the best of my knowledge and belief, ...

(1) The statements of fact contained in this report are true and correct.

(2) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions conclusions, and recommendations.

(3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

(4) I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

(5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

(6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

(7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics of the Appraisal Institute, the Standards of Professional Appraisal Practice of the Appraisal Institute, and USPAP.

(8) No one performed a site visit to the subject property.

(9) No one provided significant real property appraisal assistance to the persons signing this certification by authoring portions of the report.

(10) Robert O. (Bob) Coe, II, MAI is a designated Member of the Appraisal Institute and has completed the continuing education program of the Appraisal Institute. The bylaws and regulations of the Appraisal Institute require each member to control the use and distribution of each report signed by such member.

(11) Robert O. (Bob) Coe, II, MAI has prepared no additional assignments on the subject site for the last three years.

R.O. Coe

Robert O. (Bob) Coe, II, MAI
TX-1333157-G
State Certified General Real Estate Appraiser

PMA DEMOGRAPHIC REPORT

Pop-Facts® Demographic Snapshot | Summary

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Population	
2000 Census	217,819
2010 Census	229,252
2020 Estimate	252,970
2025 Projection	268,213
Population Growth	
Percent Change: 2000 to 2010	5.25
Percent Change: 2010 to 2020	10.35
Percent Change: 2020 to 2025	6.03

Households	
2000 Census	74,029
2010 Census	76,686
2020 Estimate	83,587
2025 Projection	88,312
Household Growth	
Percent Change: 2000 to 2010	3.59
Percent Change: 2010 to 2020	9.00
Percent Change: 2020 to 2025	5.65

Family Households	
2000 Census	55,899
2010 Census	56,859
2020 Estimate	61,879
2025 Projection	65,364
Family Household Growth	
Percent Change: 2000 to 2010	1.72
Percent Change: 2010 to 2020	8.83
Percent Change: 2020 to 2025	5.63

Benchmark: pma CTs Palladium Garland

Pop-Facts® Demographic Snapshot | Population & Race

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587

	Count	%
2020 Est. Population by Single-Classification Race		
White Alone	130,486	51.58
Black/African American Alone	40,056	15.83
American Indian/Alaskan Native Alone	2,028	0.80
Asian Alone	31,166	12.32
Native Hawaiian/Pacific Islander Alone	113	0.04
Some Other Race Alone	39,463	15.60
Two or More Races	9,658	3.82
2020 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	146,708	57.99
Hispanic or Latino	106,262	42.01
Mexican Origin	86,502	81.41
Puerto Rican Origin	1,199	1.13
Cuban Origin	521	0.49
All Other Hispanic or Latino	18,040	16.98
2020 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	1,787	5.73
Filipino	1,843	5.91
Japanese	468	1.50
Asian Indian	6,758	21.68
Korean	813	2.61
Vietnamese	14,639	46.97
Cambodian	690	2.21
Hmong	2	0.01
Laotian	568	1.82
Thai	346	1.11
All Other Asian Races Including 2+ Category	3,252	10.43
2020 Est. Population by Ancestry		
Arab	1,038	0.41
Czech	667	0.26
Danish	251	0.10
Dutch	1,408	0.56
English	13,705	5.42
French (Excluding Basque)	3,013	1.19
French Canadian	421	0.17
German	16,473	6.51
Greek	351	0.14
Hungarian	320	0.13
Irish	11,845	4.68
Italian	3,173	1.25
Lithuanian	45	0.02
Norwegian	997	0.39
Polish	1,498	0.59
Portuguese	246	0.10
Russian	417	0.17
Scotch-Irish	3,146	1.24
Scottish	2,467	0.97
Slovak	88	0.04
Sub-Saharan African	2,699	1.07
Swedish	731	0.29
Swiss	172	0.07
Ukrainian	173	0.07
United States or American	16,640	6.58
Welsh	560	0.22
West Indian (Excluding Hispanic groups)	553	0.22
Other ancestries	127,660	50.47
Ancestries Unclassified	42,213	16.69
2020 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	130,049	55.30
Speak Asian/Pacific Isl. Lang. at Home	17,696	7.53
Speak Indo-European Language at Home	7,019	2.98
Speak Spanish at Home	79,049	33.62
Speak Other Language at Home	1,347	0.57
2020 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	59,245	55.75
Black/African American Alone	1,014	0.95
American Indian/Alaskan Native Alone	1,312	1.24
Asian Alone	210	0.20
Native Hawaiian/Pacific Islander Alone	34	0.03
Some Other Race Alone	39,170	36.86
Two or More Races	5,277	4.97

Pop-Facts® Demographic Snapshot | Population & Race

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587

	Count	%
2020 Est. Population by Sex		
Male	123,684	48.89
Female	129,286	51.11
2020 Est. Population by Age		
Age 0 - 4	17,810	7.04
Age 5 - 9	18,033	7.13
Age 10 - 14	17,911	7.08
Age 15 - 17	11,196	4.43
Age 18 - 20	10,266	4.06
Age 21 - 24	14,040	5.55
Age 25 - 34	36,158	14.29
Age 35 - 44	33,015	13.05
Age 45 - 54	32,060	12.67
Age 55 - 64	30,423	12.03
Age 65 - 74	19,877	7.86
Age 75 - 84	9,032	3.57
Age 85 and over	3,149	1.25
Age 16 and over	195,540	77.30
Age 18 and over	188,020	74.33
Age 21 and over	177,754	70.27
Age 65 and over	32,058	12.67
Median Age	--	35.31
Average Age	--	36.83
2020 Est. Pop Age 15+ by Marital Status		
Total, Never Married	63,316	31.78
Male, Never Married	34,286	17.21
Female, Never Married	29,030	14.57
Married, Spouse Present	91,946	46.15
Married, Spouse Absent	13,098	6.58
Widowed	8,799	4.42
Male, Widowed	1,583	0.80
Female, Widowed	7,216	3.62
Divorced	22,057	11.07
Male, Divorced	8,329	4.18
Female, Divorced	13,728	6.89
2020 Est. Male Population by Age		
Male: Age 0 - 4	9,108	7.36
Male: Age 5 - 9	9,241	7.47
Male: Age 10 - 14	9,068	7.33
Male: Age 15 - 17	5,750	4.65
Male: Age 18 - 20	5,328	4.31
Male: Age 21 - 24	7,258	5.87
Male: Age 25 - 34	18,058	14.60
Male: Age 35 - 44	16,225	13.12
Male: Age 45 - 54	15,313	12.38
Male: Age 55 - 64	14,616	11.82
Male: Age 65 - 74	8,967	7.25
Male: Age 75 - 84	3,743	3.03
Male: Age 85 and over	1,009	0.82
Median Age, Male	--	33.87
Average Age, Male	--	35.71
2020 Est. Female Population by Age		
Female: Age 0 - 4	8,702	6.73
Female: Age 5 - 9	8,792	6.80
Female: Age 10 - 14	8,843	6.84
Female: Age 15 - 17	5,446	4.21
Female: Age 18 - 20	4,938	3.82
Female: Age 21 - 24	6,782	5.25
Female: Age 25 - 34	18,100	14.00
Female: Age 35 - 44	16,790	12.99
Female: Age 45 - 54	16,747	12.95
Female: Age 55 - 64	15,807	12.23
Female: Age 65 - 74	10,910	8.44
Female: Age 75 - 84	5,289	4.09
Female: Age 85 and over	2,140	1.66
Median Age, Female	--	36.77
Average Age, Female	--	37.88

Pop-Facts® Demographic Snapshot | Housing & Households

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587

	Count	%
2020 Est. Households by Household Type		
Family Households	61,879	74.03
NonFamily Households	21,708	25.97
2020 Est. Group Quarters Population		
2020 Est. Group Quarters Population	777	0.31
2020 HHs By Ethnicity, Hispanic/Latino		
2020 HHs By Ethnicity, Hispanic/Latino	26,066	31.18
2020 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	20,852	33.70
Married Couple Family, no own children	22,622	36.56
Male Householder, own children	2,415	3.90
Male Householder, no own children	2,741	4.43
Female Householder, own children	7,365	11.90
Female Householder, no own children	5,884	9.51
2020 Est. Households by Household Size		
1-Person Household	17,389	20.80
2-Person Household	23,275	27.84
3-Person Household	14,495	17.34
4-Person Household	12,675	15.16
5-Person Household	8,052	9.63
6-Person Household	4,114	4.92
7-or-more-person	3,587	4.29
2020 Est. Average Household Size	–	3.02
2020 Est. Households by Number of Vehicles		
No Vehicles	3,571	4.27
1 Vehicle	24,062	28.79
2 Vehicles	33,806	40.44
3 Vehicles	14,517	17.37
4 Vehicles	5,390	6.45
5 or more Vehicles	2,241	2.68
2020 Est. Average Number of Vehicles	–	2.04
2020 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	54,360	65.03
Housing Units, Renter-Occupied	29,227	34.97
2020 Owner Occ. HUs: Avg. Length of Residence		
2020 Owner Occ. HUs: Avg. Length of Residence	–	15.97
2020 Renter Occ. HUs: Avg. Length of Residence		
2020 Renter Occ. HUs: Avg. Length of Residence	–	5.88
2020 Est. Owner-Occupied Housing Units by Value		
Value Less Than $20,000	394	0.72
Value $20,000 - $39,999	301	0.55
Value $40,000 - $59,999	358	0.66
Value $60,000 - $79,999	1,358	2.50
Value $80,000 - $99,999	3,148	5.79
Value $100,000 - $149,999	14,406	26.50
Value $150,000 - $199,999	13,005	23.92
Value $200,000 - $299,999	13,049	24.00
Value $300,000 - $399,999	4,342	7.99
Value $400,000 - $499,999	2,099	3.86
Value $500,000 - $749,999	1,112	2.05
Value $750,000 - $999,999	374	0.69
Value $1,000,000 - $1,499,999	176	0.32
Value $1,500,000 - $1,999,999	60	0.11
Value $2,000,000 or more	178	0.33
2020 Est. Median All Owner-Occupied Housing Value	–	176,293.23

Pop-Facts® Demographic Snapshot | Housing & Households

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587

	Count	%
2020 Est. Housing Units by Units in Structure		
1 Unit Attached	3,123	3.51
1 Unit Detached	62,945	70.80
2 Units	402	0.45
3 to 4 Units	2,588	2.91
5 to 19 Units	13,957	15.70
20 to 49 Units	2,905	3.27
50 or More Units	2,724	3.06
Mobile Home or Trailer	242	0.27
Boat, RV, Van, etc.	26	0.03
2020 Est. Housing Units by Year Structure Built		
Built 2014 or Later	6,816	7.67
Built 2010 to 2013	1,461	1.64
Built 2000 to 2009	8,523	9.59
Built 1990 to 1999	8,960	10.08
Built 1980 to 1989	19,369	21.79
Built 1970 to 1979	23,385	26.30
Built 1960 to 1969	11,943	13.43
Built 1950 to 1959	6,704	7.54
Built 1940 to 1949	1,443	1.62
Built 1939 or Earlier	308	0.35
2020 Housing Units by Year Structure Built		
2020 Est. Median Year Structure Built	–	1,980.30
2020 Est. Households by Presence of People Under 18		
2020 Est. Households by Presence of People Under 18	35,096	41.99
Households with 1 or More People under Age 18		
Married Couple Family	22,853	65.12
Other Family, Male Householder	3,060	8.72
Other Family, Female Householder	8,924	25.43
NonFamily Household, Male Householder	187	0.53
NonFamily Household, Female Householder	72	0.20
2020 Est. Households with No People under Age 18		
Households with No People under Age 18	48,491	58.01
Households with No People under Age 18		
Married Couple Family	20,627	42.54
Other Family, Male Householder	2,099	4.33
Other Family, Female Householder	4,327	8.92
NonFamily, Male Householder	9,569	19.73
NonFamily, Female Householder	11,869	24.48

Benchmark: pma CTs Palladium Garland

Pop-Facts® Demographic Snapshot | Affluence & Education

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587

	Count	%
2020 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	19,355	11.82
Some High School, No Diploma	17,121	10.46
High School Graduate (or GED)	40,199	24.55
Some College, No Degree	37,369	22.83
Associate's Degree	11,387	6.96
Bachelor's Degree	26,611	16.25
Master's Degree	9,106	5.56
Professional Degree	1,512	0.92
Doctorate Degree	1,054	0.64
2020 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
High School Diploma	26,879	47.00
High School Graduate	14,198	24.83
Some College or Associate's Degree	10,791	18.87
Bachelor's Degree or Higher	5,319	9.30
2020 Est. Households by HH Income		
Income < $15,000	5,856	7.01
Income $15,000 - $24,999	6,520	7.80
Income $25,000 - $34,999	8,470	10.13
Income $35,000 - $49,999	12,373	14.80
Income $50,000 - $74,999	17,383	20.80
Income $75,000 - $99,999	12,262	14.67
Income $100,000 - $124,999	8,055	9.64
Income $125,000 - $149,999	4,483	5.36
Income $150,000 - $199,999	4,369	5.23
Income $200,000 - $249,999	1,919	2.30
Income $250,000 - $499,999	1,501	1.80
Income $500,000+	396	0.47
2020 Est. Average Household Income	–	78,651.12
2020 Est. Median Household Income	–	61,513.36
2020 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	–	64,842.10
Black or African American Alone	–	57,153.76
American Indian and Alaskan Native Alone	–	59,623.68
Asian Alone	–	69,149.45
Native Hawaiian and Other Pacific Islander Alone	–	48,031.47
Some Other Race Alone	–	49,787.85
Two or More Races	–	57,266.51
Hispanic or Latino	–	55,009.28
Not Hispanic or Latino	–	65,456.22
2020 Est. Families by Poverty Status		
2020 Families at or Above Poverty	55,263	89.31
2020 Families at or Above Poverty with children	27,665	44.71
2020 Families Below Poverty	6,616	10.69
2020 Families Below Poverty with children	5,403	8.73

Benchmark: pma CTs Palladium Garland

Pop-Facts® Demographic Snapshot | Education & Occupation

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587

	Count	%
2020 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	66,044	53.00
Blue Collar	34,456	27.65
Service and Farming	24,102	19.34
2020 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	18,357	15.61
15 - 29 Minutes	40,193	34.18
30 - 44 Minutes	34,664	29.48
45 - 59 Minutes	13,985	11.89
60 or more Minutes	10,397	8.84
2020 Est. Avg Travel Time to Work in Minutes	–	32.56
2020 Est. Workers Age 16+ by Transp. to Work		
2020 Est. Workers Age 16+ by Transp. to Work	122,434	100.00
Drove Alone	97,178	79.37
Carpooled	15,017	12.27
Public Transport	3,020	2.47
Walked	1,055	0.86
Bicycle	219	0.18
Other Means	1,014	0.83
Worked at Home	4,931	4.03
2020 Est. Civ. Employed Pop 16+ by Class of Worker		
2020 Est. Civ. Employed Pop 16+ by Class of Worker	124,602	100.00
For-Profit Private Workers	95,577	76.71
Non-Profit Private Workers)	6,277	5.04
Local Government Workers	6,104	4.90
State Government Workers	2,519	2.02
Federal Government Workers	1,482	1.19
Self-Employed Workers	12,529	10.05
Unpaid Family Workers	114	0.09
2020 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	1,880	1.51
Arts/Design/Entertainment/Sports/Media	1,433	1.15
Building/Grounds Cleaning/Maintenance	6,177	4.96
Business/Financial Operations	5,736	4.60
Community/Social Services	1,091	0.88
Computer/Mathematical	4,315	3.46
Construction/Extraction	11,570	9.29
Education/Training/Library	5,197	4.17
Farming/Fishing/Forestry	228	0.18
Food Preparation/Serving Related	7,575	6.08
Healthcare Practitioner/Technician	5,644	4.53
Healthcare Support	2,981	2.39
Installation/Maintenance/Repair	5,061	4.06
Legal	1,054	0.85
Life/Physical/Social Science	402	0.32
Management	8,632	6.93
Office/Administrative Support	17,621	14.14
Production	10,158	8.15
Protective Services	1,580	1.27
Sales/Related	13,039	10.46
Personal Care/Service	5,561	4.46
Transportation/Material Moving	7,667	6.15
2020 Est. Pop Age 16+ by Employment Status		
In Armed Forces	46	0.02
Civilian - Employed	126,342	64.61
Civilian - Unemployed	7,751	3.96
Not in Labor Force	61,401	31.40

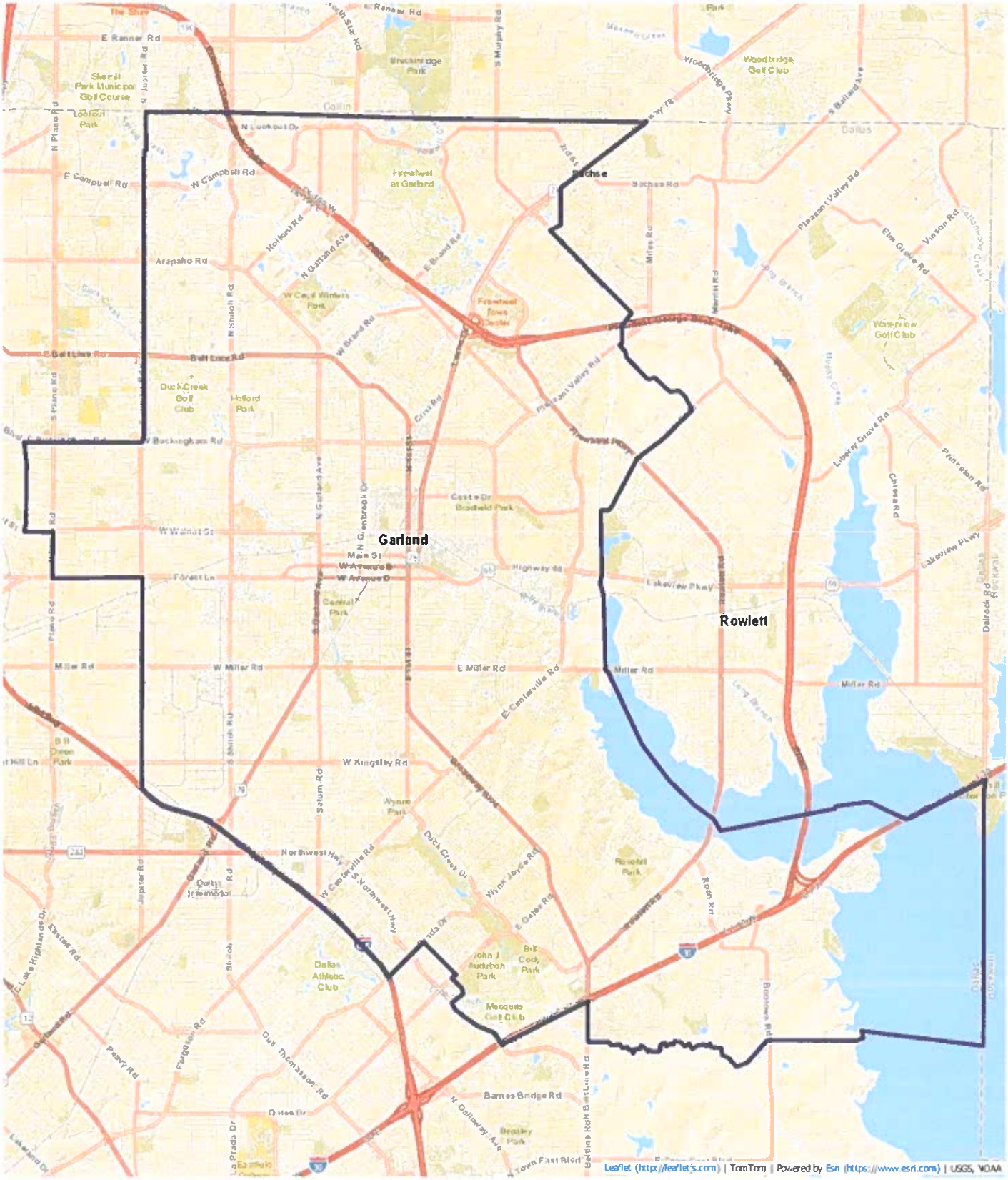
Benchmark: pma CTs Palladium Garland

Pop-Facts® Demographic Snapshot | Map

ENVIRONICS ANALYTICS

Trade Area: pma CTs Palladium Garland

Total Population: 252,970 | **Total Households:** 83,587



Report Details

Name: Pop-Facts® Demographic Snapshot 2020
Date / Time: 12/18/2019 4:55:02 PM
Workspace Vintage: 2020

Trade Area

Name	Level	Geographies
pma CTs Palladium Garland	Census Tract	48113-018105; 48113-018110; 48113-018111; 48113-018118; 48113-018120; 48113-018121; 48113-018123; 48113-018126; 48113-018127; 48113-018128; 48113-018129; 48113-018132; 48113-018137; 48113-018138; 48113-018141; 48113-018142; 48113-018203; 48113-018204; 48113-018205; 48113-018206; 48113-018300; 48113-018401; 48113-018402; 48113-018403; 48113-018501; 48113-018600; 48113-018700; 48113-018801; 48113-018802; 48113-018900; 48113-019004; 48113-019013; 48113-019014; 48113-019020; 48113-019021; 48113-019025; 48113-019026; 48113-019027; 48113-019028; 48113-019029; 48113-019031; 48113-019032; 48113-019033; 48113-019042; 48113-019043

Benchmark

Name	Level	Geographies
pma CTs Palladium Garland	Census Tract	48113-018105; 48113-018110; 48113-018111; 48113-018118; 48113-018120; 48113-018121; 48113-018123; 48113-018126; 48113-018127; 48113-018128; 48113-018129; 48113-018132; 48113-018137; 48113-018138; 48113-018141; 48113-018142; 48113-018203; 48113-018204; 48113-018205; 48113-018206; 48113-018300; 48113-018401; 48113-018402; 48113-018403; 48113-018501; 48113-018600; 48113-018700; 48113-018801; 48113-018802; 48113-018900; 48113-019004; 48113-019013; 48113-019014; 48113-019020; 48113-019021; 48113-019025; 48113-019026; 48113-019027; 48113-019028; 48113-019029; 48113-019031; 48113-019032; 48113-019033; 48113-019042; 48113-019043

DataSource

Product	Provider	Copyright
Claritas Pop-Facts® Premier	Claritas	©Claritas, LLC 2019 (https://en.environicsanalytics.ca/Spotlight/Abo
SPOTLIGHT Pop-Facts® Premier	Claritas	©Claritas, LLC 2019 (https://en.environicsanalytics.ca/Spotlight/Abo

DEVELOPER BUDGET & PROFORMA

Name of Proposed Entity: Garland Senior Living, Ltd.
Development Name: Garland Senior Living, Garland, Dallas County, Texas
2020 - 9% HTC; TDHCA #TBD

TDHCA Rent and Income Limits as of 10/7/2019

Rent Schedule

Unit Type	HTC Units	HOME/ RAD Units	# of Units	% of Units	# of Bed-rooms	# of Baths	Unit Size (NRSF)	Total NRSF	Program Rent Limit	Tenant Paid Utility Allowance	Net Rent Per Unit	Total Monthly Rent	Total Annual Rent
1bd/1ba PSH	30%		0	0%	1	1	750	-	$0	$42	-$42	$0	$0
1bd/1ba	30%		5	8%	1	1	750	3,750	$467	$42	$425	$2,125	$25,500
1bd/1ba	50%		22	33%	1	1	750	16,500	$779	$42	$737	$16,214	$194,568
1bd/1ba	60%		24	36%	1	1	750	18,000	$935	$42	$893	$21,432	$257,184
1bd/1ba	Market		15	23%	1	1	750	11,250	$1,050	$0	$1,050	$15,750	$189,000
	Total	55%	66	100%									
2bd/2ba PSH	30%		0	0%	2	2	950	-	$0	$55	-$55	$0	$0
2bd/2ba	30%		5	9%	2	2	950	4,750	$561	$55	$506	$2,530	$30,360
2bd/2ba	50%		15	28%	2	2	950	14,250	$935	$55	$880	$13,200	$158,400
2bd/2ba RAD	50%		0	0%	2	2	950	-	$0	$55	-$55	$0	$0
2bd/2ba	60%		21	39%	2	2	950	19,950	$1,122	$55	$1,067	$22,407	$268,884
2bd/2ba	Market		13	24%	2	2	950	12,350	$1,250	$0	$1,250	$16,250	$195,000
	Total	45%	54	100%									
3bd/2ba PSH	30%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba RAD	50%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	30%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	50%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	60%		0	#DIV/0!	3	2	1154	-	$0	$70	-$70	$0	$0
3bd/2ba	Market		0	#DIV/0!	3	2	1154	-	$0	$0	$0	$0	$0
	Total	0%	0	#DIV/0!									
al Rental Income		**100%**	**120**				**840**	**100,800**			**$916**	**$109,908**	**$1,318,896**
	Affordable		**92**	**76.7%**									
	Market rate		**28**	**23.3%**									

Non Rental Income	$0.00		per unit/month for:	Garage and Carport Rentals	$0	$0
Non Rental Income	$18.04		per unit/month for:	Application, Pet, Late and NSF Fees	$2,165	$25,980
Non Rental Income	$9.10		per unit/month for:	Laundry, Vending, Cable	$1,092	$13,104
Total Non Rental Income	**$27.14**				**$3,257**	**$39,084**

Total Gross Potential Revenue		**$113,165**	**$1,357,980**
Vacancy %	**7.50%**	**$8,487**	**$101,849**
Net Revenue		**$104,678**	**$1,256,132**

Schedule of Utility Allowances

Category	Type	Bedrooms: Eff	1	2	3	4
Heating		$0.0	$10.61	$12.48	$14.12	$0.00
Cooking		$0.0	$3.27	$4.73	$6.23	$0.00
Other Electric		$0.0	$12.33	$17.16	$22.14	$0.00
Air Conditioning		$0.0	$7.86	$10.90	$14.87	$0.00
Water Heating		$0.0	$7.56	$9.64	$11.78	$0.00
Electric Service Fee		$0.0	$0.00	$0.00	$0.00	$0.00
Water		$0.0	$0.00	$0.00	$0.00	$0.00
Sewer/Trash		$0.0	$0.00	$0.00	$0.00	$0.00
Gas Service Fee		$0.0	$0.00	$0.00	$0.00	$0.00
uster to Current UA from DPC		$0.0	$0.00	$0.00	$0.00	$0.00
al		$0.0	$42.00	$55.00	$70.00	$0.00

Source Sara
Effective 13-Dec-19

APPRAISAL DISTRICT RECORDS

Dallas Central Appraisal District

Commercial Account #65003726010030700

Location (Current 2020)

Address: 2222 MONARCH DR
Market Area: 0
Mapsco: 19-M (DALLAS)

DCAD Property Map

View Photo

Electronic Documents (ENS)

Print Homestead Exemption Form

Owner (Current 2020)

FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND
PO BOX 460268
GARLAND, TEXAS 75046-0268

Multi-Owner (Current 2020)

Owner Name	Ownership %
FIRST UNITED PENTECOSTAL	100%

Legal Desc (Current 2020)

1: CATTERBURY ABST 37 PG 260
2: TR 3 7 ACS 1.8683
3:
4: VOL2004075/2526 DD04162004 CO-DC
5: 00372601003073CG00372601
Deed Transfer Date: 4/16/2004

Value

2019 Certified Values	
Improvement:	N/A
Land:	N/A
Market Value:	N/A
Revaluation Year:	N/A
Previous Revaluation Year:	N/A

Improvements (Current 2020)

No Improvements.

Land (2019 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	PLANNED DEVELOPMENT DISTRICT	0	0	82,241.0000 SQUARE FEET	STANDARD			N/A	N

*** All Exemption information reflects 2019 Certified Values. ***

Exemptions (2019 Certified Values)

This property is tax exempt.

Estimated Taxes (2019 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	GARLAND	GARLAND ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.7696	$1.39	$0.2531	$0.124	$0.2695	N/A
Taxable Value	$0	$0	$0	$0	$0	$0
Estimated Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$0.00**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.**. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

Building Footprint (Current 2020)

Building Footprint Not Available

History

History

Dallas Central Appraisal District

Commercial Account #65003726010030800

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2020)

Address: 301 TINA DR
Market Area: 0
Mapsco: 19-P (DALLAS)

DCAD Property Map

View Photo

Electronic Documents (ENS)

Print Homestead Exemption Form

Owner (Current 2020)

FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND TX INC
PO BOX 460268
GARLAND, TEXAS 750460268

Multi-Owner (Current 2020)

Owner Name	Ownership %
FIRST UNITED PENTECOSTAL	100%

Legal Desc (Current 2020)

1: CANTERBURY ABST 37 PG 260
2: TR 3.8 ACS 4.12
3:
4: VOL2004073/2526 DD04162004 CO-DC
5: 00372601001030 3CG00372601
Deed Transfer Date: 4/16/2004

Value

2019 Certified Values	
Improvement:	N/A
Land:	+ N/A
Market Value:	N/A
Revaluation Year:	N/A
Previous Revaluation Year:	N/A

Improvements (Current 2020)

No Improvements.

Land (2019 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	PLANNED DEVELOPMENT DISTRICT	0	0	179,467.0000 SQUARE FEET	STANDARD			N/A	N

*** All Exemption information reflects 2019 Certified Values. ***

Exemptions (2019 Certified Values)

This property is tax exempt.

Estimated Taxes (2019 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	GARLAND	GARLAND ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.7696	$1.39	$0.2531	$0.124	$0.2695	N/A
Taxable Value	$0	$0	$0	$0	$0	$0
Estimated Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	$0.00

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

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Building Footprint (Current 2020)

Building Footprint Not Available

History

History

FLOOD PLAIN MAP

InterFlood

Instant flood maps and data

Buy Get Maps My Account Questions a la mode Logout

Flood Data

USPS Address:	2222 Monarch Dr Garland TX 75040-4100
Community Name:	GARLAND CITY OF
Community #:	485471
County:	Dallas
Census Tract:	0190.26
Flood Zone:	X
Map Date:	2014-07-07

Flood Map Type and Color Options

Type Aerial Zone Color Blue

APPLY MAP OPTIONS

Flood Map

To Save your flood map use your right mouse button and click directly on it. Then depending on what you want to do, select

- Save Picture As... to copy the flood map to your hard drive
- Copy to place the flood map in Windows memory so you can paste into another program
- Print Picture ... to print the flood map immediately

InterFlood by a la mode

Prepared for Affordable Housing Analysis
2222 Monarch Dr
Garland, TX 75040-4100

MAP DATA

FEMA Special Flood Hazard Area No
Map Number 48113C0220L
Zone X
Map Date July 07, 2014
FIPS 48113

Powered by CoreLogic

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

a la mode, inc.

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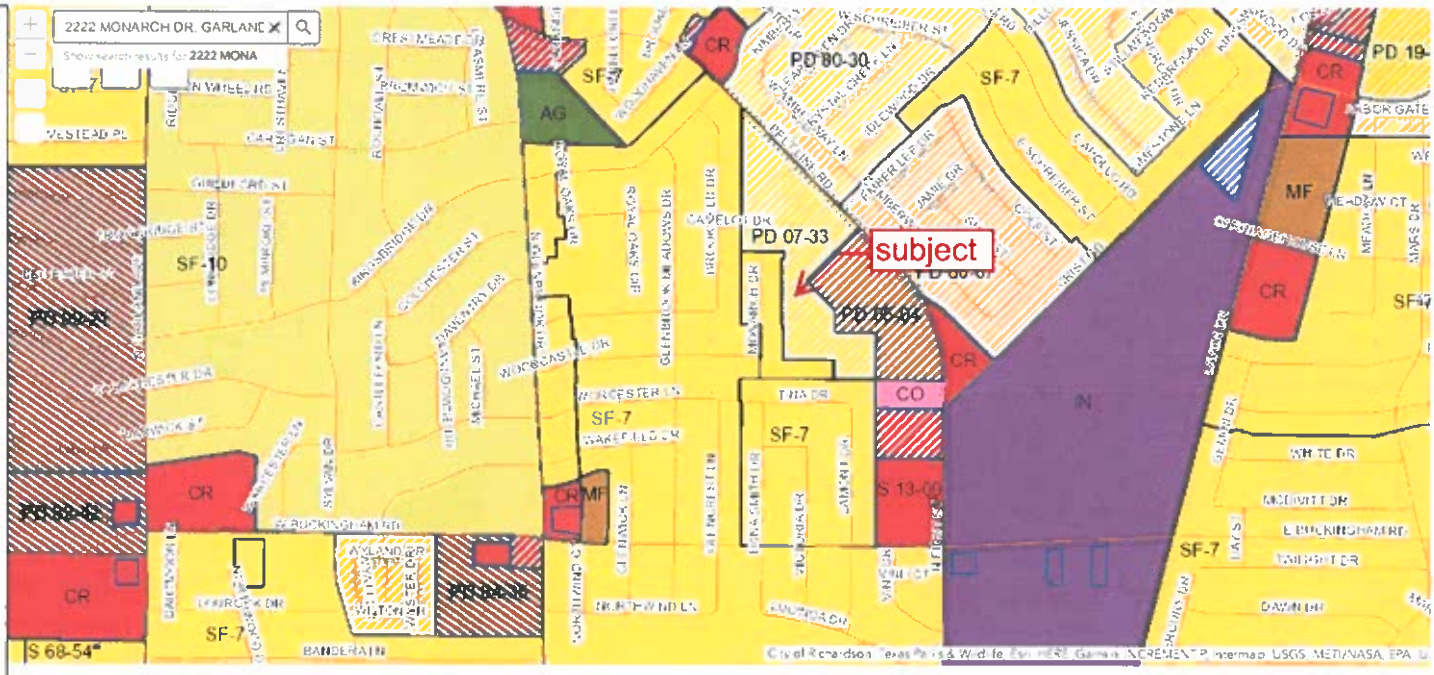
MISCELLANEOUS INFORMATION

GDC Zoning


2222 MONARCH DR, GARLANC
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subject
PD 80-30
PD 07-33
SF-7
SF-10
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BANDERAIN
WESTEAD PL
WORCESTER LN
BAKERFIELD DR
TINA DR
WHITE DR
MCDIVITT DR
E BUCKINGHAM RD
DAWN DR

HISTA DATA

Renter Households
Age 15 to 54 Years
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	399	246	208	198	187	1,238
$10,000-20,000	306	383	337	568	256	1,850
$20,000-30,000	741	672	720	504	795	3,432
$30,000-40,000	658	689	802	349	795	3,293
$40,000-50,000	468	666	408	395	832	2,769
$50,000-60,000	263	305	304	446	446	1,764
$60,000-75,000	574	595	494	472	635	2,770
$75,000-100,000	410	869	361	336	553	2,529
$100,000-125,000	164	189	274	213	245	1,085
$125,000-150,000	10	44	79	91	124	348
$150,000-200,000	191	59	134	122	44	550
$200,000+	61	90	83	40	151	425
Total	4,245	4,807	4,204	3,734	5,063	22,053

Renter Households
Age 15 to 54 Years
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	362	248	199	193	175	1,177
$10,000-20,000	261	315	307	516	239	1,638
$20,000-30,000	638	556	649	419	762	3,024
$30,000-40,000	610	701	766	296	825	3,198
$40,000-50,000	429	627	425	446	857	2,784
$50,000-60,000	269	340	297	476	488	1,870
$60,000-75,000	520	528	475	531	665	2,719
$75,000-100,000	463	952	427	390	658	2,890
$100,000-125,000	196	223	352	237	285	1,293
$125,000-150,000	20	93	117	133	148	511
$150,000-200,000	262	93	164	152	71	742
$200,000+	89	125	119	79	246	658
Total	4,119	4,801	4,297	3,868	5,419	22,504

Renter Households
Aged 55+ Years
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	336	141	71	43	23	614
$10,000-20,000	958	189	92	70	32	1,341
$20,000-30,000	589	211	94	52	52	998
$30,000-40,000	311	149	102	78	72	712
$40,000-50,000	267	168	79	44	58	616
$50,000-60,000	246	83	79	55	30	493
$60,000-75,000	235	161	94	80	47	617
$75,000-100,000	241	127	138	71	35	612
$100,000-125,000	134	91	105	40	34	404
$125,000-150,000	125	81	30	33	21	290
$150,000-200,000	99	49	25	12	28	213
$200,000+	143	51	26	26	18	264
Total	3,684	1,501	935	604	450	7,174

Renter Households
Aged 55+ Years
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	338	165	81	47	29	660
$10,000-20,000	964	187	92	69	39	1,351
$20,000-30,000	634	204	90	64	46	1,038
$30,000-40,000	342	176	112	87	76	793
$40,000-50,000	288	178	108	45	90	709
$50,000-60,000	281	96	88	72	32	569
$60,000-75,000	260	187	111	85	47	690
$75,000-100,000	321	161	168	102	44	796
$100,000-125,000	199	132	153	44	39	567
$125,000-150,000	195	111	63	55	25	449
$150,000-200,000	158	78	41	28	39	344
$200,000+	227	81	46	36	23	413
Total	4,207	1,756	1,153	734	529	8,379

Renter Households
Aged 62+ Years
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	242	97	51	31	15	436
$10,000-20,000	777	151	89	33	29	1,079
$20,000-30,000	462	121	81	32	30	726
$30,000-40,000	183	86	73	55	47	444
$40,000-50,000	175	90	66	31	58	420
$50,000-60,000	135	62	35	38	19	289
$60,000-75,000	130	111	86	55	42	424
$75,000-100,000	146	78	134	41	28	427
$100,000-125,000	107	63	33	29	23	255
$125,000-150,000	81	35	25	19	13	173
$150,000-200,000	65	28	18	5	11	127
$200,000+	101	19	15	14	11	160
Total	2,604	941	706	383	326	4,960

Renter Households
Aged 62+ Years
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	246	124	61	37	19	487
$10,000-20,000	802	151	89	35	35	1,112
$20,000-30,000	514	124	77	40	26	781
$30,000-40,000	217	105	84	67	49	522
$40,000-50,000	197	106	94	35	88	520
$50,000-60,000	166	73	37	50	21	347
$60,000-75,000	163	136	101	62	43	505
$75,000-100,000	207	105	162	62	36	572
$100,000-125,000	164	88	60	30	26	368
$125,000-150,000	132	49	55	30	16	282
$150,000-200,000	111	50	33	11	20	225
$200,000+	160	36	24	20	11	251
Total	3,079	1,147	877	479	390	5,972

Renter Households
All Age Groups
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	735	387	279	241	210	1,852
$10,000-20,000	1,264	572	429	638	288	3,191
$20,000-30,000	1,330	883	814	556	847	4,430
$30,000-40,000	969	838	904	427	867	4,005
$40,000-50,000	735	834	487	439	890	3,385
$50,000-60,000	509	388	383	501	476	2,257
$60,000-75,000	809	756	588	552	682	3,387
$75,000-100,000	651	996	499	407	588	3,141
$100,000-125,000	298	280	379	253	279	1,489
$125,000-150,000	135	125	109	124	145	638
$150,000-200,000	290	108	159	134	72	763
$200,000+	204	141	109	66	169	689
Total	7,929	6,308	5,139	4,338	5,513	29,227

Renter Households
All Age Groups
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	700	413	280	240	204	1,837
$10,000-20,000	1,225	502	399	585	278	2,989
$20,000-30,000	1,272	760	739	483	808	4,062
$30,000-40,000	952	877	878	383	901	3,991
$40,000-50,000	717	805	533	491	947	3,493
$50,000-60,000	550	436	385	548	520	2,439
$60,000-75,000	780	715	586	616	712	3,409
$75,000-100,000	784	1,113	595	492	702	3,686
$100,000-125,000	395	355	505	281	324	1,860
$125,000-150,000	215	204	180	188	173	960
$150,000-200,000	420	171	205	180	110	1,086
$200,000+	316	206	165	115	269	1,071
Total	8,326	6,557	5,450	4,602	5,948	30,883

Owner Households
Age 15 to 54 Years
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	148	83	79	40	30	380
$10,000-20,000	92	78	57	111	129	467
$20,000-30,000	158	75	136	238	515	1,122
$30,000-40,000	366	232	303	495	549	1,945
$40,000-50,000	310	295	546	398	744	2,293
$50,000-60,000	384	274	377	458	942	2,435
$60,000-75,000	212	373	796	912	1,004	3,297
$75,000-100,000	216	767	932	1,362	1,524	4,801
$100,000-125,000	301	582	862	945	1,093	3,783
$125,000-150,000	89	574	370	596	643	2,272
$150,000-200,000	22	457	383	653	559	2,074
$200,000+	67	264	533	353	448	1,665
Total	2,365	4,054	5,374	6,561	8,180	26,534

Owner Households
Age 15 to 54 Years
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	121	62	57	31	24	295
$10,000-20,000	71	51	36	97	101	356
$20,000-30,000	112	52	113	182	404	863
$30,000-40,000	303	159	253	438	466	1,619
$40,000-50,000	302	227	474	363	727	2,093
$50,000-60,000	362	214	339	452	842	2,209
$60,000-75,000	198	297	668	811	949	2,923
$75,000-100,000	225	722	965	1,347	1,536	4,795
$100,000-125,000	314	606	917	1,005	1,238	4,080
$125,000-150,000	91	683	447	742	791	2,754
$150,000-200,000	24	514	442	768	695	2,443
$200,000+	104	351	731	480	654	2,320
Total	2,227	3,938	5,442	6,716	8,427	26,750

Owner Households
Aged 55+ Years
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	430	370	103	57	55	1,015
$10,000-20,000	841	600	182	77	94	1,794
$20,000-30,000	830	1,119	180	87	149	2,365
$30,000-40,000	865	1,128	321	154	81	2,549
$40,000-50,000	706	1,193	309	110	108	2,426
$50,000-60,000	625	1,049	316	145	233	2,368
$60,000-75,000	884	1,843	548	216	148	3,639
$75,000-100,000	779	2,135	811	331	264	4,320
$100,000-125,000	389	1,350	357	264	423	2,783
$125,000-150,000	261	833	235	124	120	1,573
$150,000-200,000	228	558	362	97	287	1,532
$200,000+	257	735	258	114	98	1,462
Total	7,095	12,913	3,982	1,776	2,060	27,826

Owner Households
Aged 55+ Years
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	439	363	93	54	63	1,012
$10,000-20,000	806	545	181	76	97	1,705
$20,000-30,000	831	1,031	173	91	134	2,260
$30,000-40,000	889	1,156	322	170	100	2,637
$40,000-50,000	774	1,242	343	116	113	2,588
$50,000-60,000	667	1,088	325	149	270	2,499
$60,000-75,000	922	1,900	577	217	156	3,772
$75,000-100,000	892	2,327	870	384	283	4,756
$100,000-125,000	514	1,529	431	318	539	3,331
$125,000-150,000	359	1,108	317	165	170	2,119
$150,000-200,000	313	682	453	131	339	1,918
$200,000+	371	1,007	366	165	173	2,082
Total	7,777	13,978	4,451	2,036	2,437	30,679

Owner Households
Aged 62+ Years
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	300	302	82	17	24	725
$10,000-20,000	712	411	131	31	58	1,343
$20,000-30,000	642	945	142	38	58	1,825
$30,000-40,000	562	912	186	55	52	1,767
$40,000-50,000	504	902	216	56	64	1,742
$50,000-60,000	395	793	203	100	143	1,634
$60,000-75,000	557	1,243	303	112	91	2,306
$75,000-100,000	482	1,383	475	156	51	2,547
$100,000-125,000	358	851	225	87	219	1,740
$125,000-150,000	166	491	162	51	60	930
$150,000-200,000	145	307	221	42	93	808
$200,000+	203	495	119	11	30	858
Total	5,026	9,035	2,465	756	943	18,225

Owner Households
Aged 62+ Years
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	325	299	76	21	39	760
$10,000-20,000	696	391	128	37	66	1,318
$20,000-30,000	668	893	143	46	66	1,816
$30,000-40,000	630	972	199	68	72	1,941
$40,000-50,000	572	985	253	67	77	1,954
$50,000-60,000	453	860	213	105	176	1,807
$60,000-75,000	602	1,361	348	121	96	2,528
$75,000-100,000	568	1,551	542	204	70	2,935
$100,000-125,000	476	1,042	287	124	290	2,219
$125,000-150,000	242	692	232	78	86	1,330
$150,000-200,000	198	407	284	67	114	1,070
$200,000+	297	717	187	18	61	1,280
Total	5,727	10,170	2,892	956	1,213	20,958

Owner Households
All Age Groups
Year 2020 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	578	453	182	97	85	1,395
$10,000-20,000	933	678	239	188	223	2,261
$20,000-30,000	988	1,194	316	325	664	3,487
$30,000-40,000	1,231	1,360	624	649	630	4,494
$40,000-50,000	1,016	1,488	855	508	852	4,719
$50,000-60,000	1,009	1,323	693	603	1,175	4,803
$60,000-75,000	1,096	2,216	1,344	1,128	1,152	6,936
$75,000-100,000	995	2,902	1,743	1,693	1,788	9,121
$100,000-125,000	690	1,932	1,219	1,209	1,516	6,566
$125,000-150,000	350	1,407	605	720	763	3,845
$150,000-200,000	250	1,015	745	750	846	3,606
$200,000+	324	999	791	467	546	3,127
Total	9,460	16,967	9,356	8,337	10,240	54,360

Owner Households
All Age Groups
Year 2025 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	560	425	150	85	87	1,307
$10,000-20,000	877	596	217	173	198	2,061
$20,000-30,000	943	1,083	286	273	538	3,123
$30,000-40,000	1,192	1,315	575	608	566	4,256
$40,000-50,000	1,076	1,469	817	479	840	4,681
$50,000-60,000	1,029	1,302	664	601	1,112	4,708
$60,000-75,000	1,120	2,197	1,245	1,028	1,105	6,695
$75,000-100,000	1,117	3,049	1,835	1,731	1,819	9,551
$100,000-125,000	828	2,135	1,348	1,323	1,777	7,411
$125,000-150,000	450	1,791	764	907	961	4,873
$150,000-200,000	337	1,196	895	899	1,034	4,361
$200,000+	475	1,358	1,097	645	827	4,402
Total	10,004	17,916	9,893	8,752	10,864	57,429

Garland Senior Living

TDHCA# TBD

Geographies Selected:

	Geocode/ ID	State	County	MCD
1	48113018105	Texas	Dallas County	Northeast Dallas CCD
2	48113018110	Texas	Dallas County	Northeast Dallas CCD
3	48113018111	Texas	Dallas County	Northeast Dallas CCD
4	48113018118	Texas	Dallas County	Northeast Dallas CCD
5	48113018120	Texas	Dallas County	Northeast Dallas CCD
6	48113018121	Texas	Dallas County	Northeast Dallas CCD
7	48113018123	Texas	Dallas County	Northeast Dallas CCD
8	48113018126	Texas	Dallas County	Northeast Dallas CCD
9	48113018127	Texas	Dallas County	Northeast Dallas CCD
10	48113018128	Texas	Dallas County	Northeast Dallas CCD
11	48113018129	Texas	Dallas County	Northeast Dallas CCD
12	48113018132	Texas	Dallas County	Northeast Dallas CCD
13	48113018137	Texas	Dallas County	Northeast Dallas CCD
14	48113018138	Texas	Dallas County	Northeast Dallas CCD
15	48113018141	Texas	Dallas County	Northeast Dallas CCD
16	48113018142	Texas	Dallas County	Northeast Dallas CCD
17	48113018203	Texas	Dallas County	Northeast Dallas CCD
18	48113018204	Texas	Dallas County	Northeast Dallas CCD
19	48113018205	Texas	Dallas County	Northeast Dallas CCD
20	48113018206	Texas	Dallas County	Northeast Dallas CCD
21	48113018300	Texas	Dallas County	Northeast Dallas CCD
22	48113018401	Texas	Dallas County	Northeast Dallas CCD
23	48113018402	Texas	Dallas County	Northeast Dallas CCD
24	48113018403	Texas	Dallas County	Northeast Dallas CCD
25	48113018501	Texas	Dallas County	Northeast Dallas CCD
26	48113018600	Texas	Dallas County	Northeast Dallas CCD
27	48113018700	Texas	Dallas County	Northeast Dallas CCD
28	48113018801	Texas	Dallas County	Northeast Dallas CCD
29	48113018802	Texas	Dallas County	Northeast Dallas CCD
30	48113018900	Texas	Dallas County	Northeast Dallas CCD
31	48113019004	Texas	Dallas County	Northeast Dallas CCD
32	48113019013	Texas	Dallas County	Northeast Dallas CCD
33	48113019014	Texas	Dallas County	Northeast Dallas CCD
34	48113019020	Texas	Dallas County	Northeast Dallas CCD
35	48113019021	Texas	Dallas County	Northeast Dallas CCD
36	48113019025	Texas	Dallas County	Northeast Dallas CCD
37	48113019026	Texas	Dallas County	Northeast Dallas CCD
38	48113019027	Texas	Dallas County	Northeast Dallas CCD
39	48113019028	Texas	Dallas County	Northeast Dallas CCD
40	48113019029	Texas	Dallas County	Northeast Dallas CCD
41	48113019031	Texas	Dallas County	Northeast Dallas CCD
42	48113019032	Texas	Dallas County	Northeast Dallas CCD
43	48113019033	Texas	Dallas County	Northeast Dallas CCD
44	48113019042	Texas	Dallas County	Northeast Dallas CCD
45	48113019043	Texas	Dallas County	Northeast Dallas CCD

ANALYST QUALIFICATIONS

ROBERT O. COE, II, MAI
AFFORDABLE HOUSING ANALYSTS
3912 AVENUE O
GALVESTON, TEXAS 77550
281-387-7552
Email: robertocoe2@gmail.com

State Certified Real Estate Appraiser

TX-1333157-G

Work Experience

10/2010-to-Present – Affordable Housing Analyst – I formed the company to assist clients with their appraisal and consulting needs in complex real estate transactions. Although the firm specializes in affordable housing transactions, we have the experience and training to handle all commercial property types.

1/2002-9/2010 – O'Connor & Associates. Staff appraiser and managed marketing and a team of appraisers/analysts in performing assignments relating to affordable housing. Additionally, personally handled a significant portion of the most complex appraisal/consulting assignments.

8/1994-7/2001 – National Realty Consultants. Staff appraiser

1-1994-7/1994 – Carley, Gage & Associates. Staff appraiser

10/1989-11/1994 – First City, Texas Bank, N.A. Assistant Vice President in Corporate Lending. Responsible for a portfolio of over $2 Billion in loans/commitments to Fortune 500 clients.

10/1987-10/1989 – First City, Texas Bank, N.A. Credit Supervisor/Senior Analyst. Responsible for training and supervision of a staff of credit analysts.

Education

MBA (Finance) – Southern Methodist University, Dallas, Texas 1987
BBA (Finance) _University of Oklahoma, Norman, Oklahoma 1976

Appraisal/Business Appraisal Courses

Appraisal Institute – All courses necessary for educational requirement of MAI designation
Institute of Business Appraisal – Mastering Business Appraisal Skills course
HUD MAP certified

Professional Associations:

Designated Member of Appraisal Institute (MAI)
Member of the Texas Affiliation of Affordable Housing Providers

Assignments:

I have appraiser/consulted on a wide variety of commercial properties ranging from over 500 Housing Tax Credit assignments, to a golf course and residential subdivision, to water/sewer utility facilities, to mixed use developments including residential/retail/office/structured parking uses. I have also prepared appraisal and/or market studies for proposed or existing residential subdivisions, hotels, shopping centers, industrial facilities, apartments complexes, and numerous other commercial property types.

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3889

ROBERT O COE II
3912 AVENUE O
GALVESTON, TX 77550

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1333157 G

Issued: 03/15/2018 Expires: 12/31/2019

Appraiser: ROBERT O COE II

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use the title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
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Douglas E. Oldmixon
Commissioner

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda **4. c.**

Meeting Date: January 13, 2020

Item Title: Administrative Services Committee Update

Summary of Request/Problem

Mayor Pro Tem Robert John Smith, Chair of the Administrative Services Committee, will provide a committee report on the following items:

- Budget Method Change (staff report followed by general discussion and direction)
- New Rules for Boards and Commissions (legal presentation)

Recommendation/Action Requested and Justification

Discussion only.

Attachments

Boards and Commissions - Terms of Office Revisions (redline)

AMEND ARTICLE II, DIVISION 1 "COUNCIL OPERATING PROCEDURES", SECTION 11 TO READ AS FOLLOWS:

Section 11 Appointments to boards and commissions; minimum meeting schedules; terms of appointment; annual election of officers; sub-committees; agendas; public comment

(A) Generally, appointments to boards and commissions shall be made by the City Council annually during the month of August. The general term of office for a council appointee begins on September 1 and expires on August 31 in the year in which the term of office of the member of the City Council who made the appointment expires. If a vacancy occurs before a term is completed, the Councilmember representing the district in which the vacancy occurs shall be responsible for nominating a replacement. *See also, Section 2 of Division 4 of this Article for the procedure regarding the recruitment and appointment of members of boards and commissions.*

(B) Unless otherwise provided by the ordinance that creates the board or commission or by controlling State law, all boards and commissions shall meet at least twice per calendar year, with a quorum of members present.

(C) Notwithstanding subsection (A) and unless otherwise provided by the ordinance that creates the board or commission or by controlling State law, the term of office of a member of a board or commission ends upon the resignation, disqualification, recall or other removal of the appointing Councilmember. A person appointed to fill a vacancy in such circumstances shall be appointed only for the unexpired term of office of the vacancy created. Provided, however, that a member of a board or commission whose term of appointment has ended may, if otherwise eligible to hold the position and subject to the provisions of Sec. 10.28 of the Code of Ordinances (providing for the automatic termination of appointment when a member files for elective office) holdover in the position until a successor is appointed by the City Council. A term of appointment ends immediately if the member of the board or commission is removed or replaced by the City Council which, as provided by Article IV, Sec. 2 of the City Charter, may be done without cause or notice.

(~~B~~D) All boards and commissions, the members of which are solely appointed by the City Council, shall elect officers at the first meeting held by the board or commission on or after October 1 in each calendar year.

(E) A board or commission may, subject to the approval of the chair, create subcommittees that may include members of the public provided the subcommittee is chaired by an appointed member of the parent board. Members of such subcommittees who are not also members of the parent board shall serve *ex officio*, may not participate in official voting, and are not counted towards a quorum. To the extent practicable, subcommittees shall

endeavor to abide by the policies applicable to the parent board, including the location of the meeting, the recording of proceedings, the keeping of minutes, and the like.

(F) With the exception of any board or commission that serves in a quasi-judicial capacity or other than purely as an advisory body, an item may be placed on the agenda of a board or commission by: (1) City staff; (2) the Mayor or any two or more members of the City Council; and (3) any two or more members of the board or commission. No item may be considered by the board or commission that is not directly germane to its expressed functions and duties as provided by law. An agenda will provide a section for pending matters and a section for future agenda items to be announced, without debate, for consideration by the board or commission. Pending items will be posted to each agenda of the board or commission until action is taken on the item or the item is withdrawn by the submitter. The person designated by the City Manager as the staff liaison to the board or commission will assemble the agenda with input from staff, the members of the board or commission, and the chair, and is responsible for timely posting agendas in accordance with the Texas Open Meetings Act.

(G) With the exception of any board or commission that serves in a quasi-judicial capacity or other than purely as an advisory body, every board and commission shall allow members of the public at least three minutes to speak on matters relating to the functions and duties of the board or commission or matters on a posted agenda. The board or commission shall, to the extent practicable, abide by the provisions of these policies and the practices of the City Council with respect to public speakers.

GARLAND

City Council Work Session Agenda
Meeting Date: January 13, 2020
Item Title: Board and Commission Appointment
Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

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Summary:

Mayor Pro Tem Smith

- Forrest Oliver - Senior Citizens Advisory Committee

Attachments

Forrest Oliver

GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: Dec 5, 2019

Name: Forrest Oliver Phone: [redacted]

Address: 1101 Columbine Dr Phone: [redacted]

City, State, Zip: Garland, TX 75043 Email: [redacted]

Resident of Garland for 16 years Resident of Texas for 57 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 3

Have you ever been convicted of a felony? ☐ Yes ☑ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☑ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I'm a senior!

If you have previously served on a City Board or Commission, please specify and list dates of service.

no

List civic or community endeavors with which you have been involved.

Lead for neighborhood, NextDoor

What is your educational background?

Bachelor of Music Ed, Texas Tech, 1975/ Master of Educational Admin, Lamar U, 2012

What is your occupational experience?

Teacher, Food Service Manager, School Administrator of Testing

I hereby affirm that all statements herein are true and correct. Forrest Oliver

Board or Commission of first, second, and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Parks and Recreation Board
___ Building and Fire Codes Board	___ Garland Youth Council **	___ Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	___ Plumbing and Mechanical Codes Board
___ Community Multicultural Commission	___ Library Board	✓ Senior Citizens Advisory Committee
___ Electrical Board		

** Plan Commission members must live in district* *** Garland Youth Council has a separate application*

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504
Email: rdowl@GarlandTx.gov

Revised 03/2015