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FILED FOR RECORD
at 11:37 o'clock 2 M
FEB 10 2020
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By Jennifer Lindenzweig

Hunt County Resolution for Quinlan Estates Development

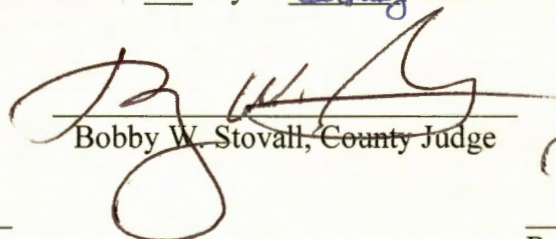
Whereas, Quinlan Estates, LP has proposed acquisition and rehabilitation of affordable rental housing at 801 W. Main St. named Quinlan Estates, which lies partially within Hunt County; and

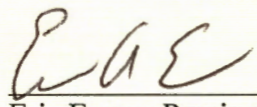
Whereas, there is a need for affordable housing for Hunt County citizens of modest means; and

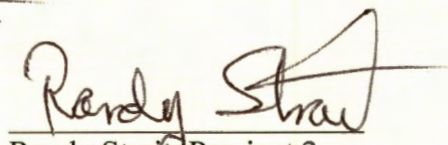
Whereas, Quinlan Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for Quinlan Estates.

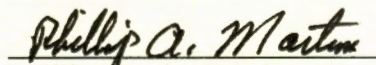
Be it resolved that this resolution affirms the Hunt County support for the above named development.

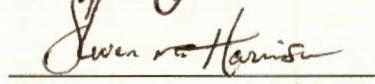
PASSED AND APPROVED this the 10 day of February 2020.


Bobby W. Stovall, County Judge

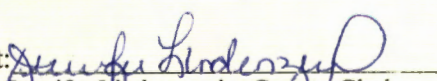

Eric Evans, Precinct 1


Randy Straft, Precinct 2


Phillip Martin, Precinct 3


Steven Harrison, Precinct 4



Attest: 
Jennifer Lindenzweig, County Clerk



February 10, 2020

BOBBY W. STOVALL
Hunt County Judge

Amanda L. Blankenship
Executive Assistant

903.408.4146
903.408.4299 Fax

Post Office Box 1097
Greenville, TX
75403-1097

J. Ryan Hamilton
Rural Housing Development, LLC / Quinlan Estates LP
3556 South Culpepper Cir.
Springfield, MO 65804

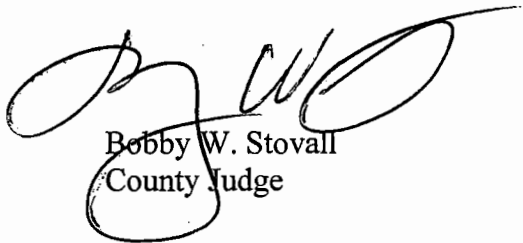
Re: Zoning Verification, 801 W. Main St., Quinlan, Hunt County, TX 75474,
HCAD ID 29804

To whom it may concern:

The above mentioned property is zoned "MF" Multifamily Residential District. The existing 32 unit multifamily development at this address is an allowed use within this zoning district. Hunt County currently has no zoning enforcement activities or compliance cases at this location.

If you need further information, I can be reached at 903-408-4146.

Sincerely,

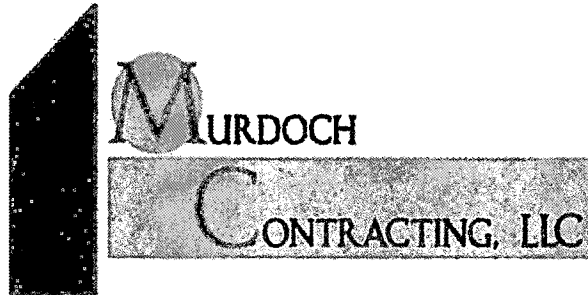


Bobby W. Stovall
County Judge

2019 | 2020



**RURAL HOUSING
DEVELOPERS LLC**



Projects

Summary of Current Projects

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About Us

Rural Housing Developers, LLC

Historically, *Rural Housing Developers, L.L.C. (RHD)* and its affiliate companies have developed multifamily housing in six states across the United States. The hallmark of RHD's success has been its early specialization in rural multifamily housing development. This focus has been expanded in recent years to housing in urban and suburban areas, including new construction of both moderate and substantial rehabilitation of existing housing.

Rural Housing Developers has developed nearly three thousand dwelling units in scores of separate housing developments. In each case, RHD affiliates have served as developer – designing, packing, coordinating, funding construction, and managing the development. Principals of RHD have also been involved in projects through separate entities owned by them such as Cardinal Developers, LLC and Rural Housing Developers entities formed in Georgia, Louisiana, Nebraska, Oklahoma and Texas.

Accurate construction cost projections and scheduling of work are essential to the economic viability of a real estate investment, whether it is new construction, rehabilitation, or even existing property, which often has construction related needs. RHD commands this expertise through having completed more than 100 projects in six states. Through its construction projects RHD has realized the effectiveness of its construction methods and management techniques, its size, and its decisiveness. Its construction savvy is valuable to project supervision, scheduling and budgeting.

Pine Hills Estates in Devine and Pearsall, Texas is Rural Housing Developers latest development that was approved through Texas Department of Housing and Community Affairs and Rural Development. This project is a rehabilitation of two 515 rural development properties (68 senior units) that is expected to begin construction in 2020.

FINANCING

Rural Housing Developers, L.L.C. has applied its financing creativity to working with a number of construction and permanent debt financing programs, each secured by a strong inventory of real estate. These include such tools as loans insured by the Federal Housing Administration, loans for the USDA Rural Development, United States Department of Housing and Urban Development, and state housing finance agencies, local housing authorities, as well as conventional sources.

SUMMARY

In each stage of its development Rural Housing Developers, L.L.C. has consistently anticipated new market needs and responded by targeting its wealth of resources to fulfill those needs. Its success in managing risk and rising financial benefits has been demonstrated in all facets of RHD's business.

The highest level of proficiency among principals and staff is sought constantly. It is through these individuals that RHD attains its goals on behalf of its investors. It is also through them that the firm establishes and maintains the excellent working relationships it enjoys with local governments, financial institutions and government agencies.

RHD has worked diligently to become a leader in both the contracting and property management field. Its vast experience and success have been achieved through a long-term commitment to excellence and through integration of many levels of resources provided by results in the assurances sought by astute real estate investors.

Murdoch Contracting, LLC

Murdoch Contracting, L.L.C. and its affiliate companies have developed numerous multifamily housing communities in several Midwestern states. Early on, Murdoch Contracting focused on rural development property extensive repairs and maintenance. This focus has now been expanded toward housing in urban and suburban locations including new housing construction, moderate or substantial rehabilitation of existing housing, and more recently revitalization of industrial buildings and vintage school buildings into outstanding public housing resources. Throughout these projects, our affiliate companies have provided developer-designer services, funding construction, and managing the development projects. Whether new construction, or a major rehabilitation project, accurate cost projections, planning, and scheduling of work are essential to the economic success of any real estate investment project. Our experience in successfully developing in several states has honed our ability to provide this success in all our construction and rehab projects. Our specialties are the development of conventional and affordable tax credit properties in both urban and rural areas. Some of the governmental agencies with whom we have worked to create these developments are the *United States Department of Agriculture, Missouri Housing Development Commission, Nebraska Investment Finance Agency, Kansas Housing Resource Corporation, Oklahoma Housing Finance Agency* and *Texas Department of Housing and Community Affairs*.

We have constructed/rehabilitated apartment communities in, Missouri, Oklahoma, and Texas and our extremely high standards have been recognized by *Rural Development* in the rehabilitation of several apartment units throughout the states we've worked in.

Some of our most recent completed projects have included:

- Rehabilitation of the *Colonial Village Apartments* located in Monett, Missouri
- Rehabilitation of *RoseRock Estates I & II* located in Sallisaw, Oklahoma
- Subcontractor work on *MacArthur Park Apartments* located in Washington, Missouri
- Subcontractor work on *Adams Park Apartments* located in Trenton, Missouri
- Rehabilitation of *Oakmont Estates I & II* located in Tishomingo and Antlers, Oklahoma
- Rehabilitation of *WheatRidge Apartments* located Tonkawa, Newkirk and Kaw City, Oklahoma
- Rehabilitation of *TRM Apartments* located in Troup, Rusk and Mount Pleasant, Texas
- Rehabilitation of *Cardinal Towers* located in Webb City, Missouri
- Subcontractor work on *Stone Meadows Apartments* located in Nixa & Ozark, Missouri

Murdoch Contracting, L.L.C. has been awarded to be the general contractor for:

- Rehabilitation of Pine Hills Estates I & II located in Devine and Pearsall, Texas. This project will consist of 68 units for elderly and disabled households. Construction is estimated to start in early 2020.
- Rehabilitation of Skiatook Village Apartments located in Skiatook, Oklahoma. This project consists of 48 units of family housing. Construction is estimated to start in early 2020.

Of additional note:

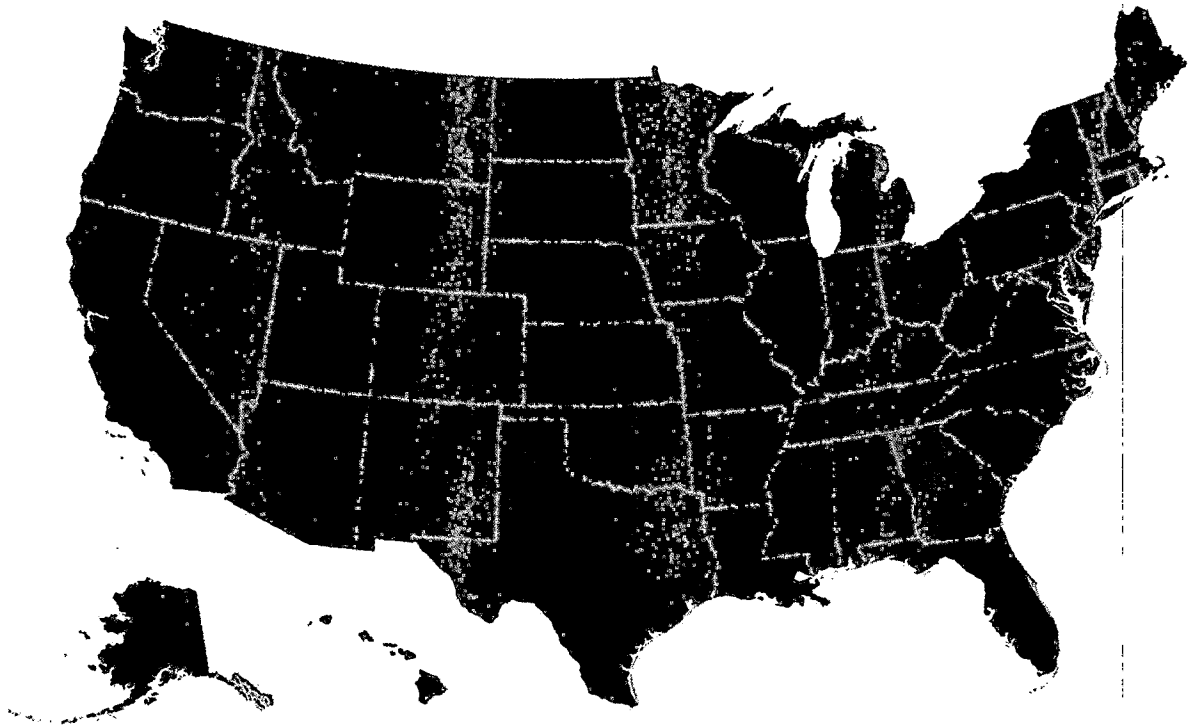
- *Murdoch Contracting, L.L.C.* recently received the *Missouri Preservation Award* for the rehabilitation of historic project, Adam's Park Apartments located in Trenton, Missouri

Rural Housing Developers and Its Affiliates' Past and Current Projects

	City	Units
Georgia		
Trinity Manor Apartments	Augusta	100
Louisiana		
Sherwood Oaks Family Living	Baton Rouge	272
Missouri		
Stone Meadows	Nixa & Ozark	76
Oklahoma		
Chickasha Villa	Chickasha	46
Cushing Place	Cushing	24
Cushing Valley	Cushing	8
Cushing Village	Cushing	24
Lone Terrace	Lone Grove	32
Oakmont Estates	Antlers & Tishomingo	60
RoseRock Estate I & II	Sallisaw	24
Sulphur Terrace	Sulphur	32
Tahlequah Terrace	Tahlequah	118
Tomco Apartments	Skiatook	48
Villas of Hanover	Davis	36
Villas of Benedictine	Guthrie	52
Wagoner Village	Wagoner	29
Wheat Ridge Apartments	Newkirk, Tonkawa & Kaw City	60
Texas		
Mt. Pleasant Senior Apartments	Mt. Pleasant	28
Pine Hills Estates	Devine & Pearsall	68
Rusk Senior Apartments	Rusk	24
Troup Senior Apartments	Troup	36
TX Creekview Austin	Austin	264

Our Current Projects

Georgia Projects



Trinity Manor Apartments

2375 Barton Chapel Road, Augusta, GA



Trinity Manor Apartments is an existing 100-unit, multi-family property that is currently located at 2375 Barton Chapel Rd, Augusta, Georgia, and was originally constructed in 1975. The property consists of (24) 1-bedroom units, (48) 2-bedroom units, and (28) 3-bedroom units of which (80) are under a HAP contract through HUD and the remaining (20) are market rate. The property is currently in need of extensive rehabilitation and has been subject to negative press due to the current condition of the property. The property is under contract by The Banyan Foundation, Inc. (TBF), a North Carolina not for profit corporation, whose stated purpose is to develop low-income housing/affordable housing, and/or acquire and renovate existing low-income housing. TBF is requesting permission to be considered for funding through the Georgia DCA 4% tax credit program. If approved, the property will undergo an extensive renovation of approximately \$55,290 per unit that will include both structural and cosmetic renovations.

Transforming the existing **Trinity Manor** and changing the name of the complex to remove negative connotations, will allow for not only the much-needed preservation of affordable housing in Augusta, but will provide residents with a safe, clean, healthy and modern living environment for years to come. In addition to unit renovations, the funding will allow for construction of a new Property Managers' office, Community Room, playground, and maintenance shop. Based on the approved funding, the intended scope of work for the units include: new flooring throughout, new cabinets and countertops, new energy efficient appliances, new lighting, new HVAC units that meet all energy codes, full unit painting, plumbing replacement (where needed), new bathroom vanity and sink, new toilet, tub replacement (where needed). The exterior will receive the following: new roofs, new gutters, removal of existing mansard roofs and replacement with decorative and functional exterior, updated breezeways and updated architecture of exterior, parking lot resurfacing. The new Property Manager's office and Community room will house the Property Manager and Resident Service Coordinator. In addition, the Community room will have a separate computer room, and will provide the following services: after school programs for youth, summer breakfast/lunch programs for youth, financial wellness, family wellness training, health check-up programs, and job training programs.

Louisiana Projects



Sherwood Oaks Apartment

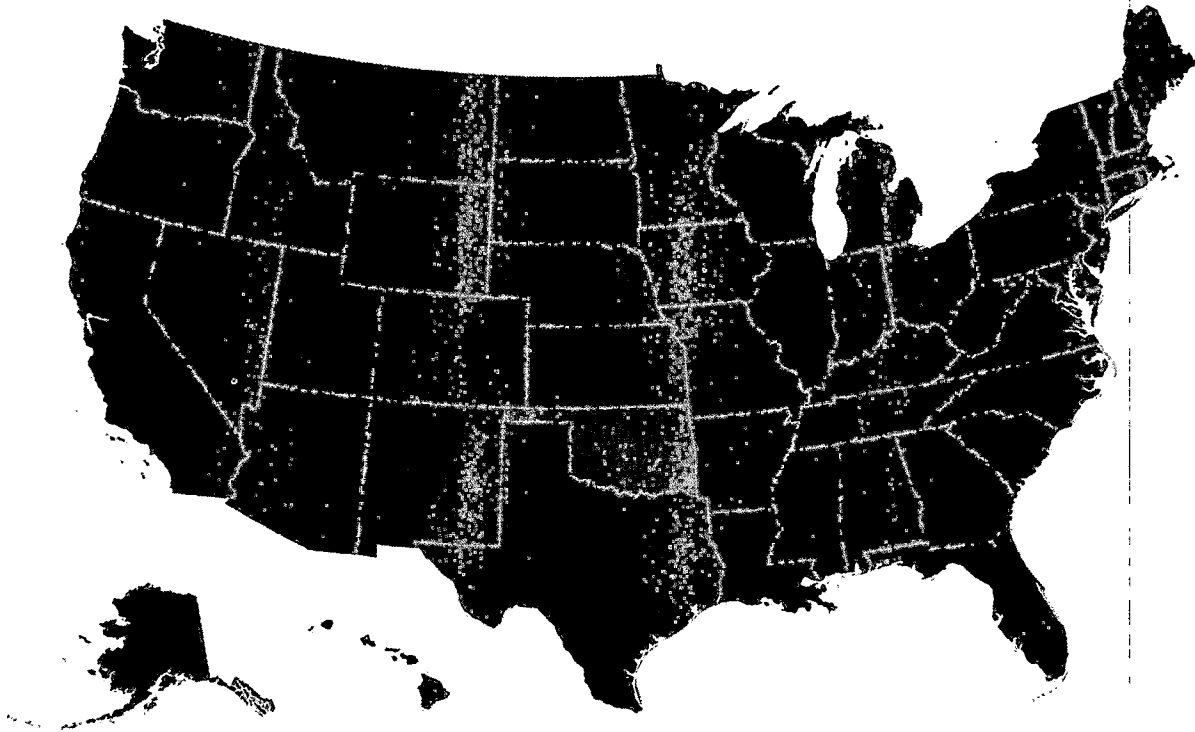
10950 Darryl Drive, Baton Rouge, LA 70815



Sherwood Oaks Family Living will be a mixed income affordable housing community comprised of +272 new living units on +/-10.5 useable acres at 10950 Darryl Drive, Baton Rouge, LA. The residential units will be marketed to families earning 20% to 80% of the area median incomes. Overall the income and rents will average 60% of AMFI or less for the Baton Rouge MSA. The development will offer housing convenient to DT Baton Rouge and the LSU campus. The property serves large numbers of special needs households, including a limited number of units targeted for the housing first initiative.

Sherwood Oaks Family Living will offer residents more than a roof over their head. The community provides family supportive services like student achievement reading and homework programs, adult education, homebuyer education, counseling services, credit education classes, health and nutritional courses, latchkey programs for school age children and other appropriate programs, at no additional cost to residents. Residents at the property will also enjoy a +6,000 square foot club house with a fitness center, business center with computers and internet access, and a large community room. The developments will also offer a swimming pool, spa, barbecue/picnic areas, and controlled access to the properties.

Oklahoma Projects



Bradford Place Apartments

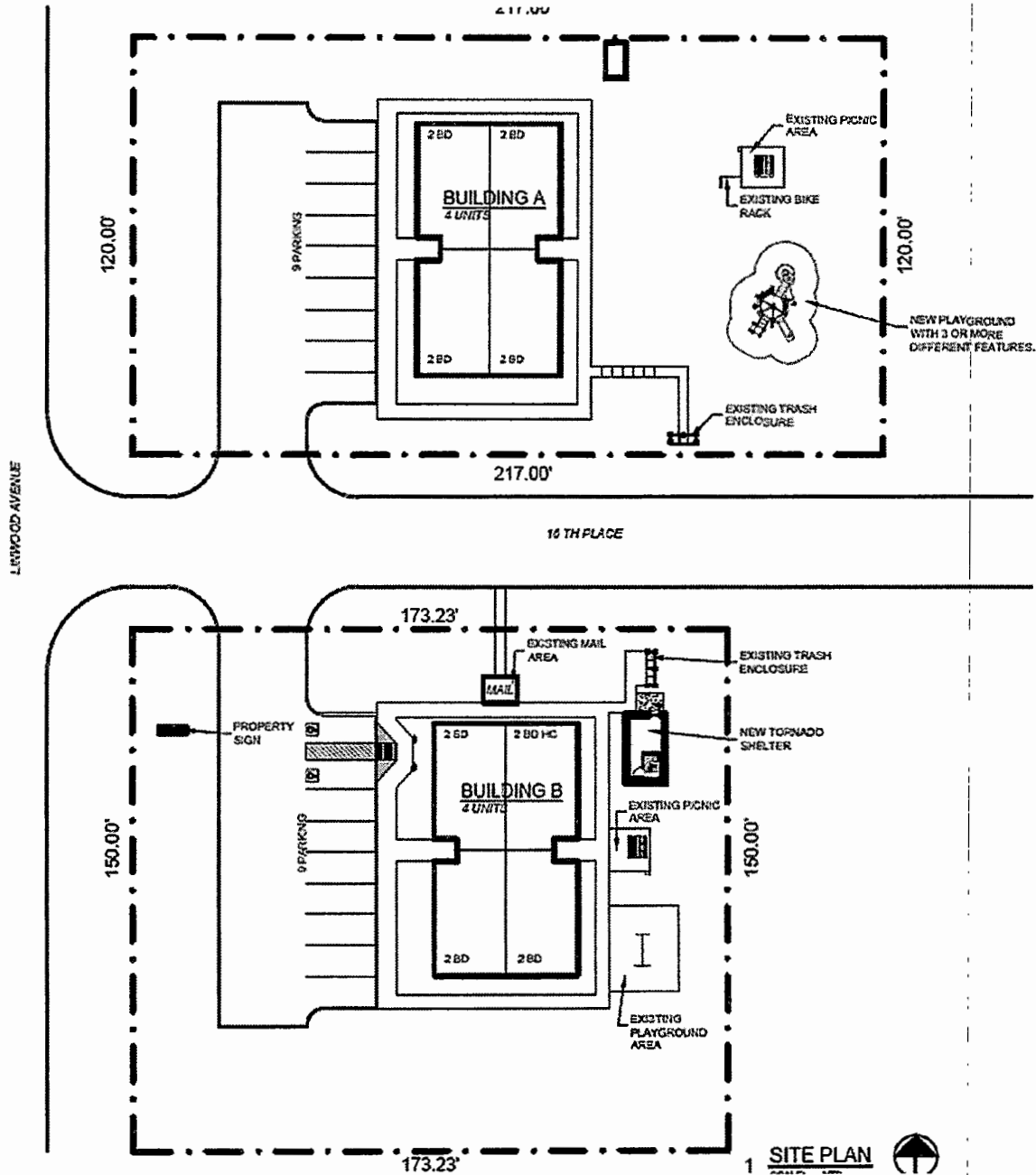
Oklahoma City, OK 73127



New construction project. Details to follow.



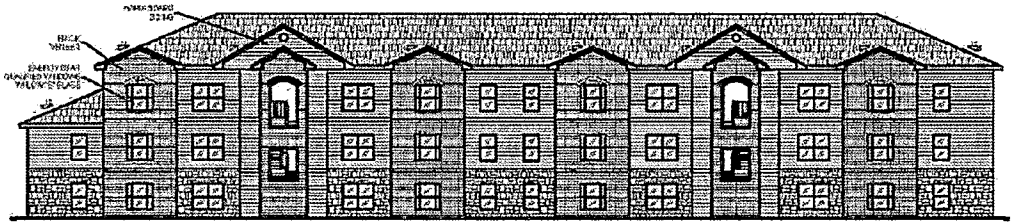
Eagle Crest Valley



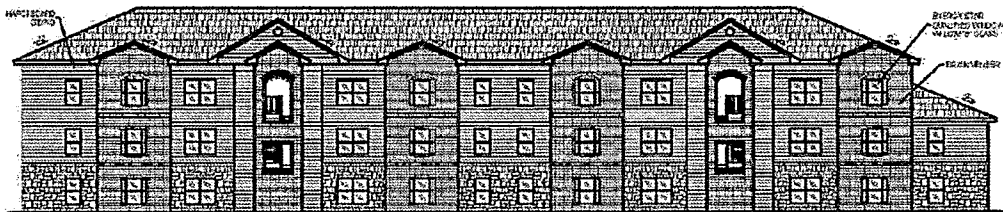
8 units rehabilitation project. Details to follow.

Eastland Village Apartments

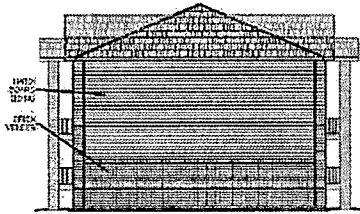
Tulsa, OK 74134



1 BLDG C FRONT ELEVATION
SCALE: 1/8" = 1'-0"



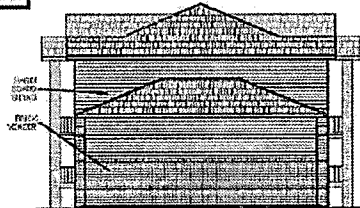
2 BLDG C BACK ELEVATION
SCALE: N.T.S.



3 BLDG C SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL
ATTN: INSULATION TO BE INSTALLED
WALL AS SHOWN FOR BOTH SIDING
FLOOR INDICATED BY RED LINE ON SECTION

- BRICK VENEER
- BRICK VENEER
- BRICK VENEER



4 BLDG C SIDE ELEVATION
SCALE: 1/8" = 1'-0"

CLAYCOOK & ASSOCIATES ARCHITECT
 1000 S. W. 10th Street, Suite 100, Tulsa, Oklahoma 74106
 (918) 438-1111
EASTLAND VILLAGE
 Rural Housing Development, Oklahoma LLC
 OKLAHOMA
 TULSA
 ARCHITECT

Eastland Village Apartments will be a newly constructed mixed-income affordable housing community which will be located at the intersection of S145th East Avenue and S 33rd Street in Tulsa, Tulsa County, Oklahoma. The community will be comprised of 72 units spread over 4 buildings. The 72 units are made up of one-bedroom (28), two-bedroom (22), and three-bedroom apartments and are targeted toward families of incomes at or below 70% of the area media gross income.

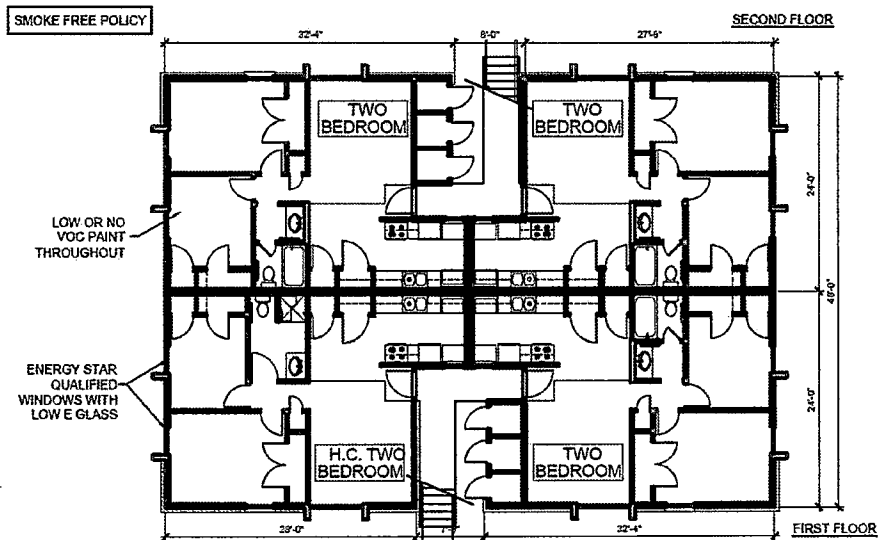
Skiatook Village

1504 W. 4th Street, Skiatook, OK 74070

Skiatook (Prior to Rehabilitation)



Skiatook Village Apartments includes the acquisition and substantial rehabilitation of an existing low-income housing rental property located at 1504 W. 4th Street, Skiatook, Osage County, Oklahoma. Its 48 units are made up of one-bedroom (12) and two-bedroom (36) apartments. All units are reserved for family households with earnings at or below 60% of the area median gross income.



BUILDING TYPE 6, 7 & 8
BUILDING PLAN
 SCALE: N.T.S.

	SKIATOOK VILLA SKIATOOK VILLA, L.P. OKLAHOMA		BLACKLEDGE & ASSOCIATES ARCHITECTS <small>701 N. BROADWAY EXTENSION, OKLAHOMA CITY, OKLAHOMA 73119 (405) 845-2155 (405) 845-2152 FAX (405) 845-2153</small>
	PROJECT No. DATE: 12-1-2007 REVISED		LARRY K. BLACKLEDGE ARCHITECT

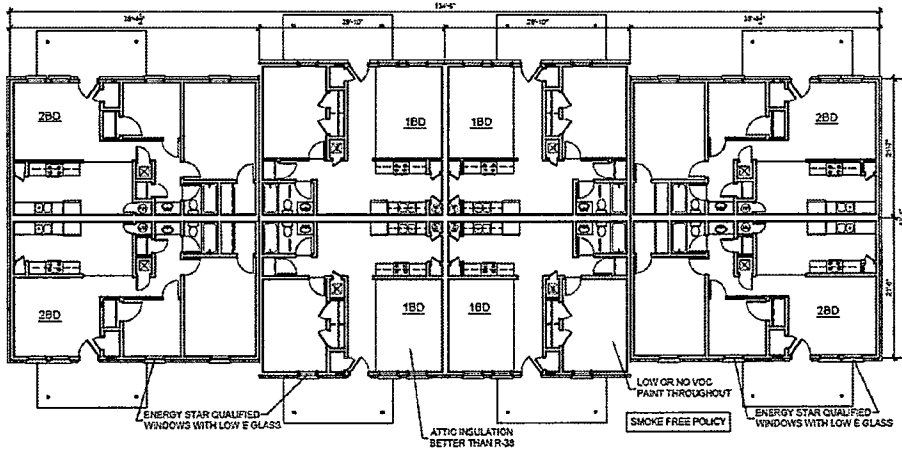
Wagoner Village

1501 S. Dewey Ave., Wagoner, OK 74467

Wagoner (Prior to Rehabilitation)



Wagoner Village Apartments includes the acquisition and substantial rehabilitation of an existing low-income housing rental property located at 1501 S. Dewey Avenue, Wagoner, Wagoner County, Oklahoma. Its 29 units are made up of one-bedroom (12), two-bedroom (15), and three-bedroom (2) apartments. All units are reserved for family households with earnings at or below 60% of the area median gross income.

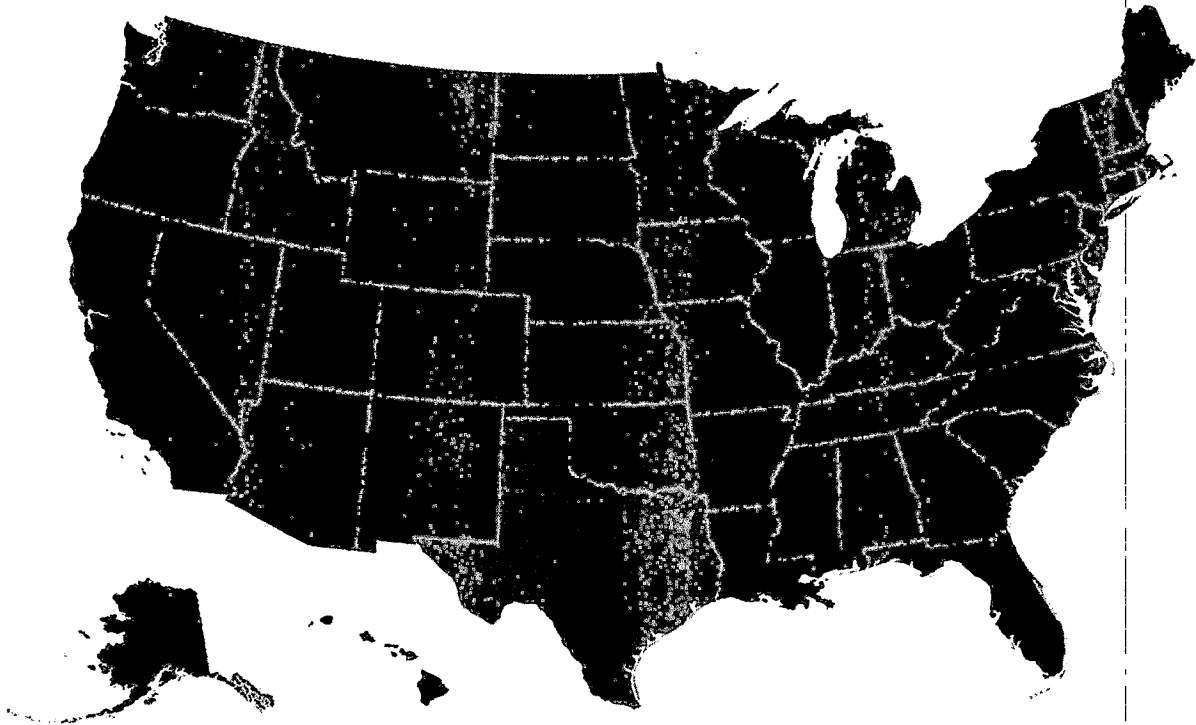


**BUILDING A & C
1 FLOOR PLAN**
SCALE: NTS

WAGONER VILLAGE
 Wagoner Housing Partners, LP
 1501 S. DEWEY AVE. WAGONER, OK 74467
 405.948.4400

CALLKLEGG & ASSOCIATES ARCHITECT
 1111 EASTON BLVD., SUITE 1000 OKLAHOMA CITY, OK 73104
 405.975.1100

Texas Projects



Pine Hills Estates

Devine, TX & Pearsall, TX

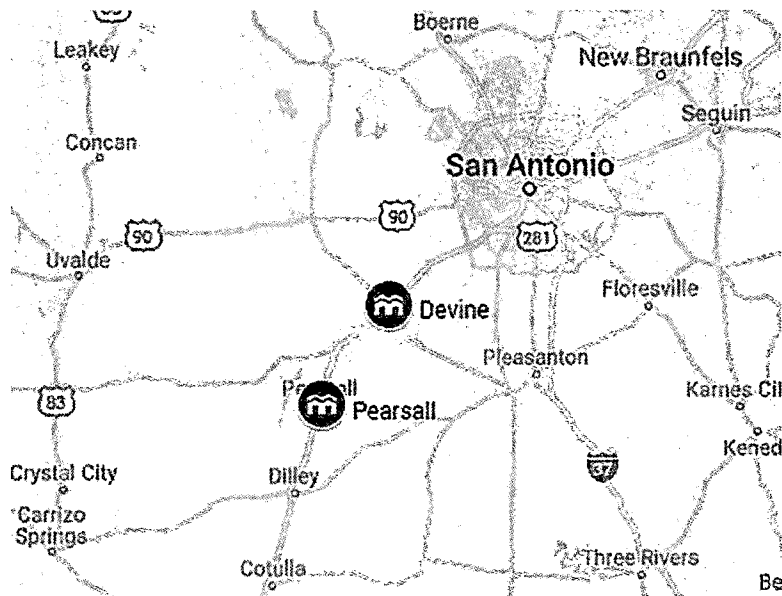
Devine (Prior to Rehabilitation)



Pearsall (Prior to Rehabilitation)



Pine Hills Estates, a project presented by *Rural Housing Developers – Texas, LLC (RHD-TX)*, includes the acquisition and substantial rehabilitation of two existing low-income housing rental properties located just south west of San Antonio, Texas. *Pine Hills Estates I* is located at 112 Dixon Drive in Devine, Medina County, Texas. Its 32 units are made up of one-bedroom (28) and two-bedroom (4) apartments. *Pine Hills Estates II* is located at 600 Berry Ranch Road in Pearsall, Frio County, Texas. Its 36 units are made up of one-bedroom (32) and two-bedroom (4) apartments.

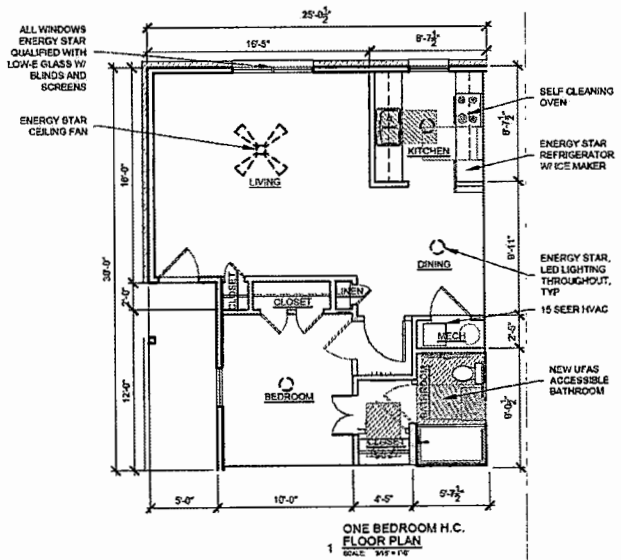
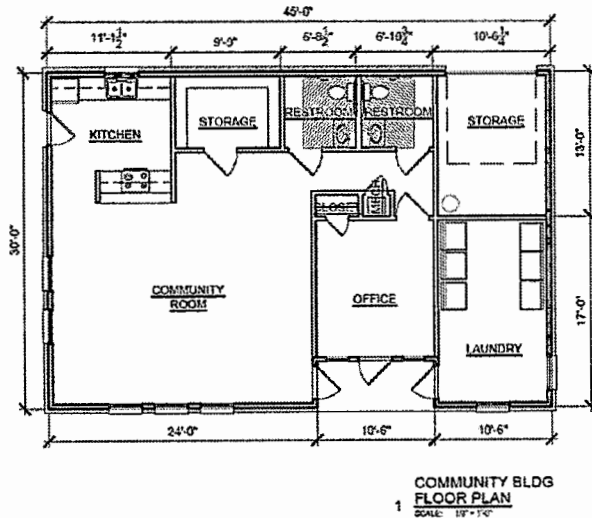


The properties were originally constructed and placed in service in 1992 utilizing USDA Rural Development funds. Each of the developments is in dire need of being rehabilitated and updated to current living and safety standards. Both are designated to provide housing for senior citizens and/or disabled households with income at or below 60% of their respective Area Median Income (AMI).

Pine Hills Estates was successful in its low-income housing tax credits application submitted to the Texas Department of Housing & Community Affairs (TDHCA). So, with the contributions from investors and USDA Rural Development 515 loan program, *Murdoch Contracting, LLC* will begin the rehabilitation of the properties in the early months of 2020. The properties will undergo extensive renovations of approximately \$61,845 per unit that will include both structural and cosmetic improvements.

The full rehabilitation of the properties will elevate the units to a "like-new" standard. *RHD-TX* worked with 3rd party architects and engineers to create an all-encompassing scope of work based on the current and future estimated capital needs for the property. The rehabilitation will address general improvements as well as any structural and/or health and safety concerns including bringing the property in line with all current ADA accessibility standards. This even goes so far as requiring the retrofitting of existing units, as needed, to comply with current regulations. All new energy efficient appliances will be installed in each unit including but not limited to refrigerators, stove/ranges, microwaves, and HVAC units. All flooring in all units will be replaced with new carpeting and/or special long-lasting resilient flooring.

Additionally, each property will have new and improved shared amenities including, but not limited to a new or improved community room for social activities, a new shared fitness area with equipment provided, a new computer workstation area with internet access and printer/scanner capabilities, as well as new outdoor covered seating & gathering area.



Woodland Estates

Hempstead, TX & Sweeny, TX

Hempstead (Prior to Rehabilitation)



Sweeny (Prior to Rehabilitation)



Woodland Estates, a project presented by *Rural Housing Developers – Texas, LLC (RHD-TX)*, includes the acquisition and substantial rehabilitation of two existing low-income housing rental properties located just west of Houston, Texas. *Woodland Estates I* is located at 727 8th Street, Hempstead, Waller County, Texas. Its 50 units are made up of one-bedroom (46) and two-bedroom (4) apartments. *Woodland Estates II* is located at 902 Texas Avenue, Sweeny, Brazoria County, Texas. Its 32 units are made up of one-bedroom (28) and two-bedroom (4) apartments.

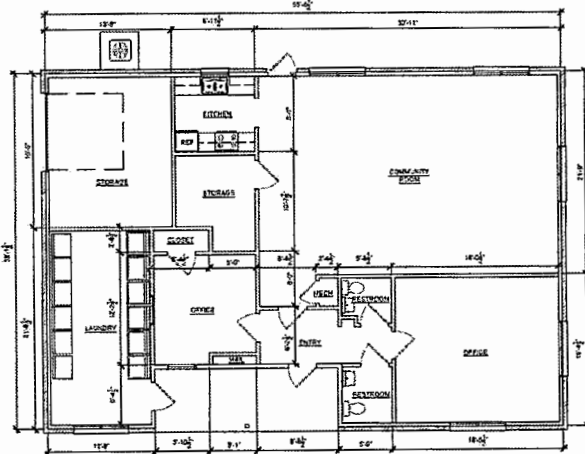


Woodland Estates I was originally constructed and placed in service in 1993 and Woodland Estates II was originally constructed in 1991. Both were completed utilizing USDA Rural Development funds. Each of the developments is in dire need of being rehabilitated and updated to current living and safety standards. Both are designated to provide housing for senior citizens and/or disabled households with income at or below 60% of their respective Area Median Income (AMI).

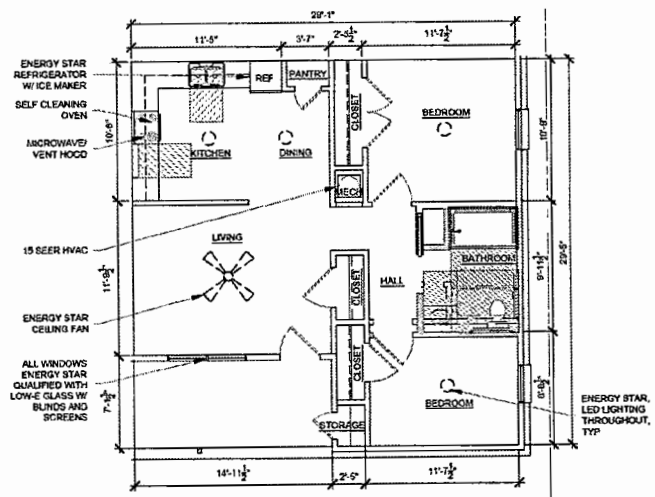
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COMMUNITY BLDG
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



TWO BEDROOM HC
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



Quinlan Estates

Rural Housing Developers, LLC is submitting a request for state funding to rehabilitate an existing senior apartment community currently known as Heritage Place, located at 801 West Main Street, Quinlan, TX 75474. Following the proposed \$50k/unit in renovation work, the property will be renamed Quinlan Estates.

The following items will improve our likelihood of receiving state funding:

- 1) a Resolution of Support (template provided);
- 2) providing a letter of zoning confirmation for the property (or confirmation that no zoning regulations exist within the County).

The subject property was originally constructed in 1993 utilizing USDA Rural Housing funds and consists of 32 apartment homes in 4 residential buildings, as well as a small community clubhouse building.

With additional funding from the Texas Department of Housing and Community Affairs (TDHCA), the developers will be able to make needed upgrades to the property. In addition to modernizing the unit interiors and community amenities for residents, the scope of rehabilitation work will benefit the greater community of Quinlan and Hunt County by improving the property's exterior.

The extensive scope of rehab will include the following improvements:

- Full interior updates, including appliances, cabinets, flooring, and paint
- Garbage disposals and energy-efficient fixtures
- Replaced sidewalks, parking lots, roofs, and windows
- Community building updates, including laundry room
- New community pavilion

The development team is experienced in developing quality new construction and rehabilitation housing across Texas, with a larger portfolio spanning six states. Please see the provided corporate profile for more.

For questions regarding Quinlan Estates or should you require any additional information, please contact Teresa Bowyer at: citrinedev@gmail.com or 806-543-8645.