

January 27, 2016

Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas 78701-2410  
Attn: Marni Holloway, Director of Multifamily Finance

Re: TDHCA Application No. 16239 -- Trails at Palm Center

Dear Ms. Holloway,

I am the President of the Greater OST/South Union Super Neighborhood #68 ("SN #68") located in Houston, Texas 77021. It is our understanding that HN Trails at Palm Center, LP and its development team are seeking housing tax credits from the Texas Department of Housing and Community Affairs ("TDHCA") to facilitate the construction and development of the Trails at Palm Center, a proposed affordable housing apartment community for individuals and families to be located on land near the northeast corner of Martin Luther King, Jr. Blvd. and Griggs Rd., Houston, Texas 77021.

SN-68 would like to go on record with TDHCA and acknowledge its support of the Trails at Palm Center and hereby submits the following information:

1. Support Letter from SN #68;
2. Quantifiable Community Participation Neighborhood Information Packet;
3. Map showing boundaries of SN #68 plotting the location of the Trails at Palm Center site; and
4. Proof of existence of SN #68.

Please feel free to contact me with any questions that you may have regarding our support of The Trails at Palm Center project.

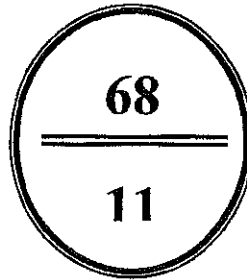
Sincerely,



Preston Roe, President  
Super Neighborhood #68

# GREATER OST/SOUTH UNION

Super Neighborhood #68



November 20, 2015

Mr. Marlon Mitchell  
President  
Houston Business Development Inc.  
5330 Griggs Road  
Houston, TX 77021

Thank you for presenting the proposed HBDI- MLK Transit Oriented Development Project at the Super Neighborhood 68 meeting last night. We understand you are partnering with NHP to bring this project to our community. The information you shared was enlightening and we are writing this letter in support of the development.

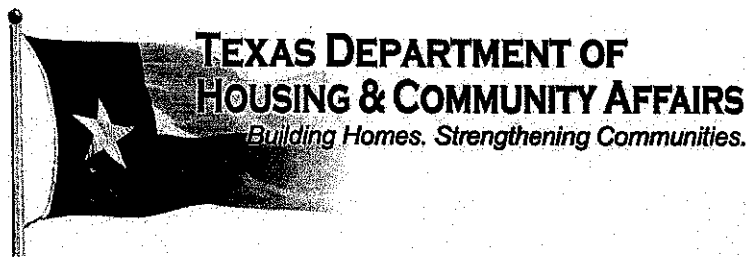
This project will be located in Super Neighborhood 68, also known as Greater OST/South Union and will serve as a catalyst for further development along the METRO Purple Rail Line and the Palm Center rail station. Our area is ready for additional workforce housing and commercial development along this corridor and we are happy that you are leading the effort.

We expect you to keep us apprised of and engaged in any future meetings relevant to the development of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Preston Roe'.

Preston Roe, President  
Super Neighborhood 68



# 2016 Quantifiable Community Participation (QCP) Neighborhood Information Packet

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The following are materials to assist Neighborhood Organizations in determining if they are a qualified Neighborhood Organization for the purpose of providing input for Quantifiable Community Participation ("QCP") and how to provide that input as provided under the State of Texas Qualified Allocation Plan ("QAP"). The materials include:

- ❖ Requirements for QCP Submission
- ❖ QCP Form
- ❖ Required Attachments
- ❖ Boundary Map Example

Este paquete contiene materiales e información para asistir a Organizaciones Vecindarios a determinar si califican para dar aportación a la Participación Cuantitativa Comunitaria ("QCP") y como proporcionar esa aportación según el State of Texas Qualified Allocation Plan ("QAP"). Si usted necesita asistencia o tiene preguntas sobre los requisitos del QAP, la plantilla, u otras preguntas con respecto al ciclo del Housing Tax Credit, favor de comunicarse con la División Multifamily Finance al 512-475-2201.

**If you have questions regarding the QCP requirements, please contact Nicole Fisher in the Multifamily Finance Division by email at [nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us), or by phone at (512) 475-2201.**

## **REQUIREMENTS FOR QCP SUBMISSION**

**Should there be any conflict between this guidance and the QAP, the QAP takes precedence.**

Quantifiable Community Participation, referred to as "QCP", is one of many selection criteria by which applications competing for Housing Tax Credits are reviewed and scored. This scoring item allows qualified neighborhood organizations to have input in the development that occurs in their community and serves the purpose of encouraging community participation from neighborhood organizations whose boundaries contain the proposed development site. Pursuant to §2306.6710(b)(1)(J) and §2306.6725(a)(2), Texas Government Code, the Texas Department of Housing and Community Affairs (the "Department" or "TDHCA") is required to rank applications

using a competitive scoring system. QCP may qualify an Application for up to 9 points. Written statements from a qualified Neighborhood Organization in existence prior to the Pre-Application Final Delivery Date (January 8, 2016), whose boundaries contain the development site and which are on record with the state or county in which the development is to be located can be included in the QCP score.

❖ **DEADLINES**

In order for its statement(s) to be eligible for points, a Neighborhood Organization must have been in existence prior to **January 8, 2016**. Requests to be on record with the Department must be received by the Department no later than 5:00pm **January 29, 2016**. Letters of support, opposition, or neutrality must be received by the Department no later than **5:00 pm on March 1, 2016**. Submissions should be addressed to the Texas Department of Housing and Community Affairs, "Attention: Director of Multifamily Finance (Neighborhood Input)". Statements should be sent to:

Attention: Housing Tax Credit Program, Neighborhood Input  
PO Box 13941 (MC 332-10)  
Austin, TX 78711-3941

For overnight delivery or courier delivery DO NOT use the PO Box address. Use the following physical address:

221 East 11<sup>th</sup> Street  
Austin, TX 78701-2410

Forms and attachments may also be faxed to (512) 475-1895 or toll free at (800) 733-5120.

❖ **DEFINITION OF "NEIGHBORHOOD ORGANIZATION" [2306.004(23-a) TX Govt. Code]**

An organization that is composed of persons living near one another within the organization's defined boundaries for the neighborhood and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood. A Neighborhood Organization includes a homeowners' association or a property owners' association. For purposes of QCP, "persons living near one another" means two or more separate residential households.

In addition, the Neighborhood Organization must certify to the following:

- At least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization; and
- None of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.

❖ **SUBMISSION REQUIREMENTS**

A Neighborhood Organization must submit the following:

- Completed Qualified Neighborhood Organizations Evidence of Quantifiable Community Participation form ("QCP form").
- Documentation that the organization is on record with the county or Secretary of State OR a request to be on record with the TDHCA. If requesting to be on record with TDHCA, registry with TDHCA is for one year. Organizations that were previously on

record with TDHCA must request to be on record for the current Application Round. **To be on record with TDHCA, the Neighborhood Organization must have submitted required registration information to TDHCA by 5:00 pm on January 29, 2016.** (County, Secretary of State and TDHCA registry may require additional documentation to be submitted upon request.) *Note that Neighborhood Organizations that are not on record with the state or county as of January 29, 2016 will not be required to be notified by Applicants.*

- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) prior to January 8, 2016 is required for TDHCA registry. If the documentation submitted for being on record with the county or Secretary of State is dated after January 8, 2016, evidence of existence by January 8, 2016 is also required.
- Boundary Map – The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development. The written description and boundary map should have the same geographical boundaries as the map. The map must show the street names or identify the landmarks (for instance, railroad tracks or a creek) that make up the boundaries. This documentation is subject to the Department's approval. A street-level map can be created at <http://www.mapquest.com> or at <http://maps.google.com>. Please contact the Department if assistance is needed to create an appropriate map.

❖ **ADDITIONAL INFORMATION**

TDHCA may request that the organization provide additional information or documentation that it deems relevant to clarify information contained in the organization's form and/or enclosures. If the Department determines additional information is needed, staff will request information in an Administrative Deficiency Notice by e-mail or facsimile to the e-mail addresses or facsimile numbers provided on the form. If the deficiencies are not clarified or corrected to the Department's satisfaction within five business days from the date the notice is sent to the organization, the organization's form may not be considered further for scoring and the organization will be so advised. This deficiency process does not, however, extend any deadline associated with the "Quantifiable Community Participation" process. An organization may not submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

**Any statement of opposition from a Neighborhood Organization may be challenged if it is contrary to findings or determinations (including zoning) made by a city, county, school district, or other local governmental entity having jurisdiction or oversight over the finding or determination. If any such statement is challenged, the challenger must declare the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements.**

Any submission determined to be ineligible for QCP scoring will be summarized for the Department's Governing Board as public comment but will not be scored for QCP.

**INSTRUCTIONS FOR COMPLETING THE QCP FORM**

If an organization is eligible to provide input on more than one Development, each Development must be addressed in a separate submission.

❖ **Part 1: Development Information**

- This section of the form requests basic information regarding the proposed affordable housing development for which the Neighborhood Organization wishes to provide

comment. Please enter the Development Name and address. (If a street address is not available, descriptions such as "the southwest corner of Smith St and Jones Rd" are acceptable.)

❖ **Part 2: Neighborhood Organization Information**

- This section of the form requests information about the Neighborhood Organization that is providing input on a specific property. If the Neighborhood Organization has submitted comment during a past Application Round, provide the year the comment was submitted. If the organization is currently on record with the county or the Secretary of State, evidence of such is required to be attached to this form. To be on record with TDHCA, the organization must have submitted the required documentation by January 29, 2016.

❖ **Part 3: Neighborhood Organization Contact Information**

- This section of the form requests contact information for two individuals ***who have authority to sign on behalf of the organization*** in case the Department needs to contact these individuals for additional information. Information about other members of the Neighborhood Organization may be required if the two contacts listed here do not reside within the Neighborhood Organizations boundaries.

❖ **Part 4: Reason for Support or Opposition**

- This section of the form requests the Neighborhood Organization to indicate whether they support or oppose the proposed development for which the input is being provided. A clear reason or reasons for the Neighborhood Organization's support or opposition is required in order for the statement to qualify for points.

❖ **Part 5: Written Boundary Description**

- This section of the form requests a written boundary description of the Neighborhood Organization's boundaries. In order for the comment to count for the QCP score, the boundaries of a Neighborhood Organization must be complete and include the Development Site. A boundary map, showing each boundary consistent with the description, should be attached to this form. If boundaries are not visible on the map or do not match the description, the Department will issue an Administrative Deficiency to request clarification. If the Development Site is not located within the boundaries, no QCP points will be awarded for the letter. The letter will still be presented to the Department's Governing Board as part of public comment.

❖ **Part 6: Certifications**

- This section of the form requests that the individuals with authority to sign on behalf of the Neighborhood Organization certify to the information presented on this form and that the Neighborhood Organization meets the requirements to qualify for purposes of Quantifiable Community Participation.
- This certification includes statements regarding the membership of the neighborhood Organization as well as its boundaries and should be carefully reviewed.
- The form requires the signature, printed name, date and title for both the 1st and 2nd Contact to be considered complete.

If any of the above items (by-laws, boundary maps, etc.) were previously submitted (between January 4, 2016 and January 29, 2016) in order for a Neighborhood Organization to be on record with the TDHCA, they will not be required to be submitted again. If this is the case, please indicate on this form that such documentation was previously submitted.

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF  
QUANTIFIABLE COMMUNITY PARTICIPATION**

**Texas Department of Housing & Community Affairs**

**Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. Once a letter is submitted to the Department it may not be changed or withdrawn.**

<b>Part 1: Development Information</b>	
Development Name:	Trails at Palm Center
Development Street Address:	Near NEC of Martin Luther King, Jr. Blvd. and Griggs Rd.
Development City:	Houston
Development County:	Harris
TDHCA # (for office use only)	

<b>Part 2: Neighborhood Organization Information</b>	
Neighborhood Organization Name:	<u>  </u> Greater OST/South Union Super Neighborhood #68
This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) <u>  </u> N <u>      </u>	
If YES, provide the years that the organization made submissions prior to 2016: <u>      </u> <u>      </u> <u>      </u> <u>      </u>	
The Neighborhood Organization is a (select one of the following):	
<u>      </u>	Homeowners Association
<u>      </u>	Property Owners Association
<u>      </u>	Resident Council and our members occupy the existing development
<u>  X  </u>	Other (explain): <u>      </u> Super Neighborhood
As of <b>March 1, 2016</b> , this Neighborhood Organization is on record with (select one of the following):	
<u>      </u>	County
<u>      </u>	Secretary of State
<u>  X  </u>	Texas Department of Housing & Community Affairs ( <i>if prior to January 29, 2016</i> )

<b>Part 3: Neighborhood Organization Contact Information</b>			
<b>1<sup>st</sup> Contact Information</b>			
Name:	Preston Roe		
Title:	President and sole officer		
Physical Address:	3731 Florinda		
Mailing Address (if different from above):			
City:	Houston	ZIP Code:	77021
Phone: (713) 747-4358	Email:	preston.roe@att.net	

# QUANTIFIABLE COMMUNITY PARTICIPATION

## Texas Department of Housing & Community Affairs

### Part 3: Neighborhood Organization Contact Information (continued)

#### 2<sup>nd</sup> Contact Information

Name:	Paulette Wagner		
Title:	Member		
Physical Address:	4918 Ventura Street		
Mailing Address (if different from above):			
City:	Houston	ZIP Code:	77021
Phone:	(713) 748-2061	Email:	paulettewagner@comcast.net

### Part 4: Reason for Support or Opposition

The Neighborhood Organization  Supports  Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

Catalyst for further development along the METRO Purple Rail Line and the Palm Center rail station. This area is with SN #68 and is ready for additional workforce housing.

### Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

See Attached Map of SN #68



**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF  
QUANTIFIABLE COMMUNITY PARTICIPATION**

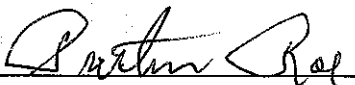
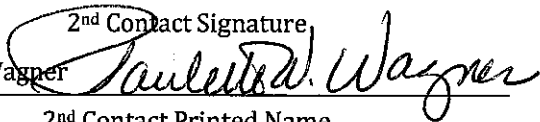
**Texas Department of Housing & Community Affairs**

**Part 6: Certifications**

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

	1/27/16	
1 <sup>st</sup> Contact Signature		Date
Preston Roe	President	
1 <sup>st</sup> Contact Printed Name		Title
	1/27/16	
2 <sup>nd</sup> Contact Signature		Date
Paulette Wagner	Member	
2 <sup>nd</sup> Contact Printed Name		Title

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF  
QUANTIFIABLE COMMUNITY PARTICIPATION**

**Texas Department of Housing & Community Affairs**

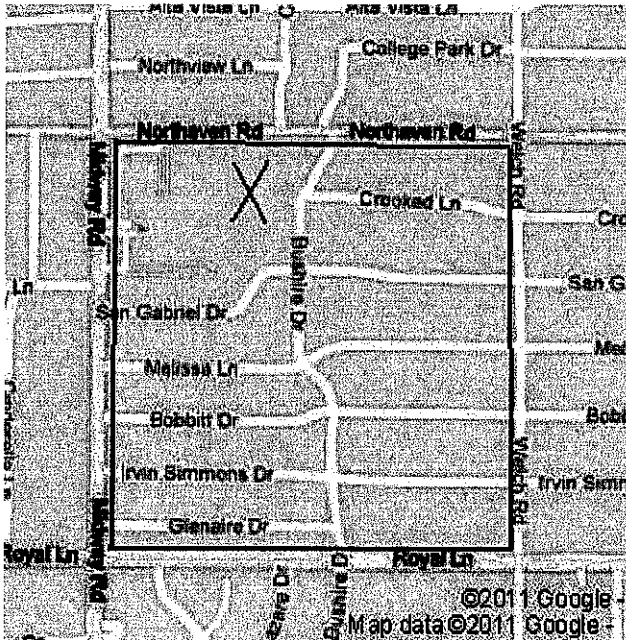
**REQUIRED ATTACHMENTS**

*(Only if not previously submitted to register with TDHCA)*

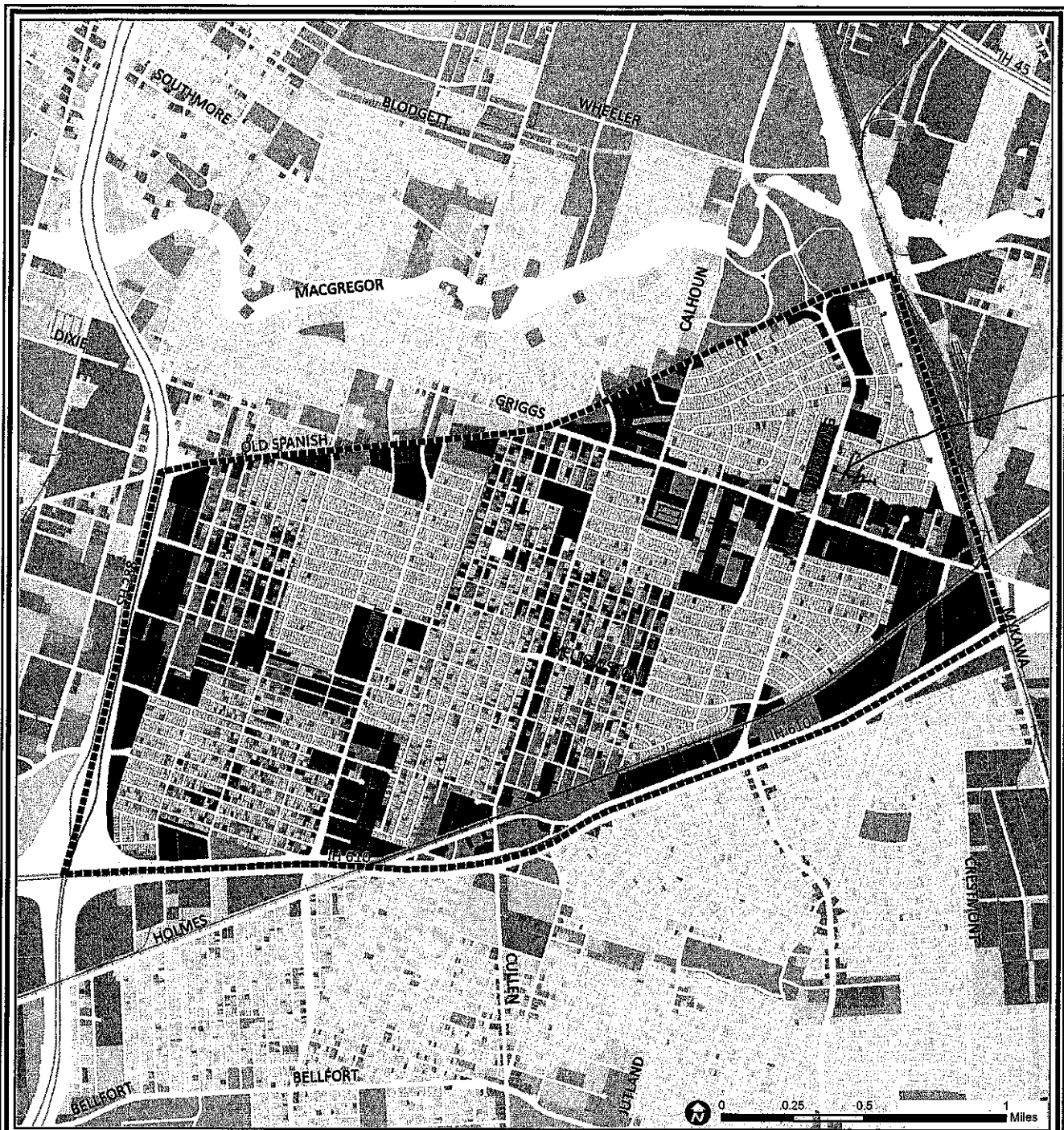
**In addition to the information requested on the form, please attach the following items and include with your submission to the Texas Department of Housing & Community Affairs:**

1. Documentation to support the selection of being on record with the County or Secretary of State (ex: letter from county clerk or judge acknowledging the Organization, letter from the Secretary of State stating the incorporated entity is in good standing.)
2. Evidence of the Neighborhood Organization's existence (ex. bylaws, newsletter, minutes, etc.)
3. Boundary Map: The boundary map should be legible, clearly marked with the geographical boundaries of the Neighborhood Organization, and indicate the location of the proposed Development.

Example:



The solid line indicates the Neighborhood Organization's boundary.  
The X indicates the development site.



SITE

### Greater OST / South Union : Land Use

Freeway	Commercial	Parks and Open Space
Rail Road	Office	Undeveloped
Super Neighborhood Boundary	Industrial	Agricultural Production
Single-family Residential	Public and Institutional	Open Water
Multi-family Residential	Transportation and Utilities	Others (mismatched code)

Source: City of Houston GIS Database,  
Harris County Appraisal District  
Date: April 2014

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**



### Greater OST / South Union: Public Facilities

- |                             |                         |                     |
|-----------------------------|-------------------------|---------------------|
| Super Neighborhood Boundary | Airports                | Rail Road           |
| Community Centers           | Harris County Hospitals | Metro Rail Stations |
| Fire Station                | Private Hospitals       | Metro Rail Line     |
| Police Station              | Other Health Facilities | Parks               |
| School                      | Library                 | TIRZ                |

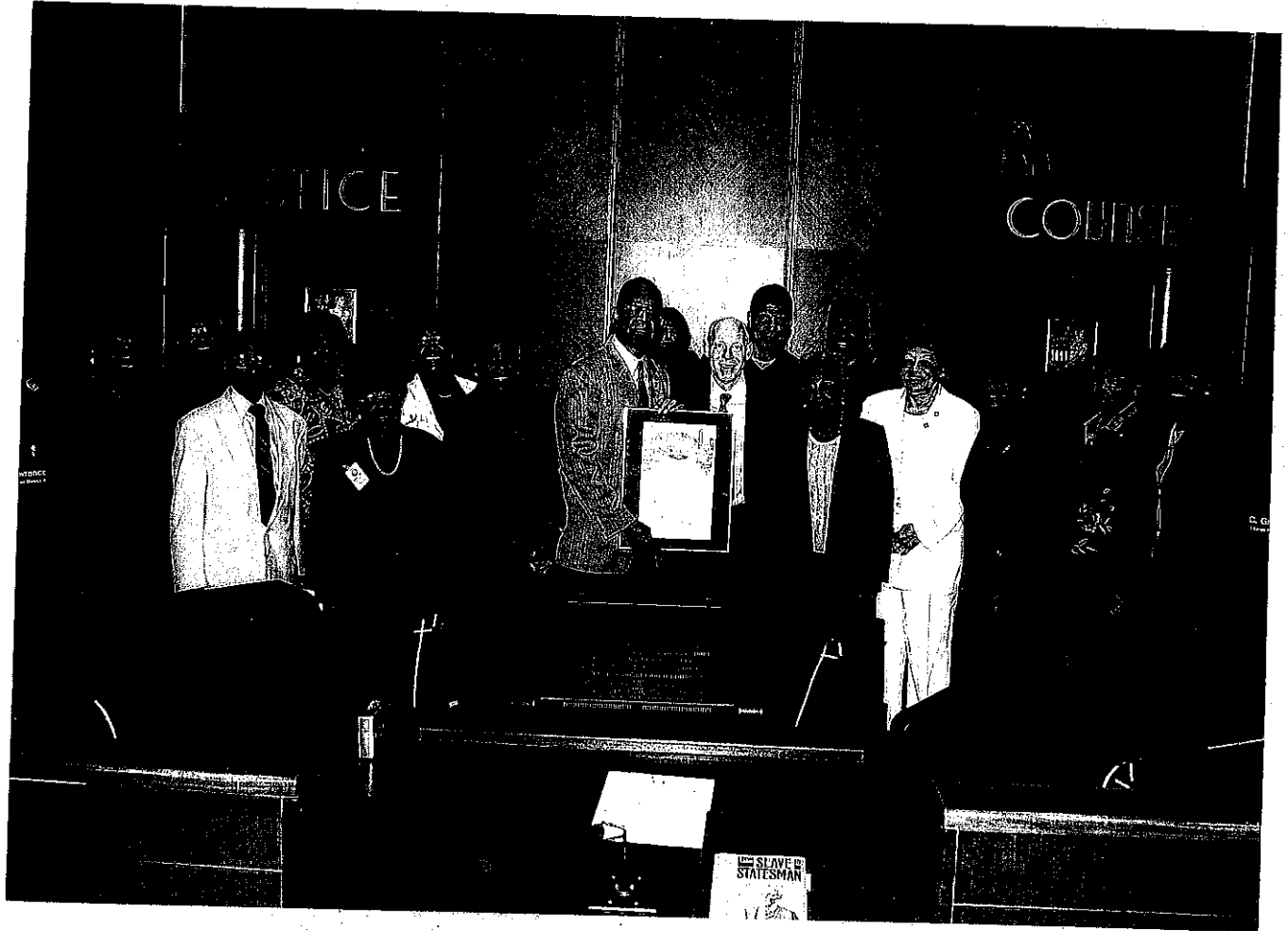
Source: City of Houston GIS Database

Date: April 2014

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**



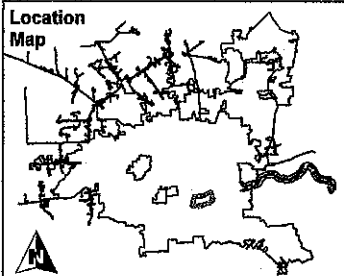
**GREATER O.S.T./ SOUTH UNION  
SUPER NEIGHBORHOOD #68  
RECOGNITION DAY (CITY OF HOUSTON)  
FEBRUARY 14, 2006**





**GREATER OST / SOUTH UNION  
Super Neighborhood (SN# 68)**

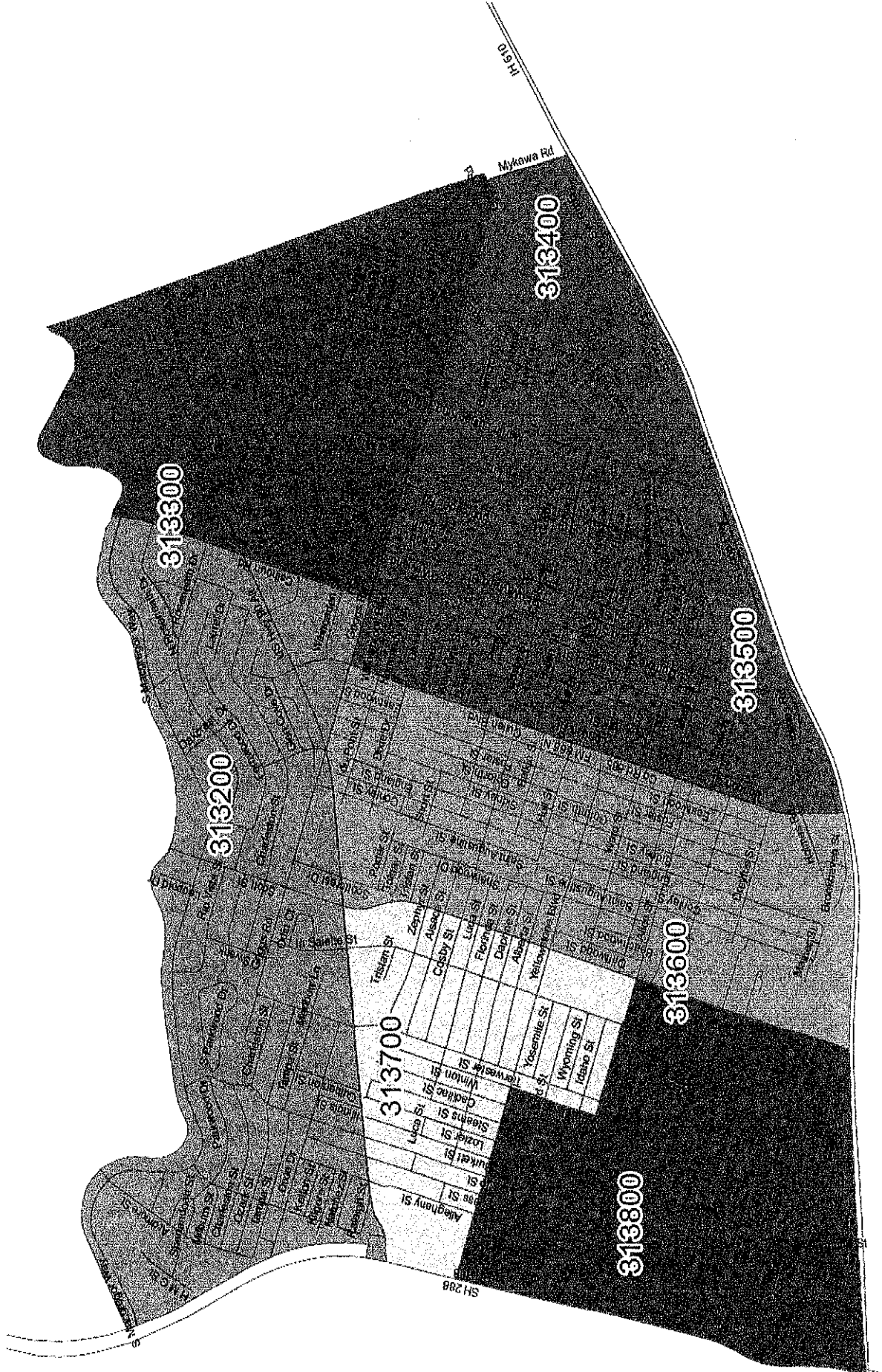
- |                               |                          |
|-------------------------------|--------------------------|
| Super Neighborhood Boundaries | Public & Institutional   |
| Single-Family Residential     | Transportation & Utility |
| Multi-Family Residential      | Park and Open Spaces     |
| Commercial                    | Undeveloped              |
| Office                        | Agriculture Production   |
| Industrial                    | Unknown                  |



City of Houston  
 Planning & Development  
 GIS Services Division  
 Date: November, 2008  
 650 325 0 650 1,300 1,950 2,600  
 Feet



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



Mykawa Rd

313400

313300

313500

313200

313600

313700

313800

SA 208

Trollan St  
 Zemke St  
 Aisac St  
 Cesby St  
 Eleg St  
 Dach St  
 Alp St  
 Yellow Pine Est  
 Yosemite St  
 Wyoming St  
 Kaspe St

Winton St  
 Cathac St  
 Stepps St  
 Lozier St  
 Mukell St  
 Allegheny St

Menu

(http://www.houston.tx.gov) &gt; Super Neighborhoods (http://www.houston.tx.gov/superneighborhoods) &gt; Recognized SN List

## SUPER NEIGHBORHOODS

SEE PAGE 2

## Recognized SN List

Neighborhood planners assist interested stakeholders in forming a Super Neighborhood Council. Once a council successfully completes all the preliminary steps, which include gathering diverse stakeholder representation, creating an organizational structure and drafting by-laws they are recognized by the Mayor. In some cases, Super Neighborhoods (SN) collaborate to form one joint council.

## NOTE:

- This list of Super Neighborhoods (SN) is alphabetical by SN
- If the SN Council Status has a "photo" link, it means the SN has an officially recognized SN Council.

Super Neighborhood Name	SN Council Status	SN #
<a href="#">Acres Home (6.html)</a>	<a href="#">photo (photos/06 acres-home.jpg)</a>	6
<a href="#">Addicks Park Ten (9.html)</a>		9
<a href="#">Afton Oaks / River Oaks (23.html)</a>	<a href="#">photo (SN23 / SN87 joint) (photos/23-87 Afton-RiverOaks.jpg)</a>	23
<a href="#">Alief (25.html)</a>	<a href="#">photo (photos/25 alief.jpg)</a>	25
<a href="#">Astrodome Area (34.html)</a>		34
<a href="#">Braeburn (30.html)</a>	<a href="#">photo (photos/30 braeburn.jpg)</a>	30
<a href="#">Braeswood (32.html)</a>		32
<a href="#">Brays Oaks (formerly Greater Fondren S.W.) (36.html)</a>	<a href="#">photo (photos/36 BraysOaks.jpg)</a>	36
<a href="#">Briar Forest (18.html)</a>	<a href="#">photo (photos/18 briar-forest.jpg)</a>	18
<a href="#">Carverdale (3.html)</a>	<a href="#">photo (photos/03 carverdale.jpg)</a>	3
<a href="#">Central Northwest (formerly Near Northwest) (12.html)</a>	<a href="#">photo (photos/12 central-northwest.jpg)</a>	12
<a href="#">Central Southwest (40.html)</a>	<a href="#">photo (SN39 / SN40 joint) (photos/39-40 central-sw.jpg)</a>	40
<a href="#">Clear Lake (81.html)</a>	<a href="#">photo (photos/81 clear-lake.jpg)</a>	81
<a href="#">Clinton Park / Tri-Community (59.html)</a>	<a href="#">photo (photos/59 clinton-park.jpg)</a>	59
<a href="#">Denver Harbor / Port Houston (56.html)</a>	<a href="#">photo (photos/56 denver-harbor-port-houston.jpg)</a>	56
<a href="#">Downtown (61.html)</a>	<a href="#">photo (photos/61 downtown.jpg)</a>	61
<a href="#">East Houston (49.html)</a>	<a href="#">photo (SN49 / SN50 joint) (photos/49-50 e-houston-settegast.jpg)</a>	49
<a href="#">East Little York / Homestead (47.html)</a>	<a href="#">photo (photos/47 e-littleyork-homestead.jpg)</a>	47
<a href="#">Eastex - Jensen (46.html)</a>	<a href="#">photo (photos/46 eastex-jensen.jpg)</a>	46
<a href="#">Edgebrook (79.html)</a>		79

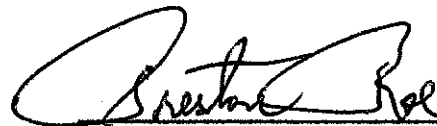


<a href="#"><u>El Dorado / Oates Prairie (53.html)</u></a>		53
<a href="#"><u>Eldridge / West Oaks (17.html)</u></a>	<a href="#"><u>photo (photos/17_eldridge-westoaks.jpg)</u></a>	17
<a href="#"><u>Fairbanks / Northwest Crossing (4.html)</u></a>		4
<a href="#"><u>Fondren Gardens (39.html)</u></a>	<a href="#"><u>photo (SN39 / SN40 joint) (photos/39-40_central-sw.jpg)</u></a>	39
<a href="#"><u>Fort Bend / Houston (41.html)</u></a>	<a href="#"><u>photo (photos/41_fortbend.jpg)</u></a>	41
<a href="#"><u>Fourth Ward (60.html)</u></a>		60
<a href="#"><u>Golfcrest / Bellfort / Reveille (73.html)</u></a>	<a href="#"><u>photo (photos/73_golfcrest-bellfort-reveille.jpg)</u></a>	73
<a href="#"><u>Greater Eastwood (64.html)</u></a>	<a href="#"><u>photo (SN64 / SN88 joint) (photos/64-88_eastwood-lawndale-wayside.jpg)</u></a>	64
<a href="#"><u>Greater Fifth Ward (55.html)</u></a>	<a href="#"><u>photo (photos/55_greater-5th-ward.jpg)</u></a>	55
<a href="#"><u>Greater Greenspoint (2.html)</u></a>		2
<a href="#"><u>Greater Heights (15.html)</u></a>	<a href="#"><u>photo (photos/15_greater-heights.jpg)</u></a>	15
<a href="#"><u>Greater Hobby Area (78.html)</u></a>		78
<a href="#"><u>Greater Inwood (5.html)</u></a>	<a href="#"><u>photo (photos/05_greater-inwood.jpg)</u></a>	5
<a href="#"><u>Greater OST / South Union (68.html)</u></a>	<a href="#"><u>photo (photos/68_ost-southunion.jpg)</u></a>	68
<a href="#"><u>Greater Third Ward (67.html)</u></a>	<a href="#"><u>photo (photos/67_3rd-ward.jpg)</u></a>	67
<a href="#"><u>Greater Uptown (21.html)</u></a>		21
<a href="#"><u>Greenway / Upper Kirby (87.html)</u></a>	<a href="#"><u>photo (SN23 / SN87 joint) (photos/23-87_Afton-RiverOaks.jpg)</u></a>	87
<a href="#"><u>Gulfgate Riverview / Pine Valley (69.html)</u></a>		69
<a href="#"><u>Gulfton (27.html)</u></a>	<a href="#"><u>photo (photos/27_gulfton.jpg)</u></a>	27
<a href="#"><u>Harrisburg / Manchester (65.html)</u></a>	<a href="#"><u>photo (SN65 / SN82 joint) (photos/65-82_harrisburg-manchester.jpg)</u></a>	65
<a href="#"><u>Hidden Valley (7.html)</u></a>		7
<a href="#"><u>Hunterwood (54.html)</u></a>		54
<a href="#"><u>IAH Airport (42.html)</u></a>	<a href="#"><u>photo (photos/42_airport.jpg)</u></a>	42
<a href="#"><u>Independence Heights (13.html)</u></a>	<a href="#"><u>photo (photos/13_independence-heights.jpg)</u></a>	13
<a href="#"><u>Kashmere Gardens (demographics/52_Kashmere_Gardens.pdf)</u></a>	<a href="#"><u>photo (landusemaps/SN_52.pdf)</u></a>	52
<a href="#"><u>Kingwood (43.html)</u></a>	<a href="#"><u>photo (photos/43_kingwood.jpg)</u></a>	43
<a href="#"><u>Lake Houston (44.html)</u></a>		44
<a href="#"><u>Langwood (11.html)</u></a>		11
<a href="#"><u>Lawndale / Wayside (88.html)</u></a>	<a href="#"><u>photo (SN64 / SN88 joint) (photos/64-88_eastwood-lawndale-wayside.jpg)</u></a>	88
<a href="#"><u>Lazybrook / Timbergrove (14.html)</u></a>	<a href="#"><u>photo (photos/14_lazybrook-timbergrove.jpg)</u></a>	14
<a href="#"><u>MacGregor (83.html)</u></a>	<a href="#"><u>photo (photos/83_MacGregor.jpg)</u></a>	83
<a href="#"><u>Magnolia Park (82.html)</u></a>	<a href="#"><u>photo (SN65 / SN82 joint) (photos/65-82_harrisburg-manchester.jpg)</u></a>	82

**GREATER O.S.T./ SOUTH UNION SUPER  
NEIGHBORHOOD COUNCIL BY-LAWS**

**Submitted by: Preston Roe, President  
Greater O.S.T./ South Union  
Super Neighborhood**

**Adopted by the Officers ---- Date: July 18, 2005  
At Houston, Texas**

 **President**

 **Secretary**

# **The Greater O.S.T./ South Union Super Neighborhood Council By-Laws**

## **Article I - Name**

The name of the organization shall be **The Greater O.S.T./South Union Super Neighborhood Council**.

## **Article II – Boundaries**

The GREATER O.S.T. / SOUTH UNION SUPER NEIGHBORHOOD is bounded on the North by O.S.T., on the South by Loop 610, on the West by Highway 288, and on the East by Mykawa Road.

## **Article III -Purpose**

**Section 3.1** – The Greater O.S.T./ South Union Super Neighborhood Council is organized for one or more of the purposes specified in Section 501c(4) of the Internal Revenue Code, or corresponding section of any future federal tax code, and an application may be filed with the Internal Revenue Service for the 501c(3) or 501c(4) non-profit status, if and when so determined by the Super Neighborhood Council.

**Section 3.2** – The purposes for which this Super Neighborhood Council is organized shall be to promote the civic betterment and social welfare and well being of all residents, business and property owners within the boundaries of the Greater O.S.T./South Union Super Neighborhood area, to promote and engage in the activities for their use and benefit. These organizations within the area being situated in Houston, Harris County, Texas, and being that area identified in Article II (Boundaries).

**Section 3.3** – The general purpose and power of the corporation are to have and exercise all rights and powers conferred on non-profit corporations under the Texas Non-Profit Corporation Act and other laws of Texas, of those powers which may hereinafter be conferred and (i) to seek a consensus and provide citizens with opportunities to advise the City Council on issues important to each neighborhood; (ii) undertake a wide range of neighborhood improvement projects determined by the members; and (iii) with the cooperation from the City of Houston, identify and develop solutions to mutual problems.

## **Article IV. – Membership**

**Section 4.1** – The Greater O.S.T./ South Union Super Neighborhood Council shall be open to any civic, business faith-based, non-profit, or other community-based organizations that are stakeholders in the Greater O.S.T./ South Union Super

Neighborhood area. The Greater O.S.T./South Union Super Neighborhood Council shall consist of one duly designated representative of each eligible organization.

**Section 4.2** – Participation in the Greater O.S.T./South Union Super Neighborhood Council shall not be limited by the imposition of membership requirements or fees either by the Super Neighborhood Council or participating organizations.

**Section 4.3** – The Greater O.S.T./South Union Super Neighborhood Council prohibits the exclusions of any individual or organization based on race, age, creed, color, religion, gender, sexual orientation or national origin from participating in super neighborhood council activities or serving as a council member.

**Section 4.4** – It shall be the right of any stakeholder within the super neighborhood to be represented, either through new or existing organizations.

### **Article V. – Council Seats**

**Section 5.1** – A person must be a designated stakeholder representative of the group they represent.

**Section 5.2** – The number of seats and the manner in which they are elected may be amended in the same manner as the by-laws may be amended.

**Section 5.3** – Each group, organization, or entity with a seat on the Super Neighborhood Council shall be allowed one vote which shall be cast by the stakeholder representative, or in his/her absence, by the designated alternate.

**Section 5.4** – The Greater O.S.T./South Union Super Neighborhood Council consists of the following 11 + \_\_\_\_ seats, with each having one vote, by category. (See attachment for civic clubs), active CDC's, Faith Based, Non-Profit, Business, Community Based. These representative organizations/stakeholders are for the purpose of initiating the Super Neighborhood Council and by-laws, and shall not be construed as limiting the number of representatives/stakeholders eligible to participate.

### **Article VI. – Officers**

**Section 6.1** – The elected officers of the Greater O.S.T./South Union Super Neighborhood Council shall be the president, vice-president, secretary, corresponding secretary and treasurer

**Section 6.2** – The president shall preside over all general meetings and any executive committee meetings. The president shall have the authority to conduct meetings and to maintain order. The president shall appoint all committee chairs.

**Section 6.3** – The vice-president shall preside at meetings in the absence of the president. This office shall assist the president and shall perform various duties and serve on committees as assigned by the president.

**Section 6.4** – The secretary shall keep an accurate record of proceedings of all general meetings, attend to correspondence, act as custodian of current records, and file and maintain up-to-date membership lists and attendance records.

**Section 6.5** – The treasurer shall keep an up-to-date record of all financial transactions, receive all money, and deposit funds in the bank. This officer shall disburse money as authorized by the Council. The treasurer shall present a report of finances at each general meeting of the Council. Checks disbursed shall contain the signatures of two of the following; president, or vice-president, and the treasurer.

**Section 6.6** – All officers, excluding the president and the treasurer of the initial Council, shall be elected to two year staggered terms at the regular January meeting by quorum of the members of the Council. The president and the treasurer will serve one-year initial terms, followed by two-year terms, thereof. Officers shall be installed at the first general meeting in February of each year.

**Section 6.7** – A Nominating Committee shall nominate successive Board Members and officers.

**Section 6.8** - All officers shall be elected by a simple majority quorum of the Council.

**Section 6.9** – A vacancy in an office shall be filled by a special election. Officers elected to fill vacancies shall assume office at the first general meeting following the special election and shall hold office until the next regular installation of officers.

**Section 6.10** – Any officer, who fails to meet the obligations and responsibilities of their office, may be removed from office by a two-thirds majority vote of the Greater O.S.T./South Union Super Neighborhood Council.

## **Article VII. Committees**

**Section 7.1** – Committees shall be established as the need arises by the President.

**Section 7.2** - The committee chairpersons shall appoint committee members.

## **Article VIII. Meetings**

**Section 8.1** – The general meeting of the Super Neighborhood Council shall be held on a quarterly basis at a time and place to be designated by the Super Neighborhood Council. All Super Neighborhood Council activity will be conducted in open meetings where community stakeholders may observe discussions and participate under defined circumstances.

**Section 8.2** – In the event that the general meeting falls on a legal holiday, the time and date of the general meeting shall be set by the president at the preceding general meeting with the consent of the Council.

**Section 8.3** – A quorum of the registered general stakeholders council meeting shall consist of quorum (1/3) of the executives and all members present.

**Section 8.4** – Super Neighborhood-at-large residents/stakeholders may participate via meetings open to the public and will be notified of decisions through their participating organizations.

**Section 8.5** – An individual wishing to address the Super Neighborhood Council shall sign a “Speakers List” at the beginning of the meeting and shall be allowed three (3) minutes to speak.

### **Article IX. – Procedures**

“Roberts’s Rules of Order” shall be the guide for procedure in all points of order not covered by the By-laws.

### **Article X. – Amendment of By-Laws**

These By-laws may be amended from time to time on an as needed basis by resolutions in writing, presented at a meeting of the Greater O.S.T./South Union Super Neighborhood Council, read and approved by a two-thirds majority vote at two consecutive meetings at which a quorum is present at each meeting.

**Attachment to by-Laws of  
Greater O.S.T./ South Union Superneighborhood**

- 1. LaSalette Place Civic Club**
- 2. Scott Terrace Civic Club**
- 3. MacGregor Trails Civic Club**
- 4. Foster Place Civic Club**
- 5. MacGregor Palm Terrace Civic Club**
- 6. Southern Village Civic Club**
- 7. Grand Park Civic Club**
- 8. Southland Place Civic Club -**
- 9. South Union Civic Club**
- 10. MacGregor Place Civic Club**
- 11. Griggs Terrace Civic Club ~**

**OST/SOUTH UNION SUPER NEIGHBORHOOD #68**  
**QUARTERLY MEETING**  
**August 20, 2015**

**Proceedings:**

- President Preston Roe called the meeting to order at 7:35 p.m. He made opening remarks, followed by the prayer. President Roe then called for introductions from those in attendance.
- President Roe invited the guest speaker, State Representative Sylvester Turner, to make a presentation about his campaign for the office of Mayor.
- State Representative Turner, in his remarks, outlined his work/contributions as a public servant, his ties to Acres Homes and his credentials to be Mayor. Mr. Turner acknowledged that a major goal of his is to increase the size of Houston's police force. After completing his remarks, the floor was opened up for questions. He was asked about his position on "municipal pensions". Representative Turner's response was that the City made a commitment to employees regarding years of service and a pension, in his words, "a promise made is a promise kept". State Representative Turner next addressed the issue of the "revenue cap", explaining that the increase in population has resulted in an escalation in requests for city services. Mr. Turner suggested that the cap maybe revised in order to adequately finance city services. State Representative Turner announced that win or lose, this would be his last political campaign. In response to another question, Mr. Turner indicated that he is against closing and/or consolidating schools in Houston.
- The next speaker was Michael Mauer of M2L and Associates. He gave an update on the MacGregor Park Master Plan, highlighting preliminary recommendations for re-designing/improving this recreational resource.
- Council Member Dwight Boykins followed, detailing his accomplishments, particularly in the area of litter abatement. Council Member Boykins discussed recent changes to the City's ordinance regarding illegal dumping. Specifically, the fine has been increased from \$300 to \$4,000 and includes 30 days in jail. The Council Member also announced that he has secured an additional \$50,000 for MacGregor Park in 2016.
- Myra Hypolite, Department of Neighborhoods (DoN), reported on the August 17<sup>th</sup> "ride along" to review/document problem areas in OST/South Union. Katy Tipton, Director of DoN, and President Preston Roe accompanied Ms. Hypolite on the "ride along". Ms. Hypolite outlined the process that civic associations can use to remain current on "311 issues" (e.g., open/abandoned structures, junk vehicles, illegal dumping, etc.). She offered to send a template of the form to be used in reporting violations.



- President Roe then invited any candidates running for office to make remarks. Amanda Edwards, City Council At-Large Position 4, outlined her qualifications and the priority issues to be addressed if elected.
- Meeting was adjourned at 8:55 p.m.

## **Super Neighborhood #68 – Greater OST/South Union**

**This Super Neighborhood has a recognized council established February 14, 2006.**

### **Your super neighborhood at-a-glance:**

OST/South Union is a collection of neighborhoods in south central Houston inside Loop 610.

A well maintained and deed restricted neighborhood is LaSalette Place.

The super neighborhood is bound by Old Spanish Trail on the north, State Highway 288 on the west, IH 610 on the south and Mykawa Road on the east. Presently, the Old Spanish Trail corridor is being revived with a lot of new commercial development. In the eastern section of the super neighborhood, the Shrine of the Black Madonna has purchased and redeveloped a number of deteriorated properties near its sanctuary. The area is home to Palm Center which was one of the first malls to be built in the Houston area. Precinct 7 Harris County Constable May Walker's office is located in Palm Center.

Zollie Scales Park is named after a notable community activist who is responsible for getting many city services to the area. Mrs. Eljane Anderson another community activist was responsible for her outstanding achievements in getting people in the area to vote. The current location of HEB grocery store was once the home of Rice food store which was the only grocery store in the area and also a type of meeting place for all in the community.

### **Schools, Public and Private**

Foster Elementary

Hartsfield Elementary

McArthur Elementary, Peck Elementary

Whidby Elementary, Cullen Middle School

Jesse Jackson Academy

Banneker-McNair Math / Science Academy

Beatrice Mays Institute Charter School

Zoe Learning Academy

**Parks**

George Nelson (Yellowstone) Park

Zollie Scales Park

Cyril Madison Park

Beech-White Park

**Key Planned Projects**

A metrorail station will be built in Palm Center.

Neighborhood Park to be built in Palm Center

Houston Texans YMCA to be built in Palm Center

**Famous / Well Known Residents**

Coach James Humphrey

**Civic Associations In Area**

LaSalette Place

Scott Terrace,

MacGregor Trails

Foster Place

MacGregor Palm Terrace

Southern Village

Grand Park

Southland Place

South Union

MacGregor Place

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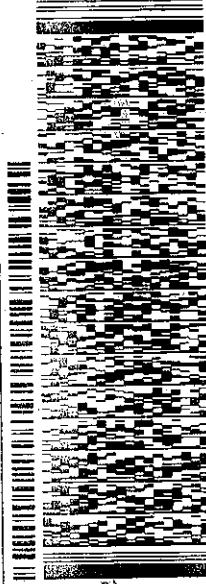
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