

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 1: Development Information

Development Name:	Willow Springs Apt
Development Street Address:	4433 5th St.
Development City:	BROOKSHIRE
Development County:	WALTER
TDHCA # (for office use only):	

Part 2: Neighborhood Organization Information

Neighborhood Organization Name:	Willow Springs Resident Council
This organization also made a submission to TDHCA in prior HTC Application Rounds:	(Y/N) <u>NO</u>
If YES, provide the years that the organization made submissions prior to 2015:	_____
The Neighborhood Organization is a (select one of the following):	
<input type="checkbox"/>	Homeowners Association
<input type="checkbox"/>	Property Owners Association
<input checked="" type="checkbox"/>	Resident Council and our members occupy the existing development
<input type="checkbox"/>	Other (explain): _____
As of January 28, 2015, this Neighborhood Organization is on record with (select one of the following):	
<input type="checkbox"/>	County
<input type="checkbox"/>	Secretary of State OR
<input checked="" type="checkbox"/>	We now request to be on record with the Texas Department of Housing & Community Affairs. (Recommended)

Part 3: Neighborhood Organization Contact Information

1st Contact Information	
Name:	MARY HENDRICKS
Title:	President
Physical Address:	4433 5th St APT 25 Brookshire TX 77423
Mailing Address (if different from above):	
City:	BROOKSHIRE
Phone:	8327216933
Zip Code:	77423
Email:	maryhendricks111@yahoo.com

Rec'd 1/9/15

• QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:

Rosalyn Lafaye Jones

Title:

Vice President

Physical Address:

4433 5th STREET # 31

Mailing Address (if different from above):

City:

Brookshire

Zip Code:

77423

Phone:

832-867-5680

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:

The Willow Springs Resident Council would like to work together as a team to improve our property for safety and security. We are striving for improvements for the community.

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.

IN legal description

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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 8, 2015.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after January 28, 2015 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):**

Mary Hendricks
1st Contact Signature

1-6-15'
Date

MARY HENDRICKS
1st Contact Printed Name

President
Title

Rosalyn Jones
2nd Contact Signature

1-6-15
Date

ROSALYN JONES
2nd Contact Printed Name

Vice President
Title

Willow Springs Resident Council

Article I

Name

The name of the organization will be the Willow Springs Resident Council.

Article II

Purpose

The Council shall be a non-profit resident organization where the tenants of Willow Springs Apartments located at 4433 5th Street in Brookshire, Texas can promote and protect the quality of life, safety, and property values of the neighborhood primarily, and all neighborhoods generally, and to support the continued maintenance and rehabilitation of Willow Springs Apartments to insure a safe, sanitary, and affordable place to live.

Article III

Territorial Boundary

The boundaries of the Resident Council will be the same as defined in the attached legal description which also includes where Willow Springs Apartments are located.

Article IV

Membership

Membership shall be open to any adult in good standing as a tenant at Willow Springs Apartments. Each member will have one vote.

Article V

Officers

This Resident Council shall have 2 officers. These shall be a President and a Vice President.

The President will be an official member of all committees and exercise authority for meetings. The Vice President will record and transfer information concerning the Resident Council and will collect, disburse, and safely keep all, if any, monies that are used in and for the Council.

The officers shall be elected by the general membership at the annual meeting. A list of nominees for the officers 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 new officers.

The officers will begin their tenure 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 successors are elected.

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

Article VI ***Meetings***

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

Notice of any meetings shall be made to the members no less than one week in advance of the meeting by posting the notice in the office of Willow Springs Apartments.

There shall be a minimum Willow Springs Apartments tenant percentage of 51% in attendance.

Article VII ***Committees***

There will be different committees within the Council. The President and Council shall appoint the chairpersons for each committee.

- a) A Membership Committee, which will organize membership status and organize fund-raising events for the Council. The Vice President will be a member of the Committee.
- b) An Information Committee, which will prepare any necessary information for distribution to the Council. The Committee will develop and maintain a system for necessary neighborhood information. The President shall have final approval of a Newsletter, if any.
- c) A Nominating Committee, which will make recommendations for the other committees. It will balance the memberships of the other committees so that their make-up is constructed of persons who have demonstrated interest in the goals of the Resident Council. The committee shall also make recommendations to the President of the Council.
- d) A Transportation Committee, which will review and make recommendations regarding issues related to streets, sidewalks, public transit, and bicycle/pedestrian/automobile traffic, and related neighborhood transportation issues.
- e) A Police Relations Committee, which can act as a liaison with local police authorities and make recommendations related to Neighborhood Watch, graffiti, crime statistics, and community policing.
- g) Additional committees may be formed upon recommendation and the approval by the general membership.

Article VIII
Policy Determination

Policy position of the Council shall be determined by a simple majority vote of the members present and voting at a general meeting.

Article IX
Parliamentary Authority

Parliamentary authority shall govern the Council in all cases to which they are applicable and in consistent with the bylaws and any special rules the Council may adopt.

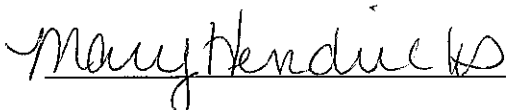
Article X
Amendment

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

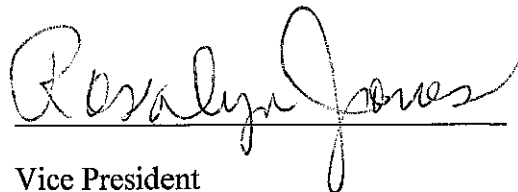
Article XI
Dissolution

Upon the dissolution or termination of the Willow Springs Resident Council, no member will have any right to receive any assets of the Council. The assets of the Council shall be permanently dedicated to a charitable purpose. In the event of dissolution, the Council's assets shall be distributed to an organization that is tax-exempt under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

SIGNED this 6 day of January, 2015.



President



Vice President

Willow Springs Resident Council

Action For:

We the undersigned are involved residents who acknowledge and support Ms. Mary Hendricks and Ms. Rosalyn Jones as the leaders and spokespersons for the first-ever Willow Springs Resident Council, which expressly supports Willow Springs Apartments' involvement within the City of Brookshire, as well as the rehabilitation of the Willow Springs Apartments.

Date	Signature	Printed Name	Address	Comment
01/6/15	<i>Brenda Lakes</i>	Brenda Lakes	4433 5th St apt. #30	
1/6/15	<i>Robert Spont</i>	Robert Spont	Apt 41 #	
1/6/15	<i>Diane Muse</i>	Diane Muse	# 28	
1/7/15	<i>E. Smith</i>	E. Smith	# 12	
1-7-15	<i>Maria Scenz</i>	Maria Scenz	# 19	
1-7-15	<i>Robert Spont</i>	Robert Spont	# 1	

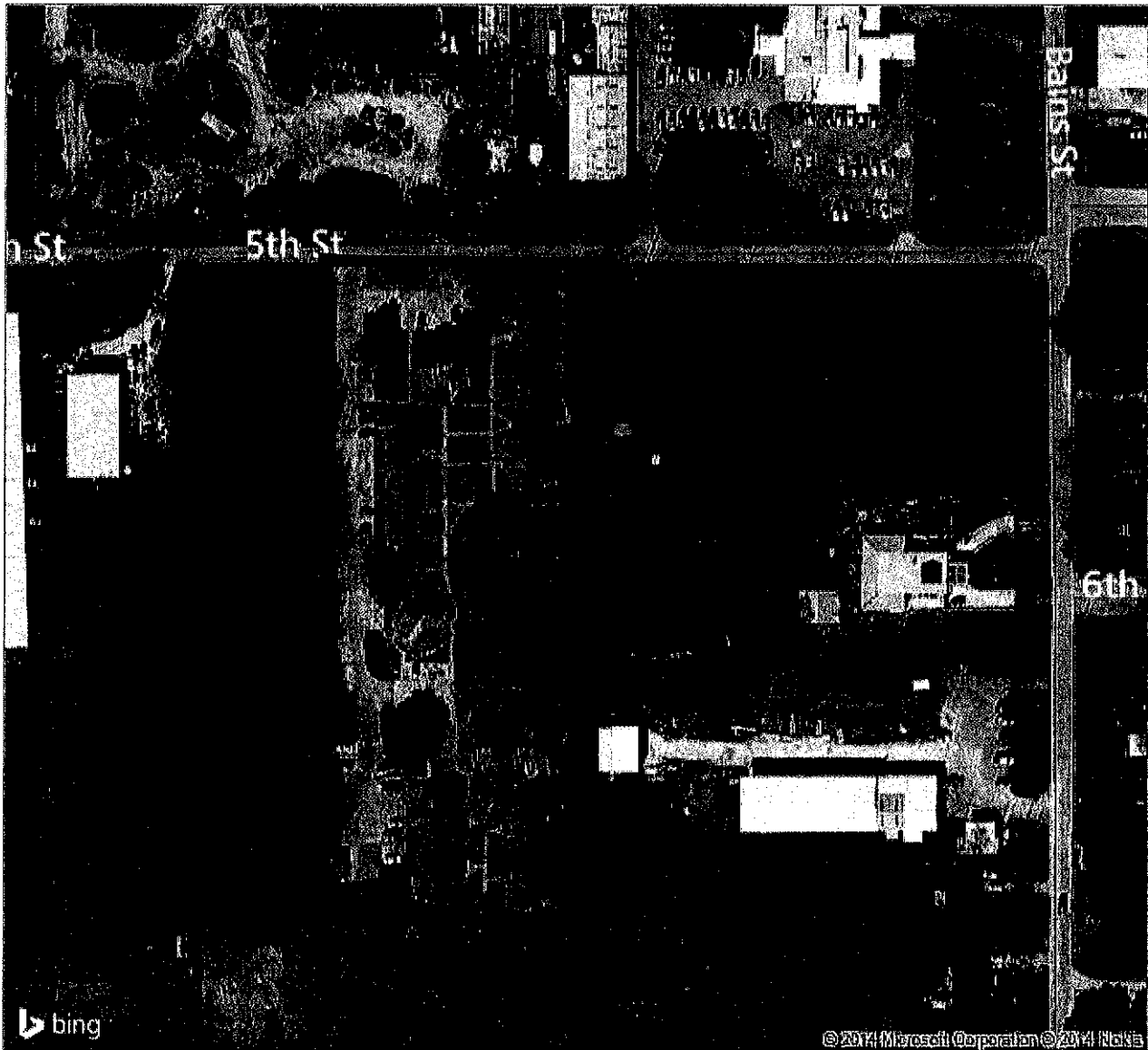
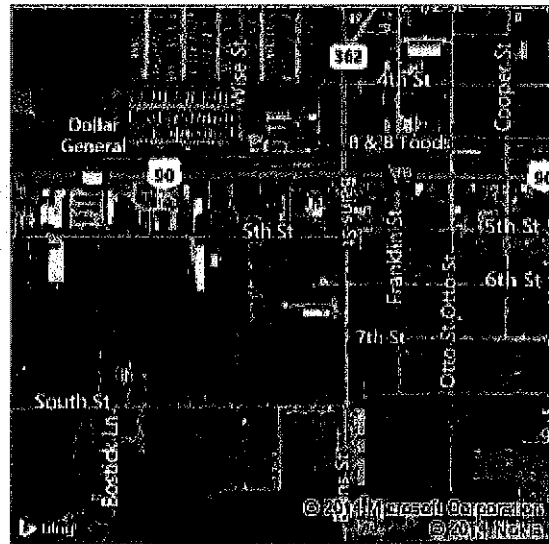
01-10-15 A02:2


Date	Signature	Printed Name	Address	Comment
1-7-15	<i>[Signature]</i>	Vernon Greenlee	3	
1-7-15	<i>[Signature]</i>	Rheda Prophet	4	
	<i>[Signature]</i>			
1-7-15	<i>[Signature]</i>	Rechele Jones	5	
1-7-15	<i>[Signature]</i>	Toska Goodin	9	
1-7-15	<i>[Signature]</i>	Shawanda Davis	11	
1-7-15	<i>[Signature]</i>	ALIZETTA Moore	13	
1-7-15	<i>[Signature]</i>	MORICA Jones	20	
1-7-15	<i>[Signature]</i>	Ka'leshah	17	



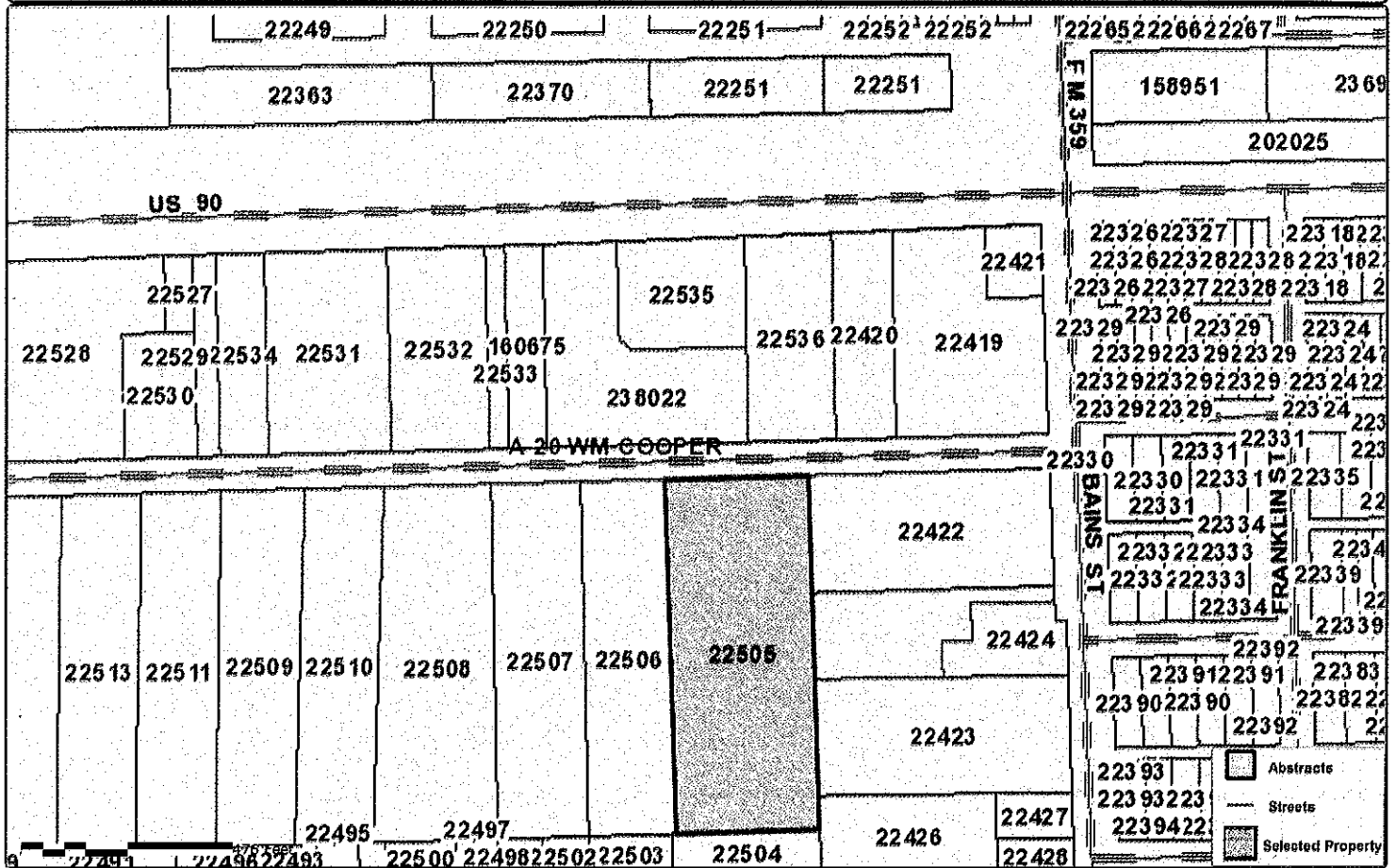
*The X represents the development site address
 *The solid line represents the Neighborhood Organization's boundaries

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 Bird's eye view maps can't be printed, so another map view has been substituted.

Waller CAD - Map of Property ID 22505 for Year 2015



Property Details

Account

Property ID: 22505
 Geo ID: 548100-023-001-000
 Type: Real

Legal Description: S548100 KELLNER OUTLOTS BLK 23 LOT 23-1 ACRES 3.564

Location

Situs Address: FIFTH STREET BROOKSHIRE, TX 77423
 Neighborhood: KELLNER OUTLOTS
 Mapsco:
 Jurisdictions: CBR, DBK, ESD, GWA, RFM, SRL, WBR, CAD

Owner

Owner Name: WILLOW SPRINGS LTD
 Mailing Address: P O BOX 489, NEW CANEY, TX 77357-7357

Property

Appraised Value: N/A

<https://propaccess.trueautomation.com/Map/View/Map/92/22505/2015>

powered by
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Waller County Appraisal District expressly disclaims any and all liability in connection herewith.

Exhibit "A"

A certain 3.564 acre tract of land situated in the Kellner Subdivision, of the City of Brookshire, Waller County, Texas, said 3.564 acre tract of land being off of the East side of Outlot No. 23 of the said Subdivision and being part of the said Outlot conveyed to Peter M. Anderson, as recorded in Volume 270, Page 631, Deed Records of Waller County, Texas and part of the said Outlot conveyed to Myron C. Anderson, as recorded in Volume 300, Page 445, Deed Records of Waller County, Texas, said 3.564 acre tract of land being described as follows:

BEGINNING at a 1½" iron pipe set for the Northwest corner of this tract in the North line of the Outlot 23 and the South line of 5th Street, said corner bears East 148.98 feet from a 2" iron pipe found at the Northwest fence corner of Outlot 23 and Northwest corner of the Myron C. Anderson tract;

THENCE, East at 50.0 feet past the Northeast corner of said Myron C. Anderson tract and the Northwest corner of the said Peter M. Anderson tract, a total distance of 249.98 feet to 1½" iron pipe set for the Northeast corner of this tract;

THENCE, South 0° 31' 17" East along the East line of this tract, 622.24 feet to a 2" iron pipe found at the Southeast fence corner of this tract and the Southeast corner of Outlot 23 and Northeast corner of Outlot 22;

THENCE, South 89° 42' 59" West along the South fence line of Outlot 23 and the North line of Outlot 22, at 198.57 feet past the S.W. corner of the Peter M. Anderson tract and the Southeast corner of the Myron C. Anderson tract, a total distance of 248.57 feet to a 1½" iron pipe set for the Southwest corner of this tract;

THENCE, North 0° 39' 03" West along the West line of this tract, 623.48 feet to the POINT OF BEGINNING containing 3.564 acres of land as surveyed by W. D. Kennedy, Registered Public Surveyor No. 511, December 6, 1979.

Wanda K. Kuyper
Authorized Countersignatory

