



National Church Residences
EXCELLENCE THAT TRANSFORMS LIVES

Fax

To: Nicole Fisher From: Vick Jackson
 Fax: _____ Pages: 11
 Phone: 1-800-733-5120 Date: 1/21/16
 Re: _____ cc: _____

- Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Plateau Ridge

701 Mcanear St Cleburne, TX 76033 Phone: 817-556-0326 Fax: 817-556-0728

TDD: 614.442.4390 www.nationalchurchresidences.org



National Church Residences does not discriminate in any fashion based upon a person's race, color, sex, national origin, handicap status, religion, marital or familial status, source of income, sexual orientation, gender identity, or disability. National Church Residences does not discriminate based upon age for any reason, excluding HUD program/project requirements.



To: Nicole Fisher
TDHCA
Date: January 13, 2016
Re: 2016 Neighborhood Organization Registration Information
Via Fax: (512) 475-1895

Ms. Fisher,

Please register Plateau Senior Pride in Cleburne, TX to the 2016 Neighborhood Organizations to be On Record with the Texas Department of Housing and Community Affairs (TDHCA).

Sincerely,

Hazel Olson
701 McAnear St, unit 701
Cleburne, TX 76033
817-296-2966
curry0130@hotmail.com

Plateau Ridge Senior Pride - 2016 Neighborhood Organization

Name: Plateau Senior Pride
Address: 701 McAnear Street,
Cleburne, Johnson County, TX 76033

Boundary: 12 apartment buildings and 1 community building that makes up Plateau Ridge Apartments (see map)

Contact: Sylvia Boese
701 McAnear St, unit 801
Cleburne, TX 76033
817-556-3609
No email

Contact 2: Hazel Olson
701 McAnear St, unit 701
Cleburne, TX 76033
817-296-2966
curry0130@hotmail.com



Plateau Ridge Resident Meeting #1



December 15, 2015

10:30am

Call to Order

A requested meeting of Plateau Ridge residents was held at Plateau Ridge in Cleburne, Texas

Attendees

See attached list

Members not in Attendance

See attached list

Purpose of Meeting

- To inform residents that National Church Residences will be attempting to secure a NEW state funding for the Plateau Ridge community.
- To inform Plateau Ridge residents that a resident association would be an incentive for the State of Texas to grant funding to National Church Residences for improvements to the Plateau Ridge community.
- To ASK if the residents would like a *Resident's Association* to be created.
RESOLVED: All residents present at this 1st meeting voted YES.
- Residents to VOTE for/against the formation of that association.
RESOLVED: All residents present at this 1st meeting voted YES.
- Residents present asked to form a BOARD of residents to preside over meetings of the NEW association.
RESOLVED: Several residents volunteered for the various positions of the Board.

Unfinished business

Another meeting needs to be scheduled for absent residents to inform them of the above information on funding, to ask them to vote on the formation of a resident's association and to volunteer/elect members to the Board.

RESOLVED: Meeting #2 on this subject has been scheduled for December 22, 2015 at 10am.

Signed

Nigel Olson

Date

12-15-2015



Plateau Ridge Resident Meeting #2



December 22, 2015
10am

Call to Order

A requested 2nd meeting of Plateau Ridge residents convened in Cleburne, Texas today.

Purpose of Meeting

- To vote for members of the new Plateau Ridge residents association.

RESOLVED: Members of Board voted in office as follows:

President	Sylvia Boese
Vice-President	Judy Barnes
Secretary	Hazel Olson
Treasury	Bobbie Williams

- To name the newly formed resident association.

RESOLVED: Residents and voted for the name Plateau Senior Pride

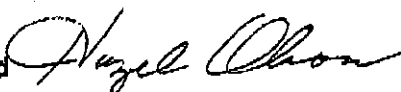
- To set the date of the next two Board meetings.

RESOLVED: January 13, 2016 and April 13, 2016 were recorded.

Future Plateau Senior Pride Business

- Discuss management of monthly chili luncheons and birthday parties.
- Discuss Valentine party for February
- Discuss fund raising efforts for various resident events to include the planting of a resident vegetable garden.

Signed



Date

12-22-2015

Plateau Ridge

Sign in sheet

Meeting

12/15/15

Judy Barnes
Susan Brygg #1302
Nina Kany
Joan C. Fother
Becky Hancock

Terrie Hutto
Daisy Leister
Lynn Aldham
Donna J. Morley

Dobbin Williams
Jacqueline Le Clair
Phyllis Olson

Corine Akers
Audrey James
Kathie Lewis

Lybelle Boree
Betty Sparkle
Linda Womack

Lawana Bunn

Michelle Meadows
Bill Eogle

William Brinsford

Plateau Ridge By-Laws Plateau Senior Pride

Article 1. Name

The name of this association shall be Plateau Senior Pride

Article 2. Purpose

- To work together to improve living conditions within our community and upgrade the quality of life for our residents.
- To train elected officers for leadership within our community.
- To allow each resident a voting voice.

Article 3. Membership

The membership is composed of one representative from each housing apartment.

Article 4. Meetings

SECTION A. The regular meeting shall be held on the 2nd Wednesday of each quarter to begin in January.

SECTION B. "Call meetings" may be held as needed by a 3 day notice to members.

SECTION C. Majority vote shall be used to settle any questions of procedure.

SECTION D. Any resident of the Plateau Ridge community may attend the meeting. However, only 1 representative from each housing apartment may have an official vote

Article 5. Officers

The officers of Plateau Senior Pride shall be elected at the January meeting. The elected officers shall be a **President, Vice President, Secretary, and Treasurer.**

SECTION A. President

1. The President shall preside during all general meetings of the association and the executive committee meetings.
2. In his/her absence, any officer may preside in the following order: Vice-President, Secretary, or Treasurer.

Plateau Ridge By-Laws
(Name of Resident Association)

Article 1. Name

The name of this association shall be (Vote for Associaton name to occur on December 22nd).

Article 2. Purpose

- To work together to improve living conditions within our community and upgrade the quality of life for our residents.
- To train elected officers for leadership within our community.
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1. The Vice-President shall preside at any meeting of the association in absence of the President.
2. He/She shall succeed the President and hold office for the unexpired term in the event that the President shall resign or is unable to finish his/her term of office.

SECTION C. Secretary

1. The Secretary shall write a summary of the business and concerns expressed at each meeting. These minutes shall be read at the beginning of the next meeting.
2. He/She shall announce to the membership the date, time, and location of each meeting.
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SECTION D. Treasurer

1. The Treasurer shall be responsible for monies of the association. Receipts must be presented for all expenses.
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3. No money shall be spent without the body voting on it. All receipts should be in accordance with the money voted out.

Article 6. Election of Officers

The election of officers for the following year shall be held at the January meeting of general membership. Officers shall be elected by a majority of the members present at which time the voting may be done by secret ballot, a show of hands, or a standing vote. The election shall be conducted by the President unless he/she is a nominee. All officers shall be elected for a term of one year, and no officer shall serve over consecutive terms in the same office. Nominations for officers will be taken from members present and must be seconded to qualify.

Article 7. Quorum

An attendance of a minimum of 10 shall constitute a quorum.

Article 8. Amendments

1. These by-laws may be changed by majority **vote of members present at a meeting of general membership. This includes calling for new elections of officers other than at the January meeting.
2. Any member may propose an amendment to the by-laws with a petition signed by 75% members.

- 3. The proposed amendment must be sent out one week before the meeting by the Secretary to members.
- 4. ** Vote of a quorum of members must be present to make or change an amendment to the by-laws.

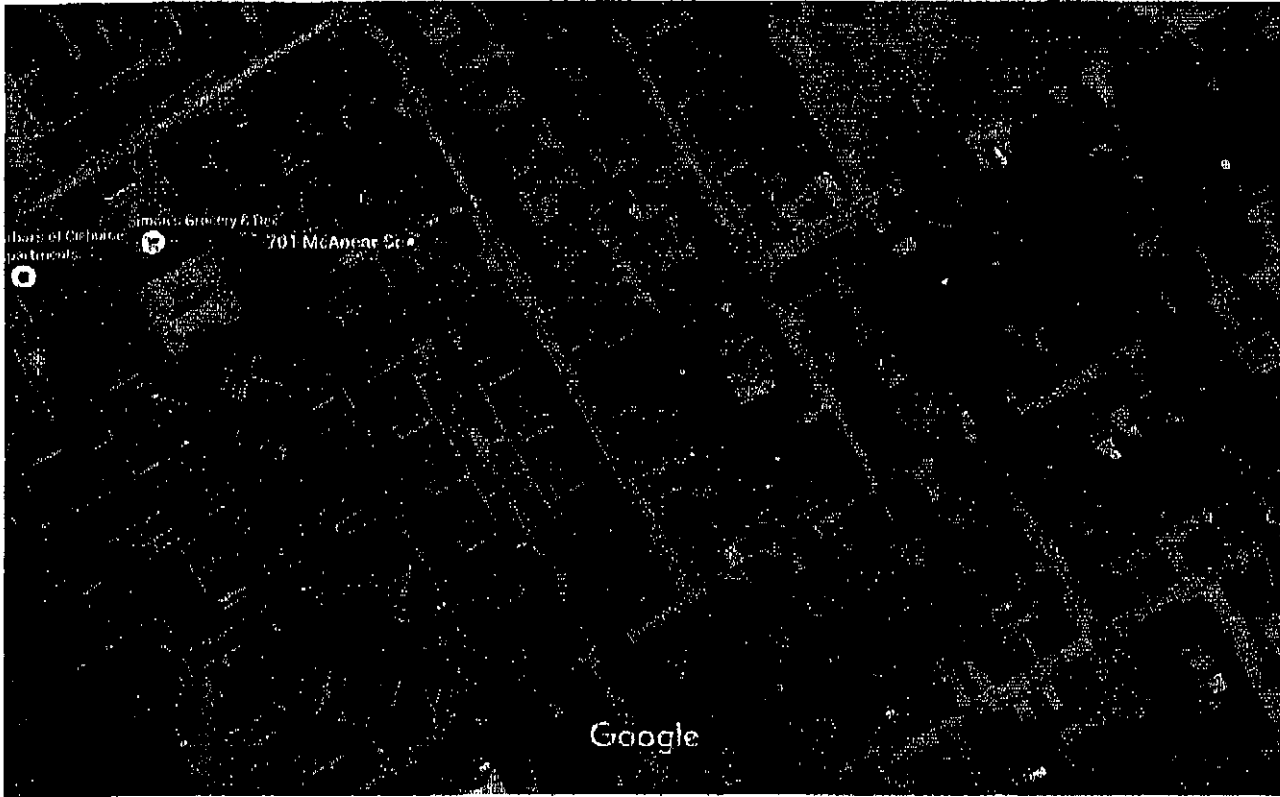
Amended and Adopted on the Date: 12-22-2015

Secretary *Wayne Olson*

President *Dylan Boese*

Google Maps

Plateau Senior Pride - Neighborhood Organization
701 McAnear Street, Cleburne TX



Imagery ©2016 Google, Map data ©2016 Google 100 ft

HP LaserJet M2727nf MFP

Fax Confirmation Report

TDHCA
4828851
Jan-21-2016 1:11PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
2938	1/21/2016	1:07:58PM	Receive		3:27	11	OK

JAN-22-2016 03:39 AM

P. 1



Fax

To: Nicole Fisher From: Vicki Jackson
Fax: _____ Pages: 11
Phone: 1-800-733-5120 Date: 1/21/16
Ref: _____ cc: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comment:

Plateau Ridge
701 Mcanear St Cleburne, TX 76033 Phone: 817-556-0326 Fax: 817-556-0728 TDD: 614.442.4390 www.nationalchurchresidences.org



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National Church Residences
EXCELLENCE THAT TRANSFORMS LIVES

Fax

To: Nicole Fisher From: Vicki Jackson
 Fax: 1-512-475-1895 Pages: 20
 Phone: _____ Date: 1/28/2016
 R: _____ CC: _____

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

Comments:

Plateau Ridge

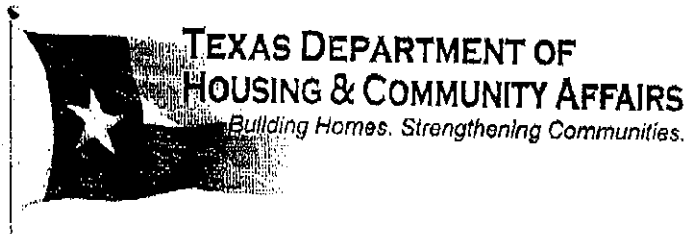
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2016 Quantifiable Community Participation (QCP) Neighborhood Information Packet

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, 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)(I) 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

To: Nicole Fisher
TDHCA
Date: January 13, 2016
Re: 2016 Neighborhood Organization Registration Information
Via Fax: (512) 475-1895

Ms. Fisher,

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Sincerely,

Hazel Olson
701 W Anear St, unit 701
Cleburne, TX 76033
817-266-2966
curl130@hotmail.com

HP LaserJet M2727nf MFP

Fax Confirmation Report

TDHCA
4828851
Jan-28-2016 3:13PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
2946	1/28/2016	3:11:34PM	Receive		1:21	4	OK

JAN-29-2016 05:43 AM

P. 1



Fax

To: Nicole Fisher From: Vicki Jacobs
Fax: 1-512-475-1895 Pages: 20
Phone: Date: 1/28/2016
Ref: ecc

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

Plateau Ridge
701 Mcanear St Cleburne, TX 76033 Phone: 817-556-0326 Fax: 817-556-0728 YDD: 614.442.4390 www.nationalchurchresidences.org



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HP LaserJet M2727nf MFP

Fax Confirmation Report

TDHCA
4828851
Jan-28-2016 7:22PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
2947	1/28/2016	7:21:24PM	Receive		0:40	0	No fax detected



National Church Residences
EXCELLENCE THAT TRANSFORMS LIVES

Fax

To: Nicole Fisher From: Victoria Jackson
 Fax: 1-512-475-1895 Pages: 20 of 19
 Phone: 1-800-733-5120 Date: 1/28/2016
 Re: _____
 cc: _____

- Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

Plateau Ridge

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701 McAnear St, unit 701
Cleburne, TX 76033
817-296-2966
curry0130@hotmail.com

Plateau Ridge Resident Meeting #1
December 15, 2015
10:30am

Call to Order

A requested meeting of Plateau Ridge residents was held at Plateau Ridge in Cleburne, Texas

Attendees

See attached list

Members not in Attendance

See attached list

Purpose of Meeting

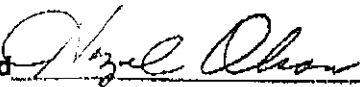
- To inform residents that National Church Residences will be attempting to secure a NEW state funding for the Plateau Ridge community.
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- To ASK if the residents would like a *Resident's Association* to be created.
RESOLVED: All residents present at this 1st meeting voted YES.
- Residents to VOTE for/against the formation of that association.
RESOLVED: All residents present at this 1st meeting voted YES.
- Residents present asked to form a BOARD of residents to preside over meetings of the NEW association.
RESOLVED: Several residents volunteered for the various positions of the Board.

Unfinished business

Another meeting needs to be scheduled for absent residents to inform them of the above information on funding, to ask them to vote on the formation of a resident's association and to volunteer/elect members to the Board.

RESOLVED: Meeting #2 on this subject has been scheduled for December 22, 2015 at 10am.

Signed



Date 12-15-2015



Plateau Ridge Resident Meeting #2



December 22, 2015
10am

Call to Order

A requested 2nd meeting of Plateau Ridge residents convened in Cleburne, Texas today.

Purpose of Meeting

- To vote for members of the new Plateau Ridge residents association.

RESOLVED: Members of Board voted in office as follows:

President	Sylvia Boese
Vice-President	Judy Barnes
Secretary	Hazel Olson
Treasury	Bobbie Williams

- To name the newly formed resident association.

RESOLVED: Residents and voted for the name Plateau Senior Pride

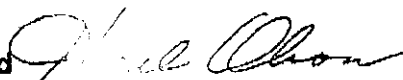
- To set the date of the next two Board meetings.

RESOLVED: January 13, 2016 and April 13, 2016 were recorded.

Future Plateau Senior Pride Business

- Discuss management of monthly chili luncheons and birthday parties.
- Discuss Valentine party for February
- Discuss fund raising efforts for various resident events to include the planting of a resident vegetable garden.

Signed



Date

12-22-2015

Plateau Ridge

Sign in sheet

Meeting

12/15/15

Judy Barnes
 Susan Bryant #1309
 Nancy Leary
 Juan C. Fortin
 Betty Hamer
 Bebbie Williams
 Jacqueline Le Clair
 Joyce Olson
 Corine Akers
 Audrey James
 Billie Lewis
 Lybil Bore
 Betty K. Smith
 Linda Womack
 Lavona Bunn
 Michel Meadows
 Bill Engle
 Matthew Grisham

Linda White
 Patsy Leister
 Lyn Aldham
 Doris J. Morley

Plateau Ridge By-Laws Plateau Senior Pride

Article 1. Name

The name of this association shall be Plateau Senior Pride

Article 2. Purpose

- To work together to improve living conditions within our community and upgrade the quality of life for our residents.
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SECTION A. The regular meeting shall be held on the 2nd Wednesday of each quarter to begin in January.

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SECTION A. President

1. The President shall preside during all general meetings of the association and the executive committee meetings.
2. In his/her absence, any officer may preside in the following order: Vice-President, Secretary, or Treasurer.

Plateau Ridge By-Laws (Name of Resident Association)

Article 1. **Name**

The name of this association shall be (Vote for Association name to occur on December 22nd).

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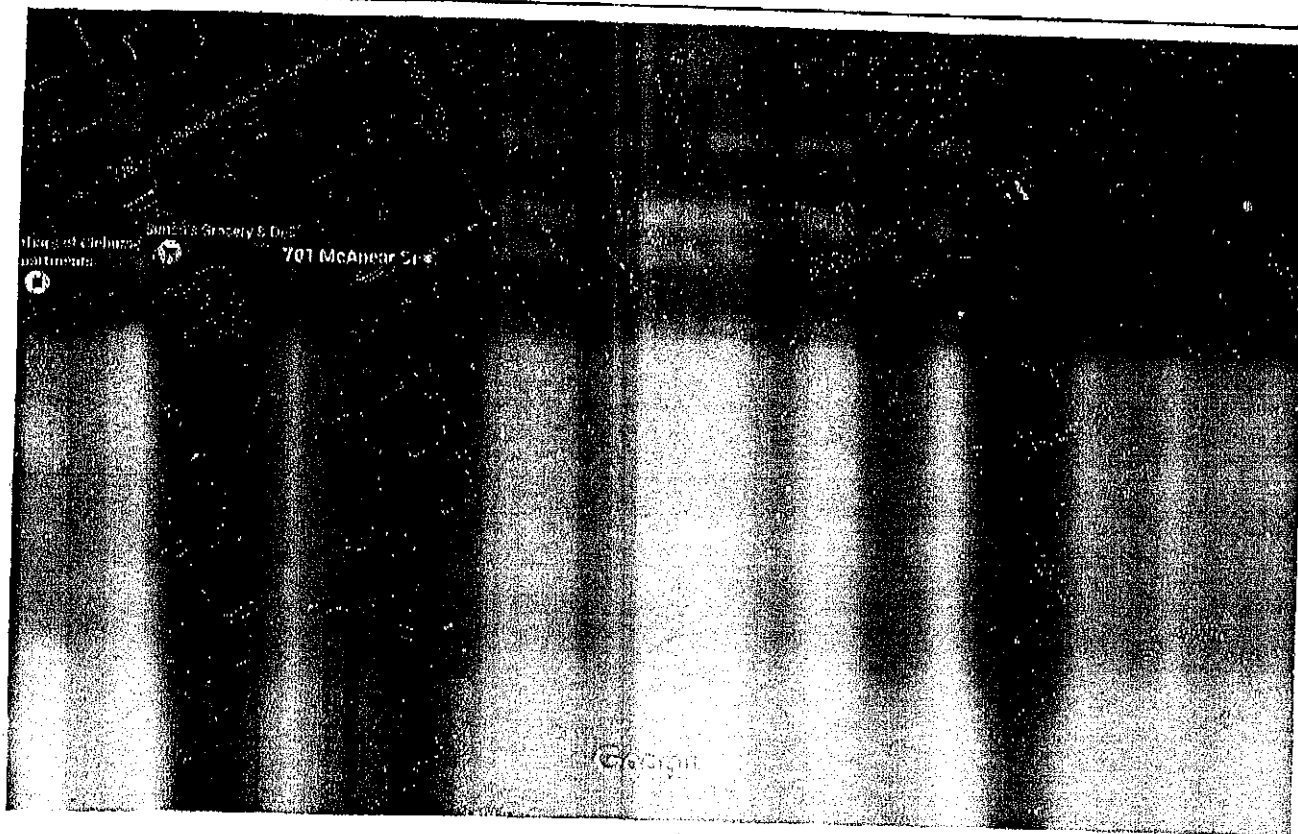
Amended and Adopted on the Date: 12-27-2015

Secretary *Nyel Olson*

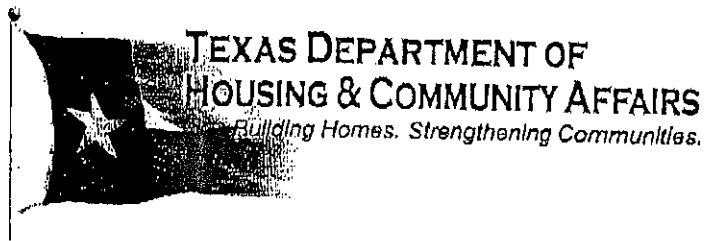
President *Diana Boese*

Google Maps

Plateau Senior Pride - Neighborhood Organization
701 McAnear Street, Cleburne TX



Imagery ©2016 Google, Map data ©2016 Google 100 ft



2016 Quantifiable Community Participation (QCP) Neighborhood Information Packet

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- ❖ QCP Form
- ❖ Required Attachments
- ❖ Boundary Map Example

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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 11th 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]**

A neighborhood 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.*

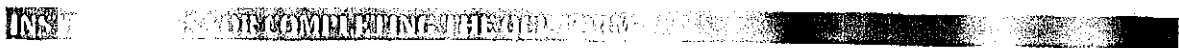
- Evidence that the Neighborhood Organization was in existence (ex: bylaws, articles, newsletter, minutes, etc.) prior to January 8, 2016 is required for TDHCA registry. If the documentation submitted for being on record with the county or Secretary of State is dated after January 8, 2016, evidence of 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**

The Department 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 submit additional information or documentation after the original submission of the QCP documentation except in response to the Department specifically requesting additional information.

A 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 planning or determination. If any such statement is challenged, the challenger must document the basis for the challenge and the Neighborhood Organization will be given seven calendar days to provide support for its statements.

A 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.



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

❖ **Proposed 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 Organization's 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 16 and January 29, 2016) in order for a Neighborhood Organization to be on record with TDHCA, they will not be required to be submitted again. If this is the case, please indicate on the 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 the last page. All attachments must be included in the QCP submission package. If a letter is submitted to the Department it may not be changed or withdrawn.

Part 1: Development Information

Development Name:	Plateau Ridge Apartments
Address:	701 McAnear Street
	Cleburne
	Johnson

Part 2: Neighborhood Organization Information

Neighborhood Organization Name:	Plateau Senior Pride
This organization made a submission to TDHCA In prior HTC Application Rounds: (Y/N)	N
IF YES, provide the dates that the organization made submissions prior to 2016:	
The Neighborhood Organization is a (select one of the following):	
Homeowners Association	
Condo Owners Association	
Homeowners Council and our members occupy the existing development	
Other (explain):	
As of March 1, 2016, this Neighborhood Organization is on record with (select one of the following):	
County	
Secretary of State	
Texas Department of Housing & Community Affairs (if prior to January 29, 2016)	

Neighborhood Organization Contact Information

1st Contact Information

Name:	Sylvia Boese		
Title:	President		
Physical Address:	701 McAnear St, unit 801		
City:	Cleburne	ZIP Code:	76033
Phone:	817-556-3609	Email:	No email

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Hazel Olson		
Title:	Secretary		
Physical Address:	701 McAnear Street, Unit 701		
Shipping Address:			
City:	Cleburne	ZIP Code:	76033
Phone:	817-296-2966	Email:	Curry0130@hotmail.com

4: Reaction for Support or Opposition

Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits

Neighborhood Organization above referenced development for the following reasons:

Neighborhood Organization Plateau Senior Pride supports the application for tax credits to TDHCA. Our property is over 25 years old and in need of repairs.

Neighborhood Organization Plateau Senior Pride is looking for help with having our apartments and community building renovated so that we can preserve our home for future residents.

Neighborhood Organization Plateau Senior Pride fully supports Plateau Ridge's application for tax credit funding.

Neighborhood Organization Plateau Senior Pride Resident Association submitted documentation to be put on record with TDHCA on January 2, 2016 via fax to Nicole Fisher. The packet is also included here.

5: Boundary Description

Neighborhood Organization Plateau Senior Pride provides a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description must attach the boundary map.

Neighborhood Organization Plateau Senior Pride boundaries include the 12 apartment buildings and one community building that makes up the site. The boundary is Princeton Pl on the south, McAnear Street on the east, site boarder line to the west and the boarder line to the north. See attached map for details.

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

Texas Department of Housing & Community Affairs

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 be below):**

Sylvia Boene
1st Contact Signature

Jan 28, 2016
Date

Sylvia Boene
1st Contact Printed Name

President
Title

Hazel Olson
2nd Contact Signature

01 - 28 - 2016
Date

Hazel Olson
2nd Contact Printed Name

Secretary
Title

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

Texas Department of Housing & Community Affairs

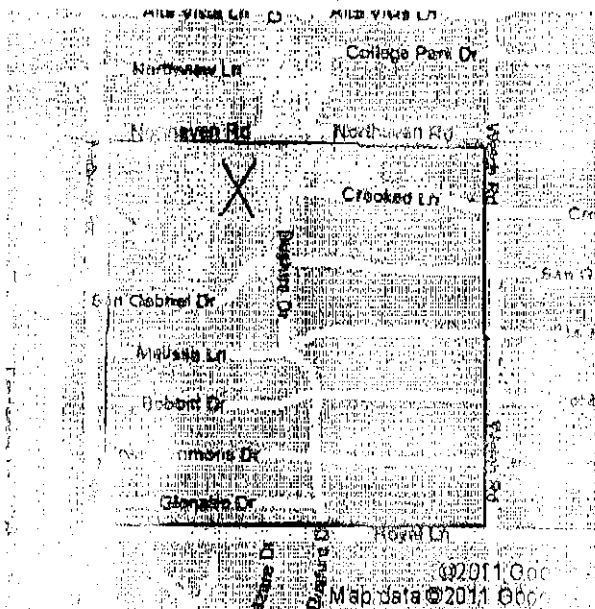
REQUIRED ATTACHMENTS

(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.

Plateau Ridge Senior Pride - 2016 Neighborhood Organization

Name: Plateau Senior Pride
Address: 701 McAnear Street,
Cleburne, Johnson County, TX 76033

Boundary: 12 apartment buildings and 1 community building that makes up Plateau Ridge Apartments (see map)

Contact: Sylvia Boese
701 McAnear St, unit 801
Cleburne, TX 76033
817-556-3609
No email

Contact 2: Hazel Olson
701 McAnear St, unit 701
Cleburne, TX 76033
817-296-2966
curry0130@hotmail.com

LaserJet M2727nf MFP

Fax Confirmation Report

1/29/2016 8:21AM

Date	Time	Type	Identification	Duration	Pages	Result
1/29/2016	8:13:41AM	Receive		7:13	19	OK

JAN-29-2016 10:45 PM

P. 1



Fax

To: Nicole Fisher From: Vicki Jackson
 Fax: 1-512-473-1495 Pages: 20
 Phone: 1-800-733-5120 Date: 1/28/2016
 Ref: _____ CC: _____

- Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

Plateau Ridge
 701 McNear St. Cleburne, TX 76033 Phone: 817-556-0326 Fax: 817-556-0728 TDD: 614.442.4390 www.nationalchurchresidences.org



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