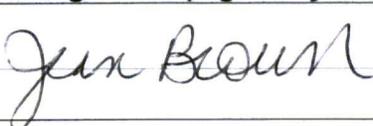




Collin County
Housing Finance Corporation
Housing Project Finance Assistance Program
Application

Please use Arial Font size 11 and submit a signed ORIGINAL Application and 20 photocopies stapled and pages numbered. Please no cover pages, this should be Page 1.

SECTION 1: APPLICANT AND PROJECT INFORMATION

1. Project Applicant Information	
Applicant – (Legal Name): Green Extreme Homes CDC	Project Contact Name/Title: Jean Brown
Complete Mailing Address: 1740 Ave G Plano, TX 75074	Telephone Number: 214-906-1085
Fax Number: 972-899-4246	E-mail Address: jbrown0106@cs.com
Federal Tax Identification Number: 45-3642906	Date Resolution Signed: 8/28/2013
2. Project Title: 14th Street Flats, Transit Oriented Development, Downtown Plano, Texas	
3. Brief Description of Purpose of Project: To provide affordable, green, energy efficient "for sale" housing in downtown Plano to the buyer who makes less than 80% of median area income. This project helps fulfill a critical need for affordable/workforce housing in Plano.	
4. General Project Information a: Describe Project (50 words or less) Project is a 60 unit, 4 story, condo development on 1.5 acres in downtown Plano. It is made up of two interconnected buildings accessed by stairs and two elevators. All units are ADA compliant ranging in size from 1bdm 673 sq ft to 3bdm, 2 bth at 1,189 square ft.	
b. Amount of Funding Requested: \$ 100,000	c. Total Project Costs: \$ 6,000,000
d. Start Date of Project: July 2012	e. End Date of Project: December 2014
5. Authorized Signature (signatory must have contract signing authority):	
Signature: 	Title: Executive Director
Print Name: Jean Brown	Date: 8/25/2013

SECTION 2: AUTHORIZED REPRESENTATIVE

The Applicant hereby designates the individual named below as the person authorized to act on behalf of the Applicant.

Authorized Project Representative: The following person is authorized to receive direction, manage work performed, sign required reports, and other acts on behalf of the Applicant.

Signature: <i>Jean Brown</i>	Executive Director Title:
Jean Brown Printed Name:	214-906-1085 Phone Number:
1740 Ave G Plano, TX 75074 Address:	jbrown0106@cs.com E-mail Address:

Has Collin County Housing Finance Corporation previously provided funding for this Project?

Yes No

For Collin County Planning Board Use Only

Is the Application administratively complete? ___ yes ___ no
Did the applicant receive funding for this project in previous years? ___ yes ___ no
(If yes, were they successful in the timely completion of the project? ___ yes ___ no

SECTION 3: CERTIFICATIONS AND ASSURANCES

1. Certifications

By signing this Application, the person acting on behalf of the Applicant makes the certifications below.

a. Authority to Sign Application

The person signing this Application hereby certifies that he/she is the official contact regarding this Application and has authority from the Applicant to sign the Application and that such authority will bind the Applicant in subsequent agreements.

b. Application Contains No False Statements

The Applicant certifies that this Application has no false statements and that the Applicant understands that signing this Application with a false statement is a material breach of contract and shall void the submitted Application and any resulting contracts.

c. This is a Reimbursement Program

Applicants must have a minimum dollar for dollar in matching funds, comprised of direct cash, value of land to be improved, donated labor, material or in-kind services for the project being proposed. Under special circumstances at the recommendation of the Collin County Planning Board and approval by the Collin County Housing Finance Corporation, a direct payment may be considered.

d. Eligible Applicants

The Applicant must be a 501(c)(3) tax exempt organization, non-political group or any unit of local government, including municipalities, school districts, or county located in Collin County, Texas.

e. Technical Feasibility

The Applicant certifies that he/she has carefully reviewed the Project Narrative and Action Plan. To the best of their knowledge all activities are technically feasible and can be satisfactorily completed within the timeframe proposed.

f. Costs Reasonable and Necessary

The Applicant certifies to the best of their knowledge that the proposed activities and the expenses outlined in the Budget are reasonable and necessary to accomplish the project objectives, and the proposed expenses are consistent with the costs of comparable goods and services.

2. Assurances

a. Compliance with Progress and Result Reporting

Applicant provides assurances that, if funded, the Applicant will comply with the requirements for reporting: reporting on the progress of the project activities and deliverables on a quarterly basis; providing before, during and after photos; and promptly notifying the Collin County Planning Board of any changes in plans.

b. Financial Management

Applicant provides assurances that, if funded, the Applicant will comply with contractual provisions and requirements necessary to ensure that expenses are reasonable and necessary, and to adhere to financial administration and reimbursement procedures and provide financial reports on a schedule established by Collin County Housing Finance Corporation.

c. Compliance with Americans with Disabilities Act

Applicant provides assurances that, if funded, the Applicant will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101-12213 (Pamphlet 1995).

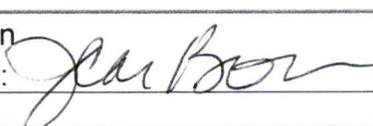
SECTION 4: PROJECT COSTS AND ELEMENTS

Name of Applicant: Green Extreme Homes CDC

Project Name: 14th Street Flats Plano TX

Either use this form or create an Excel spreadsheet using this format

Item No.	Description	U/M	Quantity	Unit Cost	Total	Requested Amount	Match Amount
1	Down payment Grant		10	10,000	100,000	100,000	
2	Federal Home Loan Grant						100,000
3	City of Plano TIF (demo)						150,000
4	Enterprise PreDev Grant						150,000
5	TSAHC Land Purchase						600,000
6							
7							
8	Total project budget	60		100,00	6 million		
9							
10							
11							
12							
	Project Total	60	10	10,000	100,000	100,000	1 million

Jean Brown Prepared By: 	Executive Director Title:
2320 King Arthur Blvd Lewisville, TX Address:	214-906-1085 Phone Number:
jbrown0106@cs.com E-mail Address:	8/25/2013 Date Prepared:

SECTION 5 RESOLUTION

CERTIFICATE OF CORPORATE RESOLUTION

RESOLVED, That the Board of Directors of Green Extreme Homes CDC hereby grants authorization for its executive director to apply for a grant through the Collin County Planning Board for down payment assistance for 10 very low income buyers for the 14th Street flats transit oriented development in Plano, TX. The Board also understands that if a grant is awarded, the contract will be facilitated with the Collin County Housing Finance Corporation.

Signed and Dated By the Chair of Green Extreme Homes CDC Board of Directors.

I further certify that this Corporation is duly organized and existing, and has the power to take the action called for by the foregoing resolution.



STEVE BROWN, CHAIRMAN BOARD OF DIRECTORS



Date

Witness my hand seal of this corporation on this 28th DAY OF AUGUST 2013

• Section 6:

1. Project Description:

Green Extreme Homes, CDC ("GEH") is seeking funding of \$100,000 to provide down-payment grants for 10 units (\$10,000 per unit) being sold to buyers at 80% and below of the area median income. Six (6) of these units will be reserved for disabled buyers if grant received.

2. Objectives and Need for Project:

There is a serious need for affordable housing in Plano, and especially in the downtown area. The median price of a home in Plano is \$300,000 and the average price is over \$240,000, neither of which falls in the affordable range of \$125,000 to \$140,000. More people travel into Plano to work on a daily basis than live there, verifying the critical need for workforce (affordable) priced housing.

The development was the previous site of Plano Housing Authority's Section 8 housing, consisting of 11 four-plex buildings built in the late 1950's. After purchasing the site, Green Extreme Homes (GEH) cleared the site in preparation for the new condo project, with plans and engineering currently well underway.

Of the 60 units, 31 will be affordable and 29 will be market rate in order to meet the best practices guidelines for mixed income communities.

Once completed, the transit oriented development will benefit the affordable buyer by providing quality housing in a centrally located area, close to all neighborhood services and public transportation (Dart Rail within 3 blocks). The project will be a combinations of affordable and market rate buyers, meeting the community need for mixed income owners in a single development, and homeownership in a predominantly rental market area.

As for construction compliance, the units will meet or exceed any local code requirements and adhere to national energy and green codes.

3. Funding Mechanisms:

Pre-Development Funding has been accomplished with the following

<u>Action</u>	<u>Funding</u>	<u>Provided By</u>
Site Acquisition	\$612,500	TSAHC and GEH
Site Remediation/Abatement and Demolition	\$150,000	GEH & City of Plano
Plans and Engineering	\$185,000	GEH and Enterprise Foundation Grant
HUD approved Condo Docs	\$ 35,000	GEH

Construction Funding

Empowerment Zoning which waives plan review fees, permit fees, sign permits and other fees related to construction activities

GEH will pre-sell a 50% of the units before commencement of construction. GEH has a waiting list of prospective purchasers, but until HUD approved Condo Documents are in place, a public offering cannot be held. As for construction funding, GEH is currently reviewing proposals from Chase, CITI and Wells Fargo for construction funding and mortgage packages; and, TSAHC has committed \$3.5/Million for construction financing. GEH will implement the most cost effective proposal for construction financing.

4. Project Action Plan

Completed Tasks:

1. Site Acquisition – completed June 2012
2. Environmental Review – completed July 2012
3. Development Agreement GEH and TSAHC – July 2012
4. TIF created for Abatement/Demo of Site – July 2012
5. Remediation/Abatement/Demo of Site – Oct 2012
6. Green Charrette for Development – Feb 2013
7. RFP for Architect and Development Team – March 2013
8. Architect/Development Team Selected – June 2013
9. Site Plan application and approval – July 2013

Work in Progress with Estimated Completion Dates:

1. Pre-development/Construction Plans complete – Nov 2013
2. Engineering Plans complete – Dec 2013
3. Final Plat Filed – Dec 2013
4. Approved HUD Condo Docs – Dec 2013
5. Condo Units offered in Pre-sale – Dec 2013
6. Construction Loan Closing – Jan 2014
7. Construction Commences – April 2014
8. Construction Completion & Certification – Dec 2014

5. Implementation and Maintenance

Project oversight will be conducted by Carl Franklin Homes, L.C.. With over 20 years of experience in single and multifamily construction, CFH has been featured in every major publication in the building industry, has been shown on "HGTV" and "The Discovery Channel" segments, and has won numerous awards for promoting industry innovations for affordable construction, including HUD's "Innovations in Construction Techniques" award, Energy Star's "Excellence in Energy Performance" award, and was a case study for "Alliance to Save Energy" in Washington, DC. Carl Franklin Homes has been noted for producing some of the most energy efficient, green housing in the country. CFH is also a technical provider for the Enterprise Foundations "Green Communities Criteria", a national "above code" green program used by the USDA and other major communities as their baseline criteria for green building standards.

Once completed and sold, the project will be turned over the Home Owner's Association (HOA) for long-term control and maintenance.

Development Team

Green Extreme Homes, CDC
2320 King Arthur Blvd.
Lewisville, Tx. 75056

TEXAS STATE AFFORDABLE HOUSING CORPORATION (TSAHC)
2200 E. Martin Luther King Blvd.
Austin, Tx. 78702

ATTORNEY:

CLAIRE G. PALMER
Attorney and Counselor at Law
2224 Clearspring Dr. South
Irving, Tx. 75063

ARCHITECT:

IRKEMIRE ARCHITECTS, LLC
16660 Dallas Prkwy, #2900
Dallas, Tx. 75248

GENERAL CONTRACTOR:

CARL FRANKLIN HOMES, L.C.
2320 King Arthur Blvd.
Lewisville, Tx. 75056

MEP ENGINEERS:

JORDAN & SKALA ENGINEERS
17855 Dallas Prkwy, #320
Dallas, Tx. 75287

STRUCTURAL ENGINEERS:

JERALD W. KUNKEL CONSULTING ENGINEERS, INC.
1170 W. Corporate Dr., #210
Arlington, Tx. 76006

CIVIL & LANDSCAPE:

JBI PARTNERS
16301 Quorum Dr., #200 B
Addison, Tx. 75001

SPECIFICATIONS:

INSPEC CONSTRUCTION ADM & SPECIFICATIONS
3737 Mapleshade Lane
Plano, Tx. 75075

SOILS ANALYSIS:

FOOSE ENGINEERING CO.
1026 Lansdale
Duncanville, Tx. 75116

CARL FRANKLIN HOMES, L.C.

Letter of Assurance

To Whom it may concern:

Carl Franklin Homes, L.C. assures the owners and project development team that it will use its expertise and knowledge to construct a quality condo project development to be known as 14th Street Flats.

By: 
Steve C. Brown

Its: President

SECTION 7 LOCATION MAPS – SITE PHOTOS – PROJECT SKETCHES

14TH STREET FLATS - TRANSIT ORIENTED DEVELOPMENT



BEFORE DEMO AND ABATEMENT



PICTURE DURING DEMO

14TH STREET FLATS - READY FOR DEVELOPMENT

DEMO AND ABATEMENT COMPLETED



AVENUE F

14th STREET

AVENUE G

FOURTEENTH ST CONDOS

UNIT	DESCRIPTION	NO. UNITS	SF./UNIT	TOTAL SF.
A1	1 BRDM, 1 BATH	12	650 S.F.	7,800 S.F.
A3	1 BRDM, 1 BATH	8	800 S.F.	6,400 S.F.
B1	2 BRDM, 1 BATH	8	928 S.F.	7,424 S.F.
B2	2 BRDM, 2 BATH	16	928 S.F.	14,848 S.F.
B3	2 BRDM, 2 BATH	4	1196 S.F.	4,784 S.F.
C1	3 BRDM, 2 BATH	4	1196 S.F.	4,784 S.F.
TOTAL UNITS		59	891 S.F. AVG.	53,844 S.F.

LAND AREA	CARPETS	1/4" SPACES	1 HC SPACE
TOTAL REMOVED	60	33 SPACES	3 HC SPACES
TOTAL REQUIRED	93	33 SPACES	



TYP. 1st, 2nd, 3rd & 4th FLOORS

FOURTEENTH STREET FLATS ADDITION
 LOT 1, BLOCK A
 BEING LOT 9 & PORTION OF LOT 10
 BLOCK 10, J. E. KENDRICKS FIRST ADDITION,
 VOL. 23, PG. 464
 CITY OF PLANO, COLLIN COUNTY, TEXAS
 67,233 SQ. FT. OR 1.34 AC
 AUGUST 9, 2012



[Home](#) > [About Us](#) > [News & Announcements](#) > [TSAHC's First Land Trust Project Underway](#)

TSAHC's First Land Trust Project Underway

February 22, 2013

TSAHC expanded our Affordable Communities of Texas program to include our first land trust property. In partnership with Green Extreme Homes, a nonprofit developer based in North Texas, TSAHC purchased an abandoned low-income housing complex in historic downtown Plano, Texas. This area was once a low-density commercial district but now features more than 300 new condominium and rental units.

TSAHC and Green Extreme Homes demolished the old, dilapidated housing complex and are constructing a brand new housing development, to be named 14th Street Flats, which will include a mix of 60 for-sale and rental condominium units. TSAHC will continue to own the land in our land trust, which will greatly reduce the tax burden on homebuyers and ensure that these homes will remain affordable, even if the value of the land increases. During construction, Green Extreme Homes will also implement the latest energy efficient development methods to help the residents of 14th Street Flats save money on utility expenses.

When complete, 14th Street Flats will be the first green, affordable, transit-oriented housing development in the City of Plano. TSAHC and Green Extreme Homes will create a diverse, mixed income community by targeting for-sale condos to moderate-income households and rental condos to very low-income households. 14th Street Flats is also located within three blocks of the light rail. The new development is known is located at Avenue G and 14th Street, Plano, Texas.



Groundbreaking ceremony of 14th Street Flats on November 9, 2012.

SECTION 8 LETTERS OF COMMITMENT

From: Frank Turner <Frankt@plano.gov>
To: Jean Brown <jbrown0106@cs.com>
Cc: Phyllis Jarrell <Phyllisj@plano.gov>
Subject: FW: Council results - 7/23/12
Date: Tue, Jul 24, 2012 10:18 am
Attachments: cc07-23-12.pdf (53K)

The grant was approved last night. See item T attached. Phyllis will assist you with the details.

Thanks

Frank F. Turner, FAICP

Deputy City Manager

Phone: (972)941-7122
Frankt@plano.gov



From: Alice Snyder
Sent: Tuesday, July 24, 2012 9:02 AM
To: Bruce Glasscock; Frank Turner; Lashon Ross; Diane Wetherbee; Diane Zucco
Subject: Council results - 7/23/12

The Council results from last night are attached.

Alice Snyder, TRMC
Assistant City Secretary
Phone: (972) 941-7515

alices@plano.gov

ITEM NO.	EXPLANATION	ACTION TAKEN
(r)	Resolution No. 2012-7-7(R): To approve the terms and conditions of an Interlocal Cooperation Agreement by and between the City of Plano and the City of Allen, Texas and the City of The Colony, Texas permitting specified use of the Plano and Allen Public Safety Radio System by the City of The Colony, Texas; authorizing its execution by the City Manager; and providing an effective date.	Adopted
(s)	Resolution No. 2012-7-8(R): To approve the terms and conditions of an Agreement by and between the City of Plano, Texas and GIS Information Systems, Inc., d/b/a Polaris Library Systems, a sole source provider, for one year maintenance and subscription for a total of \$57,113 and five additional one year renewals not to exceed a five percent (5%) increase per year; authorizing its execution by the City Manager; and providing an effective date.	Adopted
(t)	Resolution No. 2012-7-9(R): To approve the terms and conditions of a development agreement by and between the City of Plano, Texas and Green Extreme Homes for providing funding for project costs associated with development of workforce housing on 1.5 acres of land located at the southwest corner of G Avenue and 14th Street; authorizing its execution by the City Manager; and providing an effective date.	Adopted
<u>Adoption of Ordinances</u>		
(u)	Ordinance No. 2012-7-10: To abandon all right, title and interest of the City, in and to a portion of that certain Water Line Easement recorded in Volume 4746, Page 481, of the Deed Records of Collin County, Texas and being situated in the G. H. Pegues Survey, Abstract No. 700 and the M. R. Foster Survey, Abstract No. 332, which is located within the city limits of Plano, Collin County, Texas; quitclaiming all right, title and interest of the City in such easement to the abutting property owners, GSW Land Investors, Hallmark Land Holdings, Inc., and Parkway Heights Homeowners' Association, to the extent of its interest; authorizing the City Manager to execute any documents deemed necessary; and providing an effective date.	Adopted
(v)	Ordinance No. 2012-7-11: To amend Section 12-74(b) of Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to amend the prima facie maximum speed limits for motor vehicles operating on certain sections of Bishop Road within the corporate limits of the City of Plano; providing a fine for criminal penalties not to exceed \$200.00 for each offense; and providing a repealer clause, a penalty clause, a severability clause, a savings clause, a publication clause, and an effective date.	Adopted
(w)	Ordinance No. 2012-7-12: To amend Section 12-74(b) of Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to amend the prima facie maximum speed limit for motor vehicles operating on Brand Road within the corporate limits of the City of Plano; providing a fine for criminal penalties not to exceed \$200.00 for each offense; and providing a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.	Adopted



Community Investment Department
8500 Freeport Parkway South
Suite 100
Irving, Texas
75063-2547

P.O. Box 619026
Dallas, Texas
75261-9026

800.362.2944
fax 214.441.8577
www.fh1b.com

August 1, 2013

Mr. Phil Dyer
Chief Executive Officer
LegacyTexas Bank
P.O. Box 869111
Plano, TX 75086

RE: 2013A0911

Dear Mr. Dyer:

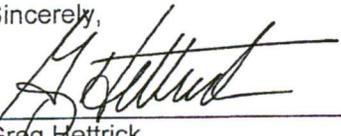
The Federal Home Loan Bank of Dallas (Bank) is pleased to notify you that your application for the **14th Street Flats** project has been awarded an Affordable Housing Program (AHP) grant for **\$100,000**. Please note the number referenced above, as it is your AHP project number for the grant.

Thirty-six (36) grant applications were approved during this funding period for a total of \$11.3 million, which will lead to the creation, renovation or acquisition of 1,654 housing units.

Within the next 30 days, an *Affordable Housing Program Agreement* (Agreement) will be sent to your institution. **The representative signing for your institution must have advances authority with the Bank as indicated by the Advances Signature Card on file at the Bank.** After signing this Agreement, please forward to the project sponsor and, if applicable, the project owner for their signatures. Please instruct the last signor to return the Agreement to the Bank's address listed above. Please note that the funding of the AHP grant is contingent upon fulfilling the responsibilities as set forth in the Agreement, including compliance with the Bank's AHP policies and procedures and the AHP regulations found at 12 C.F.R. part §1291.

Please note that the Federal Housing Finance Agency has revised the AHP Regulations, effective October 17, 2008. References in this letter and in the Agreement to sections of the AHP Regulations refer to the AHP Regulations, as amended.

Congratulations on your efforts to provide affordable housing in your community. Additionally, the Bank is very interested in the start, progress and the ultimate success of your affordable housing development. Please keep the Bank in mind as you celebrate your project's milestones. The Bank may be able to offer some assistance with planning and participating in your celebratory events. We will contact you within the next few weeks to discuss the project, and look forward to working with you toward its successful completion. If you have any questions in the meantime, please contact Robert Crutchfield, Mark Loya, or Steven Matkovich at 800.362.2944.

Sincerely,


Greg Hettrick
Director, Community Investment Department

Attachment

Cc (w/o attachment):
Ms. Jean Brown
Green Extreme Homes CDC

From: Chandler, Anthony <achandler@enterprisecommunity.org>

To: Jean Brown <jbrown0106@cs.com>

Cc: Weisner, Aron <aweisner@enterprisecommunity.org>; Weaver-McDonald, Kim <kweaver@enterprisecommunity.org>; Johnson, Ellyn <ejohnson@enterprisecommunity.org>

Subject: 2012 CB15 Green - TOD RFP (Green Extreme Homes, CDC)

Date: Mon, Oct 15, 2012 2:58 pm

Attachments: Grants_Guide_2012.doc (1810K)

Jean,

Enterprise Communities Partners (ECP) – Dallas is pleased to inform you that your response to the 2012 CB15 Green – TOD RFP for Green Extreme Homes, CDC has been awarded a grant in the amount of \$150,000 for approved pre-development activities concerning the 14th Street Flats TOD project. In reviewing your RFP response, ECP – Dallas feels that this development would not only serve the needs of the low income community with green affordable housing but also would provide the City of Plano a catalyst TOD project for future community revitalization efforts. We really look forward to assisting Green Extreme Homes, CDC with this Green-TOD development.

To assist you further with our grant process, I am attaching an ECP grant guidelines manual that explains our procedures thoroughly from grant award to project close-out. Please contact me at your earliest convenience as we need to schedule time to create a project work plan and budget for this grant award.

Again, congratulations and I look forward to hearing from you soon.

Respectfully,

Anthony K. Chandler

Program Director

Enterprise Community Partners, Inc

511 N. Akard Street, Suite 201

Dallas, TX 75201

Office: 214.295.3842 | Cell: 214.490.6298

Follow Enterprise: [facebook](#) | [LinkedIn](#) | [twitter](#) | [YouTube](#) | our blog, [@the horizon](#)

[Donate to Enterprise](#)

Check out our [new website](#). Same URL. Brand new experience.

Celebrating **30** years

June 18, 2012

Jean Brown, Executive Director
Green Extreme Homes CDC
2320 King Arthur Blvd
Lewisville, TX 75056
Fax: 972-899-4246



Re: Application for Construction Financing for Plano TOD Condominium Project

Dear Ms. Brown,

The Texas State Affordable Housing Corporation is conducting its initial review of your application for financing to the Plano TOD Condominium Project in Plano, Texas. Although we have not completed underwriting your application we are happy to provide you with this Letter of Interest. Your application will require additional review and approval from our loan committee and board before a commitment can be issued. This letter is not to be considered a commitment of funding on behalf of the Corporation.

At this time the proposed loan has been underwritten at the principal amount of \$3,500,000 with an interest rate of 5.5% for a term of 2 years. Interest will accrue during the term of construction and be payable on a monthly or quarterly basis. Repayment of the loan will be due upon sale of each unit within the project, with the balance of net proceeds being paid out from the gross proceeds of each sale.

Please let us know if you need any additional information. We are very happy to be working with you on the Plano TOD Condominium project and look forward to moving forward with our approvals.

Sincerely,

A handwritten signature in cursive script, appearing to read 'David Danenfelzer'.

David W. Danenfelzer
Manager of Development Finance

Texas State Affordable Housing Corporation

2200 East MLK Jr. Blvd., Austin, Texas 78722 – Ph: 512.477.3555



March 27, 2013

Ms. Jean Brown, Executive Director
Green Extreme Homes, CDC
2320 King Arthur Blvd.
Lewisville, TX 75056

RE: Plano Project - 14th Street and G Avenue

Dear Ms. Brown:

The property planned for your housing development at the southwest corner of 14th Street and G Avenue is located within the City's Neighborhood Empowerment Zone #1. The Neighborhood Empowerment Zone was established in 1999 under the statutory authority of Chapter 378 of the Texas Local Government Code. The Zone is intended to promote the construction and rehabilitation of affordable workforce housing and to expand economic development opportunities. Within the Neighborhood Empowerment Zone, the city waives certain fees normally charged for plan review, building permits, sign permits and other fees related to construction and rehabilitation activities. The Neighborhood Empowerment Zone boundaries were amended in 2012 to include the property you are developing as well as others in the immediate area that are potential redevelopment sites.

I have attached a copy of the Neighborhood Empowerment Zone regulations and a map showing its boundaries.

Please do not hesitate to contact me at (972) 941-7435 or phyllisj@plano.gov if I may be of further assistance.

Sincerely,

Phyllis M. Jarrell, AICP
Director of Planning

Attachments

SECTION 9 EVIDENCE OF NONPROFIT STATUS

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 20 2012

GREEN EXTREME HOMES COMMUNITY
DEVELOPMENT CORPORATION
C/O JEAN BROWN
2320 KING ARTHUR BLVD
LEWISVILLE, TX 75056

Employer Identification Number:
45-3642906
DLN:
17053320435031
Contact Person: ANDREA SPECK ID# 95044
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
October 19, 2011
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)



Franchise Tax Account Status

As of: 08/03/2013 09:06:59 AM

This Page is Not Sufficient for Filings with the Secretary of State

GREEN EXTREME HOMES COMMUNITY DEVELOPMENT CORPORAT

Texas Taxpayer Number 32045368191

Mailing Address 2320 KING ARTHUR BLVD
LEWISVILLE, TX 75056-5641

Right to Transact Business in ACTIVE
Texas

State of Formation TX

Effective SOS Registration 10/19/2011
Date

Texas SOS File Number 0801496035

Registered Agent Name JEAN BROWN

Registered Office Street 2320 KING ARTHUR BLVD.
Address LEWISVILLE, TX 75056