

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 QCP submission package.

Part 1: Development Information

Development Name: Hughes Springs Seniors Apartments
 Development Street Address: 202 Keasler St
 Development City: Hughes Springs
 Development County: Cass
 TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: Hughes Springs Seniors Resident Council
 This organization also made a submission to TDHCA in prior HTC Application Rounds: (Y/N) N
 IF YES, provide the years that the organization made submissions prior to 2016: _____
 The Neighborhood Organization is a (select one of the following):
 Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____
 As of February 27, 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)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: ROBERTA WOLF
 Title: President
 Physical Address: 202 KEASLER ST APT. 17
 Mailing Address (if different from above):
 City: HUGHES SPRINGS TX Zip Code: 75656
 Phone: 903-353-2369 Email:

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Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name: BILL GRAY
 Title: Secretary & Treasurer
 Physical Address: 202 KEASLER ST #27
 Mailing Address (if different from above):
 City: HUGHES SPRGS TX Zip Code: 75656
 Phone: 903-639-1115 Email:

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:

Hughes Springs Seniors Apartments is a good candidate for a rehabilitation that will allow new appliances, flooring, painting, HVAC systems and additional tenant amenities. Our Resident Council believes that a new funding will promote and protect the quality of life, safety and residential characteristics of the complex and neighborhood and insure a safe, sanity and affordable place for the tenants to live.

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.

The boundaries of the Resident Council shall be Keasler Street, then South to School Drive, then East to Kasling Street, then North to Tower Road, then West back to Keasler Street.

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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 4, 2016.
 - This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 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):**

Roberta Wolf
1st Contact Signature

12-22-15
Date

ROBERTA WOLF
1st Contact Printed Name

President
Title

Bill Gray
2nd Contact Signature

12-22-15
Date

BILL GRAY
2nd Contact Printed Name

Secretary & Treasurer
Title

Hughes Springs Seniors Resident Council

Article 1 Name

The name of the organization shall be the Hughes Springs Seniors Resident Council.

Article 2 Purpose

The Association shall be a non-profit resident organization within which the tenants of Hughes Springs Seniors Apartments at 202 Keasler St, Hughes Springs, Texas 75656 can promote and protect the quality of life, safety, residential characteristics and property values of the neighborhood primarily, and all neighborhoods generally, and to support the continued maintenance and rehabilitation of Hughes Springs Seniors Apartments to insure a safe, sanitary and affordable place to live.

Article III Territorial Boundaries

The boundaries of the Resident Council shall be Keasler Street, then South to School Drive, then East to Kasling Street, then North to Tower Road, then West back to Keasler Street.

Article IV Membership

Membership shall be open to any adult in good standing as a tenant at Hughes Springs Seniors Apartments or residing within the territorial boundaries. Each member shall be entitled to one vote.

Article V Officers

This Resident Council shall have 2 officers. These shall be a President and a Secretary-Treasurer.

The President shall be an ex-officio member of all committees and exercise parliamentary authority for meetings. The Secretary-Treasurer shall record and disseminate information concerning the Resident Council and shall collect, disburse, and safely keep all Resident Council monies, shall maintain a membership roster of voting members and make periodic reports to the members at membership meetings.

The officers shall be elected by the general membership at the annual meeting. A list of nominees for the can be submitted by any member in advance of the election meeting when possible. Nominations from the floor shall also be in order. A majority of members voting shall elect.

The officers shall take office at the close of the meeting at which they are elected. The term shall extend for one year until the close of the next election meeting or until their successors are elected. No officers may serve more than three consecutive terms in the same office.

If a vacancy should occur in the office of President, the Secretary-Treasurer shall serve for the remainder of the unexpired term. Election to an office shall be by ballot if there is more than one candidate for the office.

Article VI Meetings

The membership annual meeting shall convene in January and additional meetings may be called by the President.

Notice of special or general meetings shall be made to the membership no less than one week in advance of the meeting by posting the notice in the office of Hughes Springs Seniors Apartments.

A quorum shall consist of 51% of tenants of Hughes Springs Seniors Apartments.

Article VIII Committees

There shall be two classes of committee within the Association: standing committees, and special committees.

Members of the standing committees shall be elected by the Steering Committee from the general membership and the Steering Committee. The President shall appoint the committee chairpersons. The standing committees shall be: a) A Membership Committee, which shall organize and implement membership drives and fund-raising events for the Resident Council. The Secretary- Treasurer shall be a member of the Committee. b) An Information Committee, which shall prepare and reproduce any necessary information at the direction of the Steering Committee for distribution as determined by the Steering Committee. The Committee shall develop and maintain a distribution system for necessary neighborhood information, based upon low-cost or volunteer labor, or bulk-mail service. The President shall have final approval of the Newsletter.

c) A Nominating and Bylaws Committee, which shall make recommendations to the membership of worthy individuals for the Steering Committee. It shall attempt to balance the membership of the Steering Committee with respect to geographic residence, age, sex, occupation, and areas of expertise, choosing from among persons who have demonstrated interest in the goals of the Resident Council. The committee shall also make recommendations, as necessary, to the Steering Committee for changes to the bylaws. d) A Zoning Committee, which shall review and make policy recommendations to the Steering Committee regarding application for zoning changes and variances, and other land use issues. e) A Transportation Committee, which shall review and make policy recommendations to the Steering Committee regarding issues related to

streets, sidewalks, public transit, and bicycle/pedestrian/automobile traffic, and related neighborhood transportation issues. f) A Police Relations Committee, which shall act as a liaison with local police authorities, and review and make policy recommendations to the Steering Committee regarding issues related to Neighborhood Watch, graffiti, crime statistics, and community policing.

g) Additional standing committees may be formed upon recommendation of the Steering Committee and approval by the general membership.

Article IX Political Activities

Neither the Association nor any member purporting to speak for the Association shall endorse any candidate for public office or any political party. Membership rosters of the Association shall not be used for political, commercial, or other activity not directly related to the Association.

Article X Policy Determination

Policy position of the Resident Council shall be determined by a simple majority vote of the members present and voting at a meeting of the general membership, or, in the case of necessity, between membership meetings, by a two-thirds vote of the Steering Committee. Failure by a Steering Committee member to represent this majority view shall be considered unbecoming conduct.

Article XI Parliamentary Authority

Rules contained in the current edition of "Robert's Rules of Order Newly Revised" shall govern the Resident Council in all cases to which they are applicable and in which they are not inconsistent with the bylaws and any special rules of order the Resident Council may adopt.

Article XII Amendment

These bylaws may be amended by a two-thirds vote at any meeting of the general membership provided that notice has been given in writing to all members at least one week in advance or by announcement at the preceding general membership meeting.

Article XIII Dissolution

Upon the dissolution of the Hughes Springs Seniors Resident Council no class of member shall have any right nor shall receive any assets of the Resident Council. The assets of the Resident Council shall be permanently dedicated to a tax-exempt purpose. In the event of dissolution, the

Resident Council's assets after payment of debts, shall be distributed to an organization which is tax exempt under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

[End of bylaws]

SIGNED this 22nd day of DEC., 2015



President



Secretary-Treasurer

Hughes Springs Seniors Resident Council

Territorial Boundaries



From: [Donna Thompson](#)
To: [Nicole Fisher](#)
Cc: jrabalais@mac-rellc.com; "[Jason Rabalais](#)"; "[Murray Calhoun](#)"; "[Robbye Meyer](#)"
Subject: Hughes Springs Resident Council
Date: Thursday, December 31, 2015 9:57:33 AM
Attachments: [HUGHES SPRINGS RESIDENT COUNCIL.pdf](#)

I would like to register the attached Resident Council with TDHCA, please.

Let me know if there is anything else needed.

Thank you,

Donna Thompson

General Manager

MAC Real Estate, LLC

3224 26th Street

Metairie, LA 70002

Phone 504-561-1172 ext 825

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