

## **Exhibit A – Scope of Work**

### **Palms at Morris 2212 Morris St, Corpus Christi, Texas 72-Unit Multifamily Rental Development New Construction**

Developer: Housing and Community Services, Inc., a Texas non-profit corporation, d/b/a Prospera Housing Community Services (“PHCS”)  
Co-Developer TG 110, Inc.  
Owner: TG 110 Palms at Morris, LP  
General Partner TG 110 Palms at Morris GP, LLC (*Controlling Entity*)  
CHDO: TG 110, Inc. – 501(c)(3) – Sole Member of Owner General Partner

### **Type of Development**

The Palms at Morris is a 72-unit elderly development located in an excellent area for affordable housing. The community is accessible to nearby amenities such as parks, community and recreation centers, healthcare facilities, and a grocery store and pharmacy within 1.5 miles, and is conveniently located to access public transportation. The community will provide resident services and have an onsite services coordinator.

### **Funding Sources:**

Tax Credit Equity	\$15,152,085
Permanent Lien – Wells Fargo ICC; 40-year Amortization	\$ 1,100,000
City of Corpus Christi HOME Loan	\$ 587,531
City of Corpus Christi 4B Loan	\$ 1,160,100
City of Corpus Christi Fee Waivers	\$ 500
Prospera Capital Magnate Funds	\$ 1,000,000
Deferred Developer Fee	<u>\$ 379,231</u>
Total	\$19,379,447

### **Funding Uses:**

Land	\$ 10
Construction Costs	\$13,043,283
Soft Costs	\$ 4,076,154
Fees and Reserves	<u>\$ 2,260,000</u>
Total	\$19,379,447

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### Unit Configuration

56 - One bedroom – 656 sq ft

16 - Two bedroom – 899 sq ft

Unit Type	Baths	Affordable Units	Total Units
1br	1	56	56
2br	1	16	16
Total		72	72

### Affordable Units Income Mix

Unit Type	30% AMI Units	50% AMI Units	60% AMI Units	Total Units
1br	6	12	38	56
2br	2	4	10	16
Total	8	16	48	72

### Select Energy and Other Development Highlights

The Palms at Morris will be a newly constructed 72-unit apartment complex for senior citizens. The project will adhere to the most recently adopted building and energy codes and will include modern amenities.

**Amenities** – The project will include over 3,000 square feet of new community areas including a community room, business lounge, fitness/yoga area, multiple BBQ/picnic areas, and over a third of an acre dedicated to outdoor activities space.

#### Energy Efficiency –

- The project will meet all requirements of the adopted 2021 International Energy Conservation Code (IECC).
- All appliances and ceiling fans will be Energy Star rated,
- HVAC will be 14.3 SEER2 (formerly 15 SEER), and
- Windows will be impact rated with low-E rated glass.

**Exterior** – The building envelope and roof will meet FORTIFIED GOLD standards, include radiant barrier decking, and will have 30-year shingles.

**Accessible Units** – 5% of the units (4 units) are ADA compliant with another 5% incorporating Hearing/Visual accommodations.

**Perimeter Fencing** – The property will include 100% perimeter fencing including both vehicle and pedestrian, access-controlled gates. The leasing office will be the only publicly accessible space; all other areas are reserved for and accessible only by residents.

**Parking** – Parking meets the needs of the residents and adheres to City code requirements for senior properties.