



To the Members of the Austin City Council:

We, the members of the Fairway Village Tenants Association ("Tenants Association") and Texas Housing Foundation (THF), express our joint interest in and support of a sale of Fairway Village Apartments to THF. THF has met with members of the Tenants Association and made commitments to improving the living conditions at Fairway, which are outlined below. We urge the Austin City Council to vote in favor of a sale of the Fairway Village property to THF and support THF's cooperative agreement.

History of Fairway Village

Fairway Village Apartments is located at 6118 Fairway Street, Austin, Texas 78741, in Council District 3. The property consists of 128 units, all of which are covered by a Section 8 Housing Assistance Program contract. The property is also subject to a regulatory agreement per the Low Income Housing Tax Credit program, and THF has sought approval from the Texas Department of Housing and Community Affairs for a 4% Tax Credit/Bond transaction.

The residents formed the Fairway Village Tenants Association in 2016 with the assistance of the Building and Strengthening Tenant Action (BASTA) project to address longstanding concerns about neglect of the physical condition at the property and a history of mismanagement and mistreatment of residents. Upon learning that THF was interested in purchasing the property, the Tenants Association surveyed residents and compiled a list of improvements residents would like to see made at the property. More than half of the households signed on in support of the Tenants Association's request. THF met with the Tenants Association to discuss the requested improvements and address tenant concerns.

Commitments Between Texas Housing Foundation and the Tenants Association

Both THF and the Tenants Association envision a Fairway that is safe, healthy and welcoming to all residents. Should Texas Housing Foundation become the new owner of Fairway Village Apartments, THF commits to the following:

Personnel & Communication with Tenants

- Hire management staff that will be available to residents at reasonable and consistent hours
- Hire management staff that will commit to transparency and communication with tenants
- Hire management staff who are familiar with Section 8 rules
- Provide support for residents with literacy issues to request repairs in writing

- Hold quarterly meetings with the Tenants Association and other interested residents before and during the period of renovations to inform residents about the plans for repairs and any changes to community rules

Affordability, Finances and Accounting

- Renew the Section 8 contract with Housing and Urban Development for at least 20 years
- Extend the affordability period for 35 years under the Low Income Housing Tax Credit Agreement program
- Establish a process, in conjunction with the Tenant Association and tenant advocates from Texas RioGrande Legal Aid, to review all tenant files, confirm accurate payment ledgers. This process shall include offering an opportunity to any resident to review her file, meet with Fairway staff, and contest debts allegedly owed. THF and its affiliates will not issue any Notice to Vacate, Notice of Termination, or Lease Violation based on outstanding debts before providing the resident with an opportunity to review and contest the amount allegedly owed.
- Conduct an interim recertification for any resident receiving Section 8 assistance who believes there are errors in her rent calculations

Safety and Security Measures

- Install additional lights and repair existing light fixtures to increase lighting on property
- Lock laundry rooms and make accessible via a resident key

Repairs and Renovations

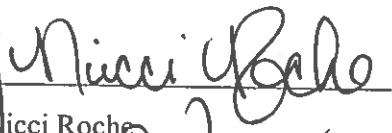
- A visual inspection of all units for mold will be conducted and any mold identified will be treated
- Pending need and feasibility
 - Replace all kitchen cabinets, counters, sinks, faucets and appliances
 - Replace all bathroom vanities, sinks, faucets, medicine cabinets, tub surrounds, and toilets
 - Replace all floors and/or carpet inside of apartments
- Inspect and repair leaks inside of units
- Inspect and repair HVAC system at the property and in all units
- To the extent possible or as required by applicable Law, provide reasonable modifications and accommodations for residents who have disabilities and limited mobility, which may include accessible parking spaces and accessible ramps
- Provide on-site temporary housing and moving assistance for residents while their units are being renovated; if on-site housing is not available, suitable off-site housing and moving assistance will be provided.
- If off-site housing is required, every effort will be made to provide such housing (i) with kitchens and (ii) within the applicable school zone, and Manager will assist residents in coordinating with the applicable ISD. If the Owner is unable to provide such housing, the Owner guarantees a per diem that will cover all reasonable out-of-pocket expenses incurred in connection with the temporary relocation for food and transportation.
- Hire qualified maintenance crew who will make adequate repairs
- Provide competent pest control for cockroaches, ants, bedbugs, and lizards
- Provide consistent and adequate garbage collection and dumpsters

Community Spaces

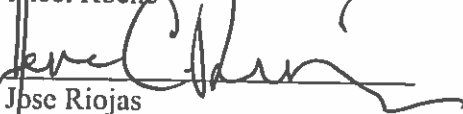
- Pending feasibility, enlarge and remodel community room and add a shade structure near the playground, for the health and safety of residents of all ages
- Assess opportunities for modification and expansion of recreational areas, taking resident interest into account
- Add more speed bumps or other pedestrian safety measures on the property, incorporating resident input about the most dangerous locations
- Make the community room available to residents every day from 9 a.m. to 6 p.m., and after hours upon request. The Community room will be available to the Tenants Association every day until 9 p.m., unless the room is otherwise reserved.
- Provide social services pursuant to the LIHTC agreement
- Provide a stipend to the Tenant Association for events and programming that will benefit all residents
- Renovate and maintain laundry rooms and upgrade equipment
- Keep laundry room open every day from 8:00a.m. to 8:00p.m.
- Evaluate the re-opening of the Montopolis pedestrian gate taking resident concerns into account

The Tenants Association and THF look forward to building a strong relationship that places the residents' interests at the forefront of plans, policies and daily operations at Fairway Village. With the aforementioned commitments from THF, the Tenants Association wholeheartedly endorses this sale and hopes that THF can become a model owner and operator of affordable housing in the city of Austin.

Thank you for your consideration,




Nicci Roche



Jose Riojas



Alice Martinez
Fairway Village Tenants Association



Mark Mayfield
Texas Housing Foundation