NOTICE OF MEETING OF THE GOVERNING BODY OF THE CITY OF NAVASOTA, TEXAS FEBRUARY 21, 2022

Notice is hereby given that a Special Meeting of the governing body of the City of Navasota will be held on the 21st of February, 2022 at 6:00 PM at the City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas 77868, at which time the following subjects will be considered, to wit:

To watch the City Council meeting live please visit the City of Navasota's Youtube here: https://www.youtube.com/channel/UCltnx7BQt0TCIYJRiZ14g5w

- 1 Call to Order.
- 2 Invocation Pledge of Allegiance
- 3 Remarks of visitors: Any citizen may address the City Council on any matter. Registration forms are available on the podium and/or table in the back of the city council chambers. This form should be completed and delivered to the City Secretary by 5:45 p.m. Please limit remarks to three minutes. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.
- 4 Presentation, discussion, and possible action on Resolution No. 711-22, in support of an application and multi-family development (tax credit) at 1512 Piedmont Rd, Navasota, TX, 77868, by Piedmont Apartments, LTD. [Lupe Diosdado, Development Services Director]
- 5 Adjourn.

DATED THIS

/JW/

BY: JASON WEEKS, CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 18th of February, 2022 at 09:54 AM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov. *The City Council reserves the right to convene in Executive Session at any time deemed necessary for the consideration of confidential matters under the Texas Government Code, Sections 551.071-551.089.*

DATED THIS THE 18TH OF FEBRUARY, 2022

/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT(936) 825-6475 OR (936) 825-6408 OR BY FAX AT (936) 825-2403.

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 4 AGENDA DATE: February 21, 2022

PREPARED BY: Lupe Diosdado, Development Services Director

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action on Resolution No. 711-22, in support of an application and multi-family development (tax credit) at 1512 Piedmont Rd, Navasota, TX, 77868, by Piedmont Apartments, LTD. [Lupe Diosdado, Development Services Director]

ITEM BACKGROUND:

City staff was approached by Wade Bienski (Homestead Development Group, LTD) representing Piedmont Apartments, LTD, regarding an intent to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits to develop a 48 unit tax credit multi family apartment complex along Piedmont Rd. The proposed location is zoned B-1: General Business District where 5 or more multi-dwelling units are a permitted use.

The TDHCA application deadline is March 1, 2022. Attached for your review is the resolution of support, and supporting documentation, including a proposed site plan layout. The City of Navasota has 2.3 times the state average of units per capita supported by housing tax credits, therefore the proposed development is ineligible for LIHTC unless the City Council approves the resolution of Support.

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

Staff recommends taking action on Resolution No. 711-22, in support of a Multi Family development on Piedmont Street by Piedmont Apartments, LTD.

ATTACHMENTS:

- 1. Resolution No. 711-22
- 2. Homestead Development Group, LTD
- 3. Proposed Layout
- 4. Piedmont Apartments, LTD
- 5. Sample Photos
- 6. Tax Credit Report

RESOLUTION NO. 711-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, REGARDING SUPPORT FOR PIEDMONT APARTMENTS, LTD, ON PIEDMONT RD.

WHEREAS, Piedmont Apartments, LTD, (the "Applicant") has proposed a development for Multi Family Development located at 1512 Piedmont Rd, named Piedmont Apartments, in the City of Navasota, TX, 77868, Grimes County (the "Development"); and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") in the 2022 competitive 9% application round for Low Income Housing Tax Credits ("LIHTC") and for the Development; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, AS FOLLOWS:

Section 1. The recitations in the preamble of this Resolution are incorporated into the body of this Resolution as fully set forth herein.

Section 2. The City of Navasota, Grimes County, Texas supports the Development and the related application to the TDHCA, and to authorizes, if awarded by the Texas Department of Housing and Community Affairs, an allocation of Low Income Housing Tax Credits for the Development.

Section 3. The City intends to issue a commitment and letter confirming that the City will provide reduced fees for the benefit of the Development so that the Applicant may receive one (1) point for a contribution from the City in an amount of \$500.00 or more.

Section 4. The City of Navasota hereby supports the proposed Development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of LIHTC for the Development pursuant to Texas Government Code §2306.6703(a)(4).

Section 5. This Resolution, related to potential financing, is not a statement of approval for site or building permits, zoning, PUD, or any other development approvals; as such decision shall be made in due course with a future request in accordance with the City's building codes and other applicable development regulations.

Section 6. Mayor William A. 'Bert' Miller, is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Navasota on February 21, 2022.

Section 7. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby repealed only to the extent of the conflict.

PASSED AND APPROVED by the City Council of the City of Navasota, Texas on February 21, 2022.

CITY OF NAVASOTA, TEXAS

Bert Miller, Mayor

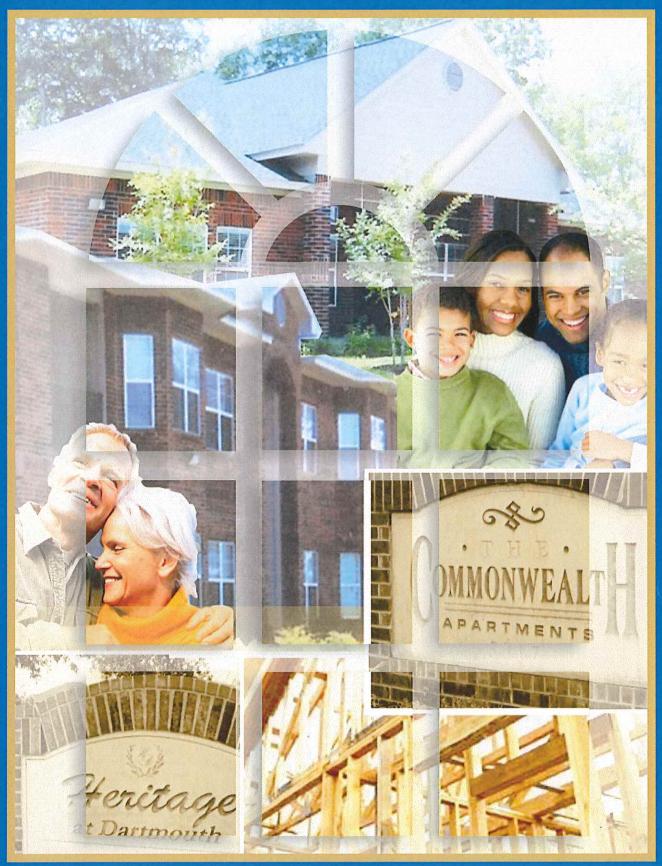
ATTEST:

Susie M. Homeyer, City Secretary

APPROVED AS TO FORM:

Cary Bovey, City Attorney





The Window to Your Future

Our Leadership



With more than 25 years of experience in making affordable housing a reality, Emanuel H. Glockzin, Jr.:

- Possesses a solid understanding of the Housing Tax Credit Program.
- Exhibits a dedication to building and maintaining long-term relationships with lenders and syndicators.
- Demonstrates an innate ability to select qualified developments all across the State of Texas.
- Encourages a spirit of cooperation and participation between elected officials and neighborhood-based groups.
- Builds well-managed apartment complexes which foster good relationships between tenants and their surrounding neighborhoods.
- Provides quality, affordable rental housing to the elderly and families in Texas.
- Offers a proven track record, with the essential ability to act quickly.

Mr. Glockzin is:

- A member of the Board of Directors of the Rural Rental Housing Association of Texas for the past seven years.
- A member of the Texas Affiliation of Affordable Housing Providers (TAAHP).
- Former member of the Board of Directors, Twin City Mission, a nonprofit organization providing a foundation of support for those in need.
- A 1972 graduate of Texas A&M University.

Our Team Our Team

Homestead Development Group, Ltd. offers an industry-experienced management team, covering every detail from concept to completion for common goal-building communities **together!**

Design

Myriad Designs, Ltd., Harry Bostic

- Licensed architect and 1970 Texas A&M graduate.
- Experienced designer of tax credit housing developments since 1985.
- TDHCA Fair Housing Training for accessibility.

Construction

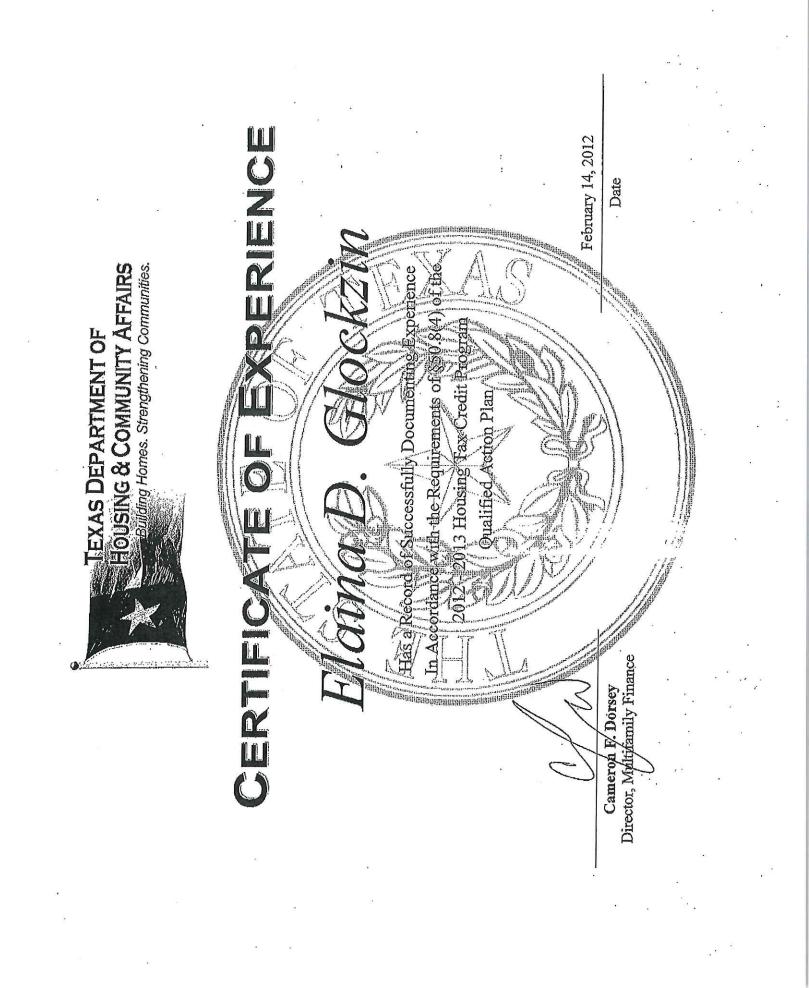
Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., General Contractor

- Since 1979 providing quality construction of Texas apartment communities.
- Industry expertise and experience.
- Knowledge and ability to implement all federal, state, and local regulations and inspections.

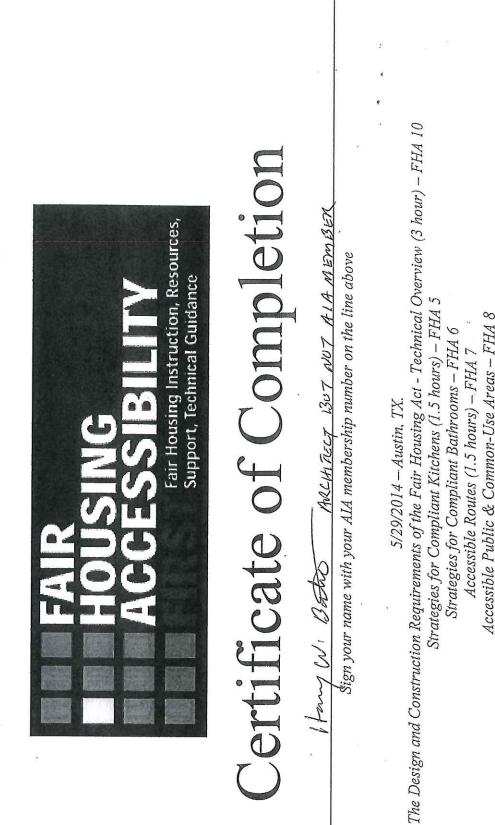
Management

Cambridge Interests, Inc. Elaina D. Glockzin, President

- 1973 graduate of Texas State University.
- Certified in property management and Tax Credit Compliance.
- Actively involved in day-to-day operation of the management company.
- Currently managing 38 developments in cities across Texas.



CERTIFICATE OF EXPERIENCE February 9, 2011 Date Emanuel H. Glockzin Jr Has a Record of Successfully Constructing or Developing HOUSING & COMMUNITY AFFAIRS Building Homes. Strengthening Communities. In Accordance with the Requirements of the 152 New Construction multifamily units **TEXAS DEPARTMENT OF** 2011 Housing Tax Credit Program Qualified Action Plan. Robbye Meyer Director of Multifamily Finance of the Bla





J'bond's

100/

1-312-913-1717 iritzu@lemarchitects.com Jack Catlin, Principal

Provider No. 1036

819 S. Wabash, Suite 509 Chicago, IL 60605-2153

AN DEVELOS AN DEVELOS

00 te al Completio Qualified Allocation Plan for Fair Housing Training related to design issues. Design Requirements for Multifamily Housing Course Understanding the Fair Housing Act and Section 504 This course meets the Texas Department of Housing & Community Affairs Mark E. English President successfully completed the five-hour Certification Expires two years from date of completion This Certifies That on June 27, 2012 Harry Bostic www.FairHousingSolutions.com mhatha

HOMESTEAD DEVELOPMENT GROUP, LTD.





The Commonwealth Apartments Nacogdoches, TX

- Choice of four floor plans.
- Washer and dryer connections.
- Ceiling fans and miniblinds.
- Patios with storage closets.
- Outdoor recreational area.
- Clubhouse/laundry facility.

Lexington Court Apartments Kilgore, TX

- Gazebo with sitting area
- Covered pavilion with barbecue grills & tables
- Equipped business center.
- Community room/laundry facility.
- Two children's playgrounds.
- Sports Court.



HOMESTEAD DEVELOPMENT GROUP, LTD.

Our Properties

Montgomery Meadows & Grand Montgomery Court Huntsville, TX

- Senior housing communities.
- Clubhouse/laundry facilities.
- Miniblinds for all windows.
- Washer and dryer connections.
- Pavilion with barbecue grills and tables.
- Community Garden area.

The Heritage at Dartmouth & T.C.M Haven College Station, TX

- A safe and accessible home for adults with disabilities.
- 120 apartments featuring wide hallways & doors with accessible sinks, countertops, and appliances.

The Heritage at Dartmouth received the Texas Department of Housing and Community Affairs "Housing for the Special Needs Award" for –profit division in 1999.





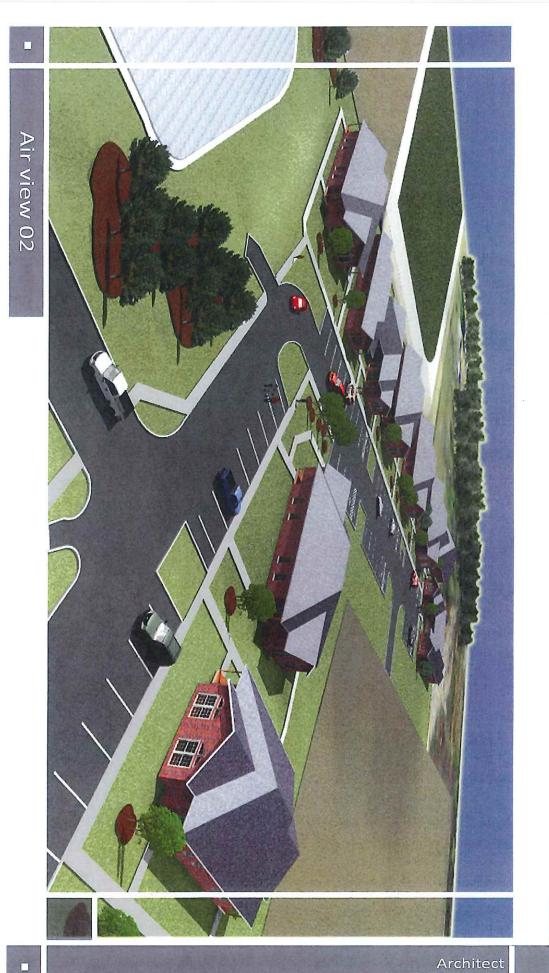


MONTGOMERY MEADOWS

Architect DAVID VIGIL davidvigil@hotmail.com (979)402-7259

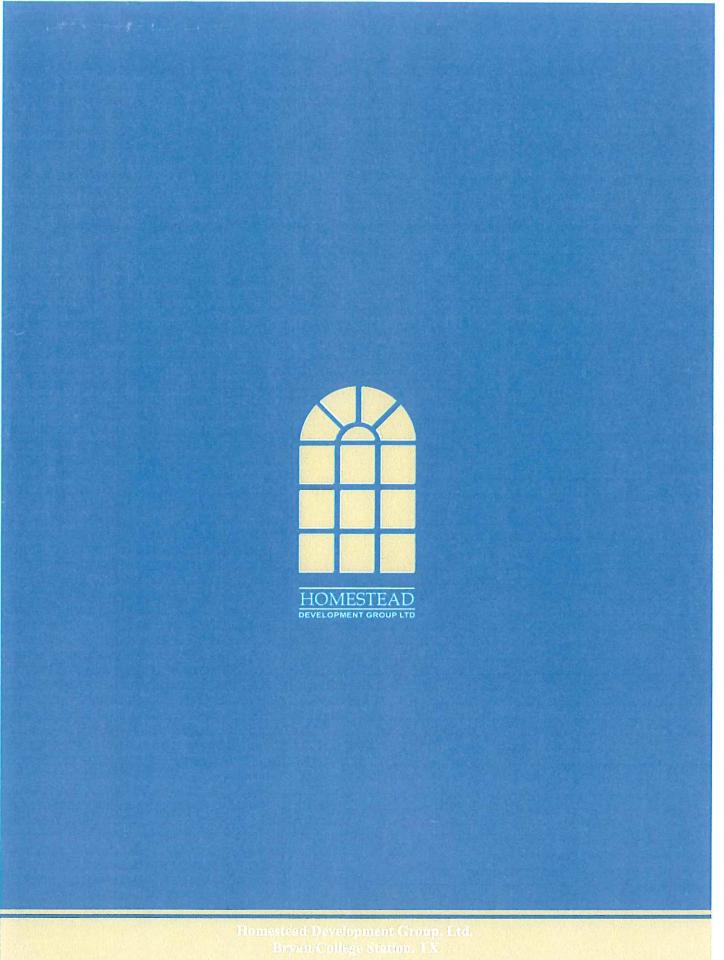


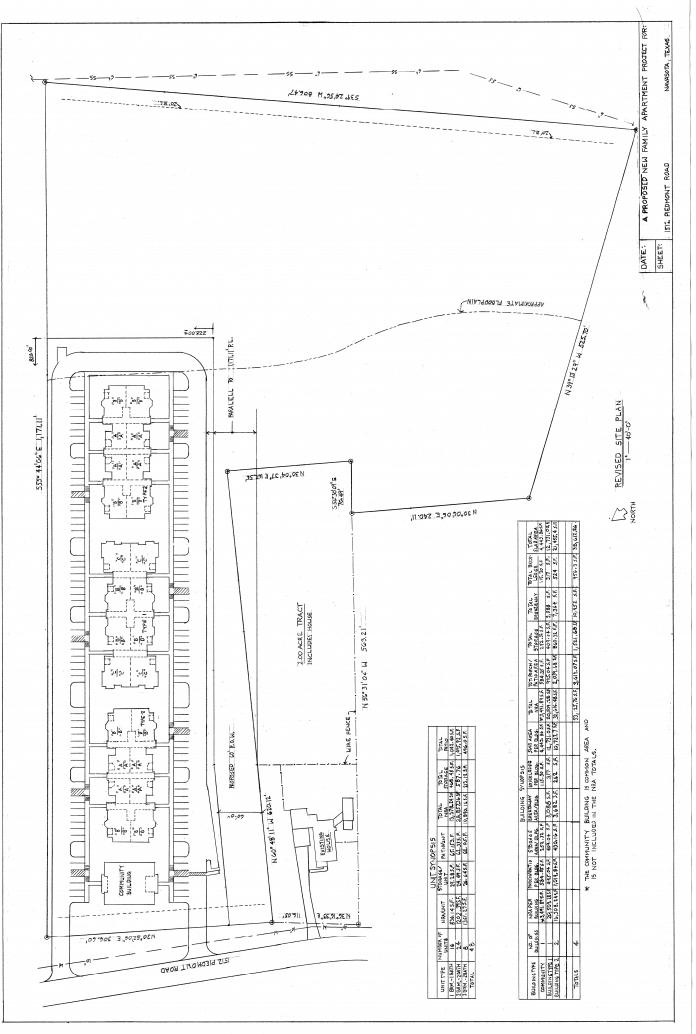




MONTGOMERY MEADOWS

DAVID VIGI davidvigil@hotmail.cor (979)402-725





Corporations Section P.O.Box 13697 Austin, Texas 78711-3697



John B. Scott Secretary of State

Office of the Secretary of State

CERTIFICATE OF RESERVATION OF ENTITY NAME OF

Piedmont Apartments, LTD

The undersigned, as Secretary of State of Texas, hereby certifies that the above entity name has been reserved in this office pursuant to the provisions of Section 5.101 of the Texas Business Organizations Code for the exclusive use of

Emanuel Glockzin, Jr PO Box 3189, Bryan, TX 77805

for a period of one hundred twenty days after the date hereof.

This name reservation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 02/08/2022



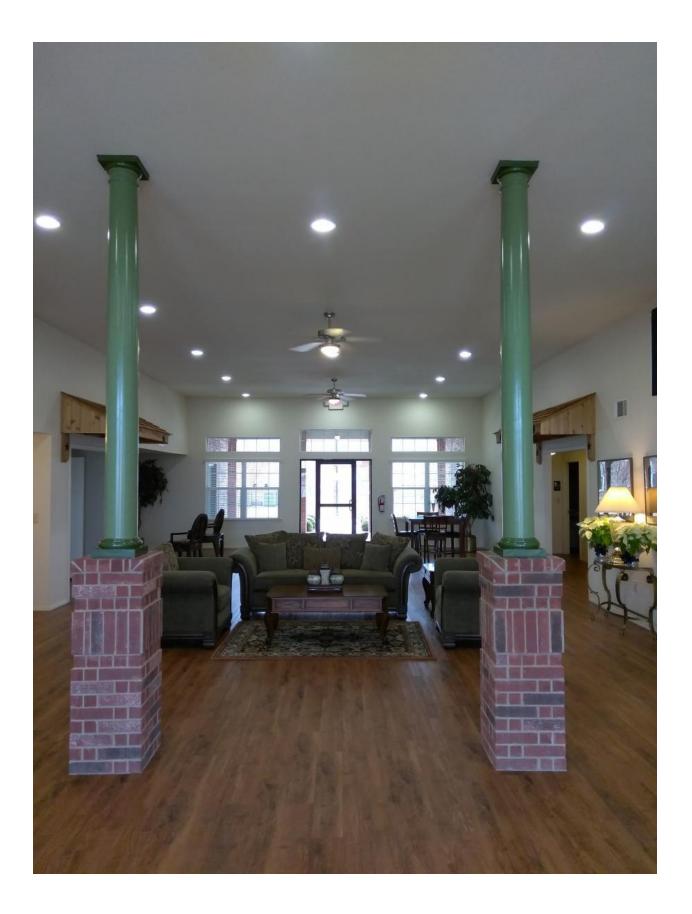
John B. Scott Secretary of State

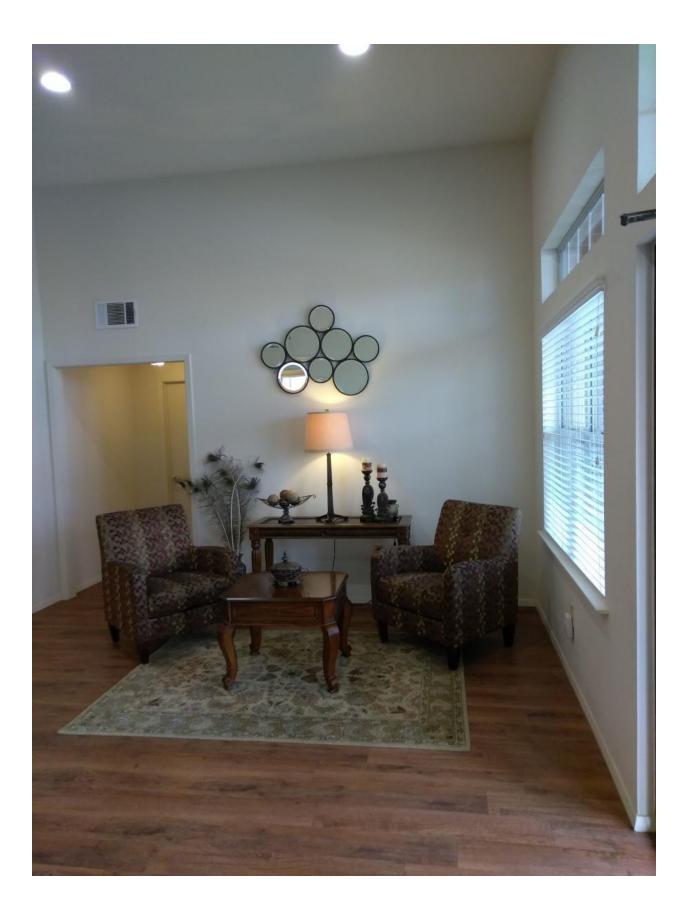
Come visit us on the internet at https://www.sos.texas.gov/ Fax: (512) 463-5709 TID: 10317

Dial: 7-1-1 for Relay Services Document: 1116929760003











Rent Schedule

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit". You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

Private Activity Bond Priority (For Tax-Exempt If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units. If HTC Bond Developments ONLY):

and scattered site, there cannot be ANY market rate Units.

Rent	Designation	is (select from	Drop down m	enu)					Carryfo	orward			
HTC Units	MFDL HOME Units	MFDL NHTF Units	TDHCA MRB Units	Other/ Subsidy Units	# of Units	# of Bed- rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
					(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%	30%/30%			anan Afrika (anga anga	2	1.50	1.0	836	1,672	355	76	279	558
TC 50%	LH/50%			san a georiation Carlos (Carlos)	2	1	1.0	836	1,672	542	76	466	932
TC 60%					10	1	1.0	836	8,360	713	76	637	6,370
MR					2	1	1.0	836	1,672	700	Reesta de la	70,0	1,400
1					e entré de				0				-
TC 30%	30%/30%				3	2	2.0	1202	3,606	426	93	333	999
TC 50%	LH/50%				5	2	2.0	1202	6,010	697	93	604	3,020
TC 60%				i Capitado en la composición de la comp	12	2	2.0	1202	14,424	856	93	763	9,156
MR		[202] 문화관			4	2	2.0	1202	4,808	850	0	850	3,400
						sur Bullet			0				-
TC 30%	30%/30%				1	3	2.0	1361	1,361	491	112	379	379
TC 50%	LH/50%	n an	i walan niyee ahaya Malaya yaya aha	ng ang ang ang terseng ang sang sang sang sang sang sang san	1	3	2.0	1361	1,361	806	112	694	694
TC 60%			r hendra uddrif helenyd 1975 - Norden State		4	3	2.0	1361	5,444	989	.112	877	3,508
MR		en en en en service de la la service de l Service de la service de la			2	3	2.0	1361	2,722	980	10°	980	1,960
			tan ang tang tang tang tang tang tang ta						0	an ban ang ang ang ang ang ang ang ang ang a			-
		that your firate	n na hinne e sa ser e	والمرجب الرجيب فارتر					0				-
ginteriar in investor Alteria						e ser prostydnig Ale	Pari sebili		0	anartha ann an tala. Anns an talaiste		an a	-
		are Grieco Erropaeriga	이번 가는 것이 있는 것						0			nne marfailte úr r Nachairtí	-
	ann an ar ann ann a' ann. 11 - Ann an Ann an								0				-
ala serenari net N	en san en stat. A lighten gesti		Principal generation of the second	enten produktion Maailan kan kan kan kan kan kan kan kan kan k					0		alaonating togo tét. Béré sa sa sa sa sa sa		-
	·	The second second			ni shini sa Ta	and a starting			0		ur e la presid		-
									0	n de la composition			-
							a de la composita de la compos		0			e estatut	-
	n eeneme of 15 of								0	egna einn se gr			
					en un en en Procession a destrui				0				-
n ningering	n anat Managana ang taong ta	inter in pree			n Duar an an Antoir			an a	0				-
	en e							nye Geogram ta Ala	0				
					an fran n			na esta de la caractería. No se esta esta esta esta esta esta esta e	0	n a fra a sin Daga Stations			
				1 - 11 A - 1 - 12				in an	0	<u> * * * *</u>			-
				· · ·		-	· · · .	·····	0		a a. "		
				•			<u> </u>						-
	·		I			1	<u> </u>		0				-
I	L		j		1			/17/2022	0				-

Self Score Total:

0

9:00 AM

Non Rental Income\$10.00per unit/month for:Application Fee48Non Rental Income0.00per unit/month for:48Non Rental Income0.00per unit/month for:48+ TOTAL NONRENTAL INCOM\$10.00per unit/month48= POTENTIAL GROSS MONTHLY INCOME32,85- Provision for Vacancy & Collection Loss% of Potential Gross Income:7.50%- Rental Concessions (enter as a negative number)Enter as a negative value30,39= EFFECTIVE GROSS MONTHLY INCOME30,39			1			1				0	·			-
Image: Section 1 Image: Section 1<				an tan						0				-
0 0						a an		an a	a filinia a su	0	e an ear a			-
0 0 -	ni shiri					e treger e test				0	an an ang			-
0 0 -	ami da pro-	a A a santa santa sa								0	the second	Carlo contr		-
0 -					an a	ad sinten Maria 200	linger og en som Hander for det som	ar Belixa		0			antan Pelantan disentation	-
0 0				an a		shiêt Ne			a an an an an Arran an Arran An Arran an A	0	na Luci ve concera			-
0 0 -										0				-
0 0 -				alia ang			de pour d'al a		XECCERS.	0				-
0 0 -										0				-
0 0										0				-
Image: Second										0				-
Image: Second		en en de déservations anté étatement	restara en la seconda de la Seconda de la seconda de la				n galaga sanna sa Ngangaran galaga			0	tana Tanàna dia kaominina dia kao	n a shan an an shi Na shatara shini		-
Image: Sector of the sector	ne pad 24			erestetet.						0				-
Image: Solution of the state of the st		e syndre og sin refer er statet for			en de la compa Sector de la compa					0	<u> 1999</u> 1			-
Image: Section of the section of th							and and an and a second se Second second			0			a del en d'Anni della presidenti della presidenti	-
Image: Second						e e e e e e e e e e e e e e e e e e e				0			426222	-
Image: Second					and a term in a constraint and a term in the constraint of the					0	urper chemied Statut destates		nandranda ana Angadon (1993)	-
Image: Solution of the second seco							at leng	Thakk ap Marca at		0			. Basadaah	-
Image: Solution of the second seco										0		an an ganaan yay ang mga tarang sa		-
Image: Second					n Baar					0	states	kalana (CARK) (CAR Deserio de Sekerato)		
Image: Second										0		1655955		-
Image: Solution of the second seco										0	ang perantah Prési pénjah			-
Image: Second			7.099.990.900.400				54549	<u>kautes</u>		0				-
Image: Second										0			r - Altan - Altan - San Angelander	-
Image: State of the state										0				-
Image: Constraint of the second se										0	ing ang tang taga Tang tang tagang tag			
Image: Control of the second state	ada da da da									0		ana amin'ny		-
TOTAL 48 53,112 32,37 Non Rental Income \$10.00 per unit/month for: Application Fee 48 Non Rental Income 0.00 per unit/month for: 48 48 32,37 Non Rental Income 0.00 per unit/month for: 48 48 48 Proteintal Income 0.00 per unit/month for: 48 48 48 Proteintal Income 0.00 per unit/month for: 48 48 48 POTENTIAL GROSS MONTHLY INCOME 32,85 48 48 48 Provision for Vacancy & Collection Loss % of Potential Gross Income: 7,50% (2,46) - Rental Concessions (enter as a negative number) Enter as a negative value 30,39 EFFECTIVE GROSS MONTHLY INCOME 30,39 30,39										0				-
TOTAL 48 53,112 32,37 Non Rental Income \$10.00 per unit/month for: Application Fee 48 Non Rental Income 0.00 per unit/month for: Application Fee 48 + TOTAL NONRENTAL INCOM \$10.00 per unit/month for: 32,35 + TOTAL NONRENTAL INCOM \$10.00 per unit/month for: 48 = POTENTIAL GROSS MONTHLY INCOME 32,85 32,85 - Provision for Vacancy & Collection Loss % of Potential Gross Income: 7,50% (2,46) - Rental Concessions (enter as a negative number) Enter as a negative value 30,39 = EFFECTIVE GROSS MONTHLY INCOME 30,39	e de la calanda. No se constante de la constante						fan sei de			0				-
Non Rental Income\$10.00per unit/month for:Application Fee48Non Rental Income0.00per unit/month for:948+ TOTAL NONRENTAL INCOM\$10.00per unit/month48= POTENTIAL GROSS MONTHLY INCOME32,85- Provision for Vacancy & Collection Loss% of Potential Gross Income:7.50%- Rental Concessions (enter as a negative number)Enter as a negative value30,39= EFFECTIVE GROSS MONTHLY INCOME30,39	in musica La filiada													-
Non Rental Income\$10.00per unit/month for:Application Fee48Non Rental Income0.00per unit/month for:948+ TOTAL NONRENTAL INCOM\$10.00per unit/month48= POTENTIAL GROSS MONTHLY INCOME32,85- Provision for Vacancy & Collection Loss% of Potential Gross Income:7.50%- Rental Concessions (enter as a negative number)Enter as a negative value30,39= EFFECTIVE GROSS MONTHLY INCOME30,39				TOTAL	L	48				53,112			1	32,376
Non Rental Income 0.00 per unit/month for: Non Rental Income 0.00 per unit/month for: + TOTAL NONRENTAL INCOM \$10.00 per unit/month for: + TOTAL NONRENTAL INCOM \$10.00 per unit/month = POTENTIAL GROSS MONTHLY INCOME 32,85 - Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% - Rental Concessions (enter as a negative number) Enter as a negative value 30,39 = EFFECTIVE GROSS MONTHLY INCOME 30,39					Income		\$10.00	per uni	t/month for:	45.8644	Applica	tion Fee		480
Non Rental Income 0.00 per unit/month for: 48 + TOTAL NONRENTAL INCOMI \$10.00 per unit/month 48 = POTENTIAL GROSS MONTHLY INCOME 32,85 - Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (2,46 - Rental Concessions (enter as a negative number) Enter as a negative value 30,39 = EFFECTIVE GROSS MONTHLY INCOME 30,39				1				-		a the constant of the second	- 		ologica de glato de glato Tegeno de la constanta de glato	andar. Saturnation territoria
+ TOTAL NONRENTAL INCOM \$10.00 per unit/month 48 = POTENTIAL GROSS MONTHLY INCOME 32,85 - Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (2,46 - Rental Concessions (enter as a negative number) Enter as a negative value 30,39 = EFFECTIVE GROSS MONTHLY INCOME 30,39								4^						
= POTENTIAL GROSS MONTHLY INCOME 32,85 - Provision for Vacancy & Collection Loss % of Potential Gross Income: 7,50% (2,46 - Rental Concessions (enter as a negative number) Enter as a negative value = EFFECTIVE GROSS MONTHLY INCOME 30,39						INCOM								480
- Provision for Vacancy & Collection Loss% of Potential Gross Income:7.50%(2,46)- Rental Concessions (enter as a negative number)Enter as a negative value= EFFECTIVE GROSS MONTHLY INCOME30,39														32,856
- Rental Concessions (enter as a negative number) Enter as a negative value = EFFECTIVE GROSS MONTHLY INCOME 30,39				- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50%							(2,464			
= EFFECTIVE GROSS MONTHLY INCOME 30,39														
												¢		30,392
									£					364,702

If a revised form is submitted, date of submission:

Rent Schedule (Continued)

	Т	% of LI	% of Total	
	TC20%			0
	тсз0%	15%	13%	6
	тс40%			0
	тс50%	20%	17%	8
HOUSING	тс60%	65%	54%	26
TAX	тс70%			o
CREDITS	тс80%			0
	HTC LI Total			40
	EO			0
	MR	20%	17%	8
	MR Total		17%	8
	Total HTC Un	its	24	48
	HTF30%			0
DIRECT LOAN	NHTF LI Tota	I		0
(NHTF)	MR			0
	MR Total			0
	HTF Total			0

		% of LI	% of Total	
	MRB20%			0
	MRB30%			C
	MRB40%			C
MORTGAGE	MRB50%			C
REVENUE	MRB60%			C
BOND	MRB70%			C
	MRB80%			C
TDHCA ISSUER ONLY	MRB LI To	tal		C
	MRBMR			(
	MRBMR T	otal		(
	MRB Tota	1		(
	30%	43%	43%	e
	40%			C
	LH/50%	57%	57%	٤
DIRECT LOAN	НН/60%			0
(HOME, TCAP RF,	HH/80%			(
and/or NSP1 Pl)	Direct Loa	n Li Total		14
				(
	Direct Loa	14		
OTHER	Total OT U			(

	0	0
	1	16
	2	24
BEDROOMS	3	8
	4	0
	5	0

ACQUISITION + HARD	DO NOT USE THIS CALCULATION TO
Cost Per Sq. Ft S	SCORE POINTS UNDER 11.9(e)(2). At
HARD	the end of the Development Cost
Cost Per Sq. Ft	Schedule, you will have the ability to
BUILDING	adjust your eligible costs to qualify.
Cost Per Sq. Ft 🖇	S Points will be entered there.

Subject: Fwd: Fwd: Fwd: Fw: Navasota Tax Credit Info From: Cherl Ward <cward@edgproperties.net> Date: 2/17/2022, 8:53 AM To: Emanuel Glockin <emanuel@edgproperties.net>

See changes below.

Cherl

------ Forwarded Message ------Subject:Fwd: Fw: Navasota Tax Credit Info Date:Thu, 17 Feb 2022 08:33:30 -0600 From:Emanuel Glockzin <a href="mailto: To:cward@edgproperties.net To:cward@edgproperties.net

------ Forwarded Message ------Subject:Fw: Navasota Tax Credit Info Date:Wed, 16 Feb 2022 16:28:30 +0000 From:Wade Bienski <u><achinc@hotmail.com></u> To:Emanuel Glockzin <u><emanuel@edgproperties.net></u>

See Lupe's email below, wants the rent/income levels breakdown.

Wade B

From: Lupe Diosdado <gdiosdado@navasotatx.gov> Sent: Wednesday, February 16, 2022 8:16 AM To: Wade Bienski <achinc@hotmail.com> Subject: RE: Navasota Tax Credit Info

Wade,

Are you able to provide a breakdown of # of units, estimated rent rates and # of market rate units? As well as a breakdown of income AMI percentage thresholds? Our legal counsel is currently reviewing the resolution. We plan on posting and finalizing the agenda tomorrow by noon. I provided a sample below:

	<u></u>	ala na 4 Maria da mananana na 2004 any 2004. Any 2004 amin'ny fisiana amin'ny soratra amin'ny fisiana amin'ny f		
Unit Size	Affordable	Market Rate	Total	Square Feet
1bd/1ba	14	2	16	836
2bd/2ba	20	4	24	1,202
3bd/2ba	6	2	8	1,361

Fwd: Fwd: Fwd: Fw: Navasota Tax Credit Info

imap://emanuelglockzin%40gmail%2Ecom@imap.gmail.com:9...

4bd/2ba	0	0	0	0
Total	40	8	48	
	83%	17%		