

January 8, 2019

Dear Community Partner

On behalf of Lockwood South Apts, LP, we are pleased to introduce Lockwood South Apartments, a proposed apartment community as the first phase of a master planning effort by the Buffalo Bayou Partnership.

Buffalo Bayou Partnership is a 501(c)(3) non profit organization dedicated to the stewardship and redevelopment of the Bayou waterfront. Pursuant to our mission and thanks to the generous support of foundations, corporation, individuals and government agencies, BBP has implemented more than \$200 million in improvements on the waterfront, including award winning capital projects that have created extensive community parks and provided access to the community on 10 miles of hike and bike trails. BBP also operates comprehensive clean-up and maintenance programs on the Bayou.

We have recently completed a \$1,500,000 master plan spanning the Bayou from US 59 to the Port of Houston, incorporating public access parks, housing and retail space. Part of this Master Plan involves the expansion and renovation of Tony Maron Park with a capital budget of \$40,000,000, set to break ground in 2021. The park will be expanded by 30 acres and various amenities will be added, including play areas and boat launches.

Pursuant to this Master Plan we are pleased to announce the planning and design of an 18 acre housing community in partnership with Brinshore Development, within a short walk east along our hike and bike trail from Tony Marron Park. Financing and development planning for the first phase of the master-planned community is currently underway through Lockwood South Apts, LP, a partnership between BBP and Brinshore Development.

Lockwood South Apts, LP is submitting an application for 9% Housing Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA) for Lockwood South Apartments for a New Construction development located at approximately 560 feet west of Lockwood Drive & south of Buffalo Bayou at Drennan Street in Houston in Harris County. Lockwood South Apartments will be a residential community for families composed of up to approximately 120 units, all of which are reserved for income eligible households, as defined by TDHCA. The residential density of the development will be approximately 60 units per acre.

Lockwood South Apartments design is not finalized but will be informed by the current architectural forms in the neighborhood using high-quality materials and architectural features. Community gardens, bicycle rental, art spaces and other community services have been requested by community members and will be incorporated into the development. Special attention will be given to stormwater management. BBP will contract directly to maintain the cleanliness and appearance of the community and adjacent parks and trails. We will also retain title to the land, developing it under long-term lease to the Lockwood South Apts, LP. All income to Buffalo Bayou Partnership from the development will be recycled into our core mission.

In the spring, TDHCA will hold public hearings in various locations around the state to gather input on Competitive Housing Tax Credit applications; comments can be made on any and all applications at

each hearing. The hearing schedule along with contact information for written public comment will be posted on TDHCA's [Public Comment Center](#) website later this year. An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing or can provide written comments to TDHCA. Please note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of TDHCA; such input must be received by TDHCA by 5:00 p.m., Austin local time, on June 19, 2020. Contact information for providing written comments directly to TDHCA is as follows: HTCPC@mail.tdhca.state.tx.us, or by mail at Texas Department of Housing and Community Affairs, Public Comment - Multifamily Finance Division P.O. Box 13941 Austin, Texas 78711-3941.

Please feel free to call me at (713) 752-0314 x 102 or email aolson@buffalobayou.org if you have any questions. Alternatively, Scott Puffer at Brinshore Development ([\(513\) 603-0074](tel:5136030074)) scottp@brinshore.com is available to answer questions about the proposed development.

Sincerely,

Anne Olson
President, Buffalo Bayou Partnership
1019 Commerce Street Suite 200
Houston, Texas 77002

Scott Puffer
Representative, Lockwood South Apts, LP
Vice President – Business Development, Brinshore Development, LLC
666 Dundee Rd Suite 1102,
Northbrook, IL 60062