

| | | |
|------------------------------|---|-----------------------------|
| ENFORCEMENT ACTION AGAINST | § | BEFORE THE |
| SETH BAME, | § | TEXAS DEPARTMENT OF HOUSING |
| INDIO INTERNATIONAL, LP, AND | § | AND COMMUNITY AFFAIRS |
| DOUBLE SB VENTURES, INC. | § | |
| | § | |

FINAL ORDER OF DEBARMENT

General Remarks and official action taken:

On this 7th day of December, 2023, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against Seth Bame, Indio International, LP, and Double SB Ventures, Inc. (collectively, "Respondent"), responsible parties for 2107 Lincoln Drive, LLC, owner of The Jones (HTC 93063 / CMTS 1137) ("Property"), for controlling a Development that scored 50 or less on two Uniform Physical Condition Standards ("UPCS") inspections.

This Final Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person's past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

Upon recommendation of the Executive Director, the Board makes the following findings of fact and conclusions of law and enters this Order:

FINDINGS OF FACT

Jurisdiction:

1. During 1995, Two Northridge, Ltd. ("Prior Owner") was awarded an allocation of Low Income Housing Tax Credits by the Board to acquire, rehabilitate, and operate the Property.
2. Prior Owner signed a Declaration of Land Use Restrictive Covenants For Low-Income Housing Credits ("LURA") regarding the Property. The LURA was effective January 18, 1995, and filed of record at Volume 11984, Page 0554 of the Official Public Records of Real Property of Tarrant County, Texas ("Records"), as re-filed at Volume 12185, Page 1912, and as amended by an Agreement to Comply with and First Amendment to Declaration of Land Use Restrictive Covenants for Low-Income Housing Credits effective April 22, 2015, and filed of record at Instrument Number D215088683 of the Records.
3. 2107 Lincoln Drive, LLC purchased the Property on September 30, 2020. In accordance with Section 2 of the LURA, the LURA is a restrictive covenant/deed restriction encumbering the Property and binding on all successors and assigns for the full term of

the LURA. These restrictions remain in place in accordance with Section 2 of the LURA, thereby binding Respondent to the terms of the agreement.

4. Seth Bame signed an Owner Certification & Agreement to Comply with the LURA on August 5, 2020, acknowledging that the Property remained bound to the terms of the LURA, agreeing to assume the duties imposed by the LURA, and agreeing to comply fully with the terms thereof.
5. 2107 Lincoln Drive, LLC is an organization that is qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a housing development that is subject to the regulatory authority of TDHCA.
6. Seth Bame is the sole shareholder for Double SB Ventures, Inc., the general partner of Indio International, LP, a member of 2107 Lincoln Drive Investors, LLC, the administrative member for 2107 Lincoln Drive Owner, LLC, the sole member of 2107 Lincoln Drive, LLC.
7. Double SB Ventures, Inc. and Seth Bame also control Indio Partners LP, the property management company for the Property.
8. Respondent is subject to the regulatory authority of TDHCA and, for purposes of this debarment recommendation, is considered a Responsible Party in Control, as defined by 10 TAC §2.102(12) and 10 TAC §11.1(30), respectively.

Material Violations Subject To Debarment:

1. Controlling a Development that has, on more than one occasion, scored 50 or less on a Uniform Physical Condition Standards (“UPCS”) inspection, is a violation of 10 TAC §10.621 and Tex. Gov’t Code §2306.002, which require developments to be decent, safe, sanitary, in good repair, and suitable for occupancy. The Property scored a 49 out of 100 on its June 22, 2022 UPCS inspection, and then scored a 43 out of 100 on its August 29, 2023 UPCS inspection. Copies of the scoring summaries are at Exhibits 1 and 2.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov’t Code §2306.0504 and 10 TAC §2.401.
2. Respondent is a “Responsible Party” as defined by 10 TAC §2.102(12).
3. Respondent is in a position of “Control” as defined by 10 TAC §11.1(30).
4. Pursuant to IRC §42(m)(1)(B)(iii), housing credit agencies are required to monitor for noncompliance with all provisions of the IRC and to notify the Internal Revenue Service of such noncompliance throughout the Compliance Period.

5. Pursuant to Tex. Gov't Code Chapter 2306, Subchapter DD and Tex. Gov't Code §2306.185, TDHCA is authorized to make Housing Tax Credit Allocations for the State of Texas and is required to monitor to ensure compliance.
6. Respondent materially violated 10 TAC §10.621 and Tex. Gov't Code §2306.002 in 2022 and 2023 by scoring below 50 out of 100 on two UPCS inspections, failing to maintain the Property to a standard that is decent, safe, sanitary, in good repair, and suitable for occupancy.
7. Pursuant to Tex. Gov't. Code §2306.0504(c), the Department shall debar a person from participation in a Department program if the person materially or repeatedly violates any condition imposed by the department in connection with the administration of a debarment program, including a material or repeated violation of a LURA.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of material factors including those set forth in 10 TAC §2.401(j) to be considered for a recommended period of debarment, as applied specifically to the facts and circumstances present in this case, the Board of the TDHCA orders the following:

IT IS HEREBY ORDERED that Respondent is barred from future participation in all programs administered by the Department for a **ten-year term ending December 7, 2033**. This debarment does not prohibit Respondent from participating in any existing engagements funded through the Department, nor does it affect any responsibilities or duties thereunder.

IT IS FURTHER ORDERED that the terms of this Final Order shall be published on the TDHCA website.

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Approved by the Governing Board of TDHCA on December 7, 2023.

By: _____
Name: Leo Vasquez
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of December, 2023, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of December, 2023, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

Exhibit 1

2022 UPCS Scoring Summary

(see attached)

Texas Department of Housing And Community Affairs
REAC Scoring for 1137 The Jones
 2109 Lincoln Dr. Arlington, TX 76011

Printed on: July 25, 2022

Page 1

| Scoring Summary | | |
|-------------------------|------------------------|----------------------|
| Areas | Possible Points | Points Scored |
| Site | 16.2 | 1.6 |
| Building Exteriors | 17.3 | 11.8 |
| Building Systems | 22.2 | 15.3 |
| Building Common Areas | 2.5 | 1.2 |
| Units | 41.8 | 19.3 |
| Inspection Total | 100 | 49 |

Site

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|-----------------|---------------------------|-------------------------|--|--------------------|--------------------------|-----------------------|
| 5.403 | | Grounds | Erosion/Rutting Areas | 12.5% | 3 | 1 |
| 4.323 | | Retaining Walls | Damaged/Falling/Leaning | 10% | 3 | 1 |
| 2.026 | | Grounds | Overgrown/Penetrating Vegetation | 12.5% | 2.25 | 0.5 |
| 1.837 | | Parking/Drives | Cracks/Settlement/Heaving/Loose Materials/Potholes | 8.5% | 3 | 0.5 |
| 0.865 | | Market Appeal | Graffiti | 8% | 3 | 0.25 |
| 0.180 | | Mailbox/Signs | Mailbox Missing/Damaged | 1% | 1.25 | 1 |

Bldg Exterior

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|-----------------|---------------------------|-------------------------|---|--------------------|--------------------------|-----------------------|
| 0.118 | Bldg 2101 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.128 | Bldg 2104 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.316 | Bldg 2105 | Foundations | Spalling/Exposed Rebar | 18.4% | 3 | 1 |
| 0.256 | Bldg 2105 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 1 |
| 0.526 | Bldg 2107 | Roofs | Damaged Soffits/Fascia/Soffit Vents | 18.4% | 5 | 1 |
| 0.237 | Bldg 2107 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 1 |
| 0.132 | Bldg 2107 | Roofs | Missing/Damaged Shingles | 18.4% | 5 | 0.25 |
| 0.526 | Bldg 2109 | Roofs | Damaged Soffits/Fascia/Soffit Vents | 18.4% | 5 | 1 |
| 0.237 | Bldg 2111 | Health & Safety | Hazards - Sharp Edges | 18.4% | 2.25 | 1 |
| 0.256 | Bldg 2113 | Walls | Damaged Chimneys | 14.9% | 3 | 1 |
| 0.132 | Bldg 2113 | Roofs | Missing/Damaged Shingles | 18.4% | 5 | 0.25 |
| 0.118 | Bldg 2113 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.118 | Bldg 2117 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.237 | Bldg 700 | Health & Safety | Flammable/Combustible Materials - Improperly Stored | 18.4% | 2.25 | 1 |
| 0.167 | Bldg 700 | Windows | Cracked/Broken/Missing/Cracked Panes | 13% | 2.25 | 1 |
| 0.263 | Bldg 701 | Roofs | Damaged Soffits/Fascia/Soffit Vents | 18.4% | 5 | 0.5 |
| 0.237 | Bldg 701 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 1 |

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Bldg Exterior

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|--|-------------|-------------------|----------------|
| 0.128 | Bldg 701 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.526 | Bldg 705 | Roofs | Damaged Soffits/Fascia/Soffit Vents | 18.4% | 5 | 1 |
| 0.256 | Bldg 705 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 1 |
| 0.213 | Bldg 705 | Walls | Cracks/Gaps | 14.9% | 5 | 0.5 |
| 0.256 | Bldg 707 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 1 |
| 0.118 | Bldg 708 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |

Bldg Systems

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|-------------------|--|-------------|-------------------|----------------|
| 0.602 | Bldg 2100 | Sanitary System | Broken/Leaking/Clogged Pipes or Drains | 15.5% | 5 | 1 |
| 0.602 | Bldg 2101 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.602 | Bldg 2101a | Fire Protection | Missing/Damaged/Expired Extinguishers | 15.5% | 5 | 1 |
| 0.602 | Bldg 2103 | Sanitary System | Broken/Leaking/Clogged Pipes or Drains | 15.5% | 5 | 1 |
| 0.602 | Bldg 2104 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.602 | Bldg 2108 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.602 | Bldg 2109 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.602 | Bldg 2109 | Fire Protection | Missing/Damaged/Expired Extinguishers | 15.5% | 5 | 1 |
| 0.361 | Bldg 2111 | Domestic Water | Leaking Central Water Supply | 15.5% | 3 | 1 |
| 0.271 | Bldg 2113 | Sanitary System | Missing Drain/Cleanout/Manhole Covers | 15.5% | 2.25 | 1 |
| 0.602 | Bldg 701 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.602 | Bldg 701 | Sanitary System | Broken/Leaking/Clogged Pipes or Drains | 15.5% | 5 | 1 |
| 0.271 | Bldg 701 | Sanitary System | Missing Drain/Cleanout/Manhole Covers | 15.5% | 2.25 | 1 |

Closet/Utility/Mechanical

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|---------------------------------------|-------------|-------------------|----------------|
| 0.019 | Bldg 2105 | Walls | Damaged | 5% | 2.25 | 0.5 |
| 0.021 | Bldg 2113 | Doors | Damaged Frames/Threshold/Lintels/Trim | 5% | 1.25 | 1 |
| 0.019 | Bldg 2113 | Walls | Damaged | 5% | 2.25 | 0.5 |

Halls/Corridors/Stairs

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|-----------------------------------|-------------|-------------------|----------------|
| 0.025 | Bldg 2103 | Ceiling | Holes/Missing Tiles/Panels/Cracks | 10% | 3 | 0.25 |
| 0.099 | Bldg 2105 | Ceiling | Bulging/Buckling | 10% | 3 | 1 |
| 0.074 | Bldg 2109 | Walls | Damaged | 10% | 2.25 | 1 |
| 0.074 | Bldg 705 | Stairs | Broken/Missing Hand Railing | 10% | 2.25 | 1 |
| 0.074 | Bldg 708 | Stairs | Broken/Damaged/Missing Steps | 10% | 2.25 | 1 |
| 0.037 | Bldg 708 | Walls | Damaged | 10% | 2.25 | 0.5 |

Laundry Room

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|------------------------|-------------|-------------------|----------------|
| 0.074 | Bldg 2101a | Doors | Damaged Hardware/Locks | 10% | 2.25 | 1 |

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Patio/Porch/Balcony

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|-----------------------------------|-------------|-------------------|----------------|
| 0.050 | Bldg 2101a | Ceiling | Holes/Missing Tiles/Panels/Cracks | 5% | 3 | 1 |
| 0.050 | Bldg 2113 | Ceiling | Bulging/Buckling | 5% | 3 | 1 |
| 0.050 | Bldg 709 | Ceiling | Bulging/Buckling | 5% | 3 | 1 |

Units

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--|------------------|--|-------------|-------------------|----------------|
| 0.812 | Bldg 2100 / Unit 1034 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.812 | Bldg 2100 / Unit 1034 | Bathroom | Plumbing - Clogged Drains | 15% | 5 | 1 |
| 0.146 | Bldg 2100 / Unit 1034 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.014 | Bldg 2100 / Unit 1034 | Walls | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 0.25 |
| 0.812 | Bldg 2101 / Unit 1131 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.110 | Bldg 2101 / Unit 1131 | Doors | Damaged Hardware/Locks | 4.5% | 2.25 | 1 |
| 0.365 | Bldg 2101a / Unit 1011 | Health & Safety | Air Quality - Mold and/or Mildew Observed | 15% | 2.25 | 1 |
| 0.011 | Bldg 2101a / Unit 1012 | Ceiling | Peeling/Needs Paint | 4% | 0.5 | 0.5 |
| 0.101 | Bldg 2101a / Unit 2012 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.365 | Bldg 2103 / Unit 1123-vacant used as storage | Kitchen | Refrigerator-Missing/Damaged/Inoperable | 15% | 2.25 | 1 |
| 0.365 | Bldg 2103 / Unit 1123-vacant used as storage | Kitchen | Range/Stove - Missing/Damaged/Inoperable | 15% | 2.25 | 1 |
| 0.183 | Bldg 2103 / Unit 2117 | Kitchen | Range/Stove - Missing/Damaged/Inoperable | 15% | 2.25 | 0.5 |
| 0.122 | Bldg 2103 / Unit 2117 | Bathroom | Plumbing - Leaking Faucet/Pipes | 15% | 3 | 0.25 |
| 0.101 | Bldg 2103 / Unit 2117 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.812 | Bldg 2104 / Unit 1044 | HVAC System | Not Operable | 15% | 5 | 1 |
| 0.244 | Bldg 2104 / Unit 1044 | Bathroom | Shower/Tub - Damaged/Missing | 15% | 3 | 0.5 |
| 0.130 | Bldg 2104 / Unit 1044 | Ceiling | Holes/Missing Tiles/Panels | 4% | 3 | 1 |
| 0.014 | Bldg 2104 / Unit 1044 | Walls | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 0.25 |
| 0.183 | Bldg 2105 / Unit 1110 | Kitchen | Range/Stove - Missing/Damaged/Inoperable | 15% | 2.25 | 0.5 |
| 0.146 | Bldg 2105 / Unit 1110 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.487 | Bldg 2105 / Unit 2110 | Bathroom | Plumbing - Leaking Faucet/Pipes | 15% | 3 | 1 |
| 0.365 | Bldg 2105 / Unit 2110 | Health & Safety | Hazards - Sharp Edges | 15% | 2.25 | 1 |
| 0.130 | Bldg 2105 / Unit 2110 | Ceiling | Bulging/Buckling | 4% | 3 | 1 |
| 0.812 | Bldg 2107 / Unit 2105 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.365 | Bldg 2107 / Unit 2105 | Outlets/Switches | Missing | 4% | 2.25 | 1 |
| 0.812 | Bldg 2108 / Unit 2045 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.365 | Bldg 2108 / Unit 2045 | Outlets/Switches | Missing | 4% | 2.25 | 1 |
| 0.027 | Bldg 2108 / Unit 2045 | Doors | Damaged Surface (Holes/Paint/Rusting) | 4.5% | 2.25 | 0.25 |
| 0.812 | Bldg 2109 / Unit 1098 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.812 | Bldg 2109 / Unit 1098 | Electrical | Missing Breakers/Fuses | 10% | 5 | 1 |
| 0.812 | Bldg 2109 / Unit 1098 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.487 | Bldg 2109 / Unit 1098 | Bathroom | Plumbing - Leaking Faucet/Pipes | 15% | 3 | 1 |
| 0.365 | Bldg 2109 / Unit 1098 | Health & Safety | Hazards - Sharp Edges | 15% | 2.25 | 1 |
| 0.110 | Bldg 2109 / Unit 1098 | Windows | Cracked/Broken/Missing Panes | 4.5% | 2.25 | 1 |
| 0.110 | Bldg 2109 / Unit 1098 | Doors | Damaged Surface (Holes/Paint/Rusting) | 4.5% | 2.25 | 1 |
| 0.101 | Bldg 2109 / Unit 1098 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.097 | Bldg 2109 / Unit 1098 | Walls | Damaged | 4% | 2.25 | 1 |
| 0.055 | Bldg 2109 / Unit 1098 | Doors | Damaged Hardware/Locks | 4.5% | 2.25 | 0.5 |
| 0.014 | Bldg 2109 / Unit 1098 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 0.25 |
| 0.812 | Bldg 2111 / Unit 2095 | Bathroom | Water Closet/Toilet - Damaged/Clogged/Missing | 15% | 5 | 1 |

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Units

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|-----------------------|------------------|---|-------------|-------------------|----------------|
| 0.365 | Bldg 2111 / Unit 2095 | Health & Safety | Infestation - Insects | 15% | 2.25 | 1 |
| 0.244 | Bldg 2111 / Unit 2095 | Doors | Missing Door | 4.5% | 5 | 1 |
| 0.091 | Bldg 2112 / Unit 1053 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.812 | Bldg 2115 / Unit 1090 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.146 | Bldg 2115 / Unit 1090 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.049 | Bldg 2115 / Unit 1090 | Laundry Area | Dryer Vent Missing/Damaged/Inoperable | 2% | 2.25 | 1 |
| 0.812 | Bldg 2115 / Unit 2090 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.146 | Bldg 2115 / Unit 2090 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.110 | Bldg 2115 / Unit 2090 | Windows | Cracked/Broken/Missing Panes | 4.5% | 2.25 | 1 |
| 0.110 | Bldg 2115 / Unit 2090 | Doors | Damaged Surface (Holes/Paint/Rusting) | 4.5% | 2.25 | 1 |
| 0.049 | Bldg 2115 / Unit 2090 | Walls | Damaged | 4% | 2.25 | 0.5 |
| 0.812 | Bldg 2117 / Unit 1085 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.146 | Bldg 2117 / Unit 1085 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.101 | Bldg 2117 / Unit 1085 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.049 | Bldg 2117 / Unit 1085 | Laundry Area | Dryer Vent Missing/Damaged/Inoperable | 2% | 2.25 | 1 |
| 0.812 | Bldg 2119 / Unit 1061 | Bathroom | Plumbing - Clogged Drains | 15% | 5 | 1 |
| 0.365 | Bldg 2119 / Unit 1061 | Health & Safety | Air Quality - Mold and/or Mildew Observed | 15% | 2.25 | 1 |
| 0.122 | Bldg 2119 / Unit 1061 | Doors | Missing Door | 4.5% | 5 | 0.5 |
| 0.054 | Bldg 2119 / Unit 1061 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 1 |
| 0.027 | Bldg 2119 / Unit 1061 | Doors | Damaged Surface (Holes/Paint/Rusting) | 4.5% | 2.25 | 0.25 |
| 0.812 | Bldg 700 / Unit 1073 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.365 | Bldg 700 / Unit 1073 | Outlets/Switches | Missing/Broken Cover Plates | 4% | 2.25 | 1 |
| 0.049 | Bldg 700 / Unit 1073 | Stairs | Broken/Missing Hand Railing | 2% | 2.25 | 1 |
| 0.044 | Bldg 701 / Unit 2004 | Windows | Damaged/Missing Screens | 13% | 1.25 | 0.25 |
| 0.812 | Bldg 705 / Unit 1016 | Smoke Detector | Missing/Inoperable | 0% | 5 | 1 |
| 0.065 | Bldg 707 / Unit 1023 | Ceiling | Holes/Missing Tiles/Panels | 4% | 3 | 0.5 |
| 0.005 | Bldg 707 / Unit 1023 | Ceiling | Peeling/Needs Paint | 4% | 0.5 | 0.25 |
| 0.365 | Bldg 709 / Unit 1031 | Outlets/Switches | Missing/Broken Cover Plates | 4% | 2.25 | 1 |
| 0.365 | Bldg 709 / Unit 1031 | Health & Safety | Air Quality - Mold and/or Mildew Observed | 15% | 2.25 | 1 |
| 0.146 | Bldg 709 / Unit 1031 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.091 | Bldg 709 / Unit 1031 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.054 | Bldg 709 / Unit 1031 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 1 |
| 0.054 | Bldg 709 / Unit 1031 | Walls | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 1 |

Health & Safety

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|---|-------------|-------------------|----------------|
| 0.074 | Bldg 2101 | Health & Safety | Garbage and Debris - Outdoors | 10% | 2.25 | 1 |
| 0.165 | Bldg 2103 | Health & Safety | Electrical Hazards - Exposed Wires/Open Panels | 10% | 5 | 1 |
| 0.165 | Bldg 2105 | Health & Safety | Electrical Hazards - Exposed Wires/Open Panels | 10% | 5 | 1 |
| 0.074 | Bldg 2105 | Health & Safety | Garbage and Debris - Outdoors | 10% | 2.25 | 1 |
| 0.074 | Bldg 2111 | Health & Safety | Garbage and Debris - Outdoors | 10% | 2.25 | 1 |
| 0.074 | Bldg 700 | Health & Safety | Flammable/Combustible Materials - Improperly Stored | 10% | 2.25 | 1 |

Exhibit 2

2023 UPCS Scoring Summary

(see attached)

Texas Department of Housing And Community Affairs
REAC Scoring for 1137 The Jones
 2109 Lincoln Dr. Arlington, TX 76011

Printed on: September 14, 2023

Page 1

| Scoring Summary | | |
|-------------------------|-----------------|---------------|
| Areas | Possible Points | Points Scored |
| Site | 16.3 | .0 |
| Building Exteriors | 17.4 | 10.0 |
| Building Systems | 22.3 | 10.5 |
| Building Common Areas | 1.9 | .5 |
| Units | 42.0 | 21.9 |
| Inspection Total | 100 | 43 |

Site

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|-------------------|--|-------------|-------------------|----------------|
| 4.424 | | Grounds | Erosion/Rutting Areas | 12.5% | 3 | 1 |
| 3.539 | | Fencing and Gates | Holes/Missing Section/Damaged/Falling/Leaning (Security, Safety) | 10% | 3 | 1 |
| 3.539 | | Retaining Walls | Damaged/Falling/Leaning | 10% | 3 | 1 |
| 3.318 | | Grounds | Overgrown/Penetrating Vegetation | 12.5% | 2.25 | 1 |
| 1.504 | | Parking/Drives | Cracks/Settlement/Heaving/Loose Materials/Potholes | 8.5% | 3 | 0.5 |

Bldg Exterior

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|--|-------------|-------------------|----------------|
| 0.263 | Bldg 2100 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.263 | Bldg 2101 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.877 | Bldg 2101A | Walls | Cracks/Gaps | 14.9% | 5 | 1 |
| 0.244 | Bldg 2101A | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.263 | Bldg 2103 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.877 | Bldg 2104 | Walls | Cracks/Gaps | 14.9% | 5 | 1 |
| 0.244 | Bldg 2104 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.244 | Bldg 2105 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.263 | Bldg 2107 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.244 | Bldg 2111 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.650 | Bldg 2112-TH | Foundations | Spalling/Exposed Rebar | 18.4% | 3 | 1 |
| 0.487 | Bldg 2112-TH | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 1 |
| 0.271 | Bldg 2112-TH | Roofs | Missing/Damaged Shingles | 18.4% | 5 | 0.25 |
| 0.271 | Bldg 2113 | Roofs | Missing/Damaged Shingles | 18.4% | 5 | 0.25 |
| 0.122 | Bldg 2117-TH | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.25 |
| 0.244 | Bldg 700-TH | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.541 | Bldg 701 | Roofs | Damaged Soffits/Fascia/Soffit Vents | 18.4% | 5 | 0.5 |

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Bldg Exterior

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|--|-------------|-------------------|----------------|
| 0.263 | Bldg 701 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.263 | Bldg 705 | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |
| 0.244 | Bldg 705 | Roofs | Missing/Damaged Components from Downspout/Gutter | 18.4% | 2.25 | 0.5 |
| 0.263 | Bldg 707-TH | Walls | Missing Pieces/Holes/Spalling | 14.9% | 3 | 0.5 |

Bldg Systems

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|-------------------|--|-------------|-------------------|----------------|
| 0.790 | Bldg 2100 | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |
| 0.790 | Bldg 2101 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.790 | Bldg 2101A | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.790 | Bldg 2104 | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |
| 0.790 | Bldg 2105 | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |
| 0.790 | Bldg 2105 | Sanitary System | Broken/Leaking/Clogged Pipes or Drains | 15.5% | 5 | 1 |
| 0.790 | Bldg 2109 | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |
| 0.790 | Bldg 2112-TH | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.790 | Bldg 2115 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.790 | Bldg 2117-TH | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |
| 0.790 | Bldg 2119-TH | Fire Protection | Missing/Damaged/Expired Extinguishers | 15.5% | 5 | 1 |
| 0.790 | Bldg 700-TH | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |
| 0.790 | Bldg 701 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.790 | Bldg 705 | Electrical System | Missing Covers | 15.5% | 5 | 1 |
| 0.790 | Bldg 707-TH | Electrical System | Missing Breakers/Fuses | 15.5% | 5 | 1 |

Closet/Utility/Mechanical

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|----------------|-------------|-------------------|----------------|
| 0.445 | Bldg 2105 | Electrical | Missing Covers | 5% | 5 | 1 |

Halls/Corridors/Stairs

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|------------------------------|-------------|-------------------|----------------|
| 0.200 | Bldg 2104 | Stairs | Broken/Damaged/Missing Steps | 10% | 2.25 | 1 |
| 0.200 | Bldg 2107 | Stairs | Broken/Damaged/Missing Steps | 10% | 2.25 | 1 |

Laundry Room

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|------------------------|-------------|-------------------|----------------|
| 0.200 | Bldg 2101A | Doors | Damaged Hardware/Locks | 10% | 2.25 | 1 |

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Patio/Porch/Balcony

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------|------------------|---------------------------|-------------|-------------------|----------------|
| 0.133 | Bldg 2103 | Floors | Rot/Deteriorated Subfloor | 5% | 3 | 1 |
| 0.133 | Bldg 2104 | Floors | Rot/Deteriorated Subfloor | 5% | 3 | 1 |
| 0.133 | Bldg 701 | Floors | Rot/Deteriorated Subfloor | 5% | 3 | 1 |

Units

| Ded. Pts | Building/Unit Name | Inspectable Item | Deficiency | Item Weight | Criticality Level | Severity Level |
|----------|--------------------------|------------------|--|-------------|-------------------|----------------|
| 0.871 | Bldg 2101 / unit 1129 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.871 | Bldg 2101 / unit 1129 | HVAC System | Not Operable | 15% | 5 | 1 |
| 0.392 | Bldg 2101 / unit 1129 | Kitchen | Range/Stove - Missing/Damaged/Inoperable | 15% | 2.25 | 1 |
| 0.392 | Bldg 2101 / unit 1129 | Kitchen | Plumbing - Leaking Faucet/Pipes | 15% | 2.25 | 1 |
| 0.109 | Bldg 2101 / unit 1129 | Kitchen | Cabinets - Missing/Damaged | 15% | 1.25 | 0.5 |
| 0.109 | Bldg 2101 / unit 1129 | Kitchen | Countertops - Missing/Damaged | 15% | 1.25 | 0.5 |
| 0.098 | Bldg 2101 / unit 1129 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.058 | Bldg 2101 / unit 1129 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 1 |
| 0.065 | Bldg 2101A / Unit 1010 | Doors | Missing Door | 4.5% | 5 | 0.25 |
| 0.871 | Bldg 2103 / Unit 1119 | Bathroom | Water Closet/Toilet - Damaged/Clogged/Missing | 15% | 5 | 1 |
| 0.871 | Bldg 2103 / Unit 2122 | HVAC System | Not Operable | 15% | 5 | 1 |
| 0.392 | Bldg 2103 / Unit 2122 | Kitchen | Range/Stove - Missing/Damaged/Inoperable | 15% | 2.25 | 1 |
| 0.871 | Bldg 2104 / Unit 1042 | Electrical | Missing Covers | 10% | 5 | 1 |
| 0.098 | Bldg 2104 / Unit 1042 | Kitchen | Refrigerator-Missing/Damaged/Inoperable | 15% | 2.25 | 0.25 |
| 0.098 | Bldg 2104 / Unit 1042 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.058 | Bldg 2104 / Unit 1042 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 1 |
| 0.052 | Bldg 2104 / Unit 1042 | Walls | Damaged | 4% | 2.25 | 0.5 |
| 0.392 | Bldg 2104 / Unit 2040 | Health & Safety | Infestation - Insects | 15% | 2.25 | 1 |
| 0.098 | Bldg 2104 / Unit 2040 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.065 | Bldg 2105 / Unit 1111 | Doors | Damaged Frames/Threshold/Lintels/Trim | 4.5% | 1.25 | 1 |
| 0.015 | Bldg 2105 / Unit 1111 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 0.25 |
| 0.157 | Bldg 2105 / Unit 1116 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.871 | Bldg 2107 / Unit 1107 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.392 | Bldg 2107 / Unit 1107 | Health & Safety | Infestation - Insects | 15% | 2.25 | 1 |
| 0.392 | Bldg 2107 / Unit 1107 | Health & Safety | Air Quality - Mold and/or Mildew Observed | 15% | 2.25 | 1 |
| 0.118 | Bldg 2107 / Unit 1107 | Windows | Inoperable/Not Lockable | 4.5% | 2.25 | 1 |
| 0.098 | Bldg 2107 / Unit 1107 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.054 | Bldg 2107 / Unit 1107 | Bathroom | Cabinets - Damaged/Missing | 15% | 1.25 | 0.25 |
| 0.052 | Bldg 2107 / Unit 1107 | Walls | Damaged | 4% | 2.25 | 0.5 |
| 0.035 | Bldg 2107 / Unit 1107 | Ceiling | Holes/Missing Tiles/Panels | 4% | 3 | 0.25 |
| 0.261 | Bldg 2112-TH / Unit 1052 | Bathroom | Shower/Tub - Damaged/Missing | 15% | 3 | 0.5 |
| 0.157 | Bldg 2112-TH / Unit 1052 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.131 | Bldg 2112-TH / Unit 1052 | Bathroom | Plumbing - Leaking Faucet/Pipes | 15% | 3 | 0.25 |
| 0.098 | Bldg 2112-TH / Unit 1052 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.035 | Bldg 2112-TH / Unit 1052 | Lighting | Missing/Inoperable Fixture | 2% | 3 | 0.5 |
| 0.871 | Bldg 2112-TH / Unit 1053 | Electrical | Missing Covers | 10% | 5 | 1 |
| 0.392 | Bldg 2112-TH / Unit 1053 | Health & Safety | Air Quality - Mold and/or Mildew Observed | 15% | 2.25 | 1 |
| 0.109 | Bldg 2115 / Unit 2089 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.098 | Bldg 2115 / Unit 2089 | Kitchen | Refrigerator-Missing/Damaged/Inoperable | 15% | 2.25 | 0.25 |
| 0.047 | Bldg 2115 / Unit 2089 | Windows | Damaged/Missing Screens | 13% | 1.25 | 0.25 |
| 0.871 | Bldg 2117-TH / Unit 1087 | Bathroom | Plumbing - Clogged Drains | 15% | 5 | 1 |
| 0.392 | Bldg 2117-TH / Unit 1087 | Kitchen | Plumbing - Leaking Faucet/Pipes | 15% | 2.25 | 1 |
| 0.109 | Bldg 2117-TH / Unit 1087 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.109 | Bldg 2117-TH / Unit 1087 | Kitchen | Countertops - Missing/Damaged | 15% | 1.25 | 0.5 |

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Units

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|----------|--------------------------|------------------|--|-------------|-------------------|----------------|
| 0.109 | Bldg 2117-TH / Unit 1087 | Kitchen | Cabinets - Missing/Damaged | 15% | 1.25 | 0.5 |
| 0.098 | Bldg 2117-TH / Unit 1087 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.029 | Bldg 2117-TH / Unit 1087 | Doors | Damaged Surface (Holes/Paint/Rusting) | 4.5% | 2.25 | 0.25 |
| 0.871 | Bldg 700-TH / Unit 1079 | Electrical | Missing Breakers/Fuses | 10% | 5 | 1 |
| 0.871 | Bldg 700-TH / Unit 1079 | Bathroom | Water Closet/Toilet - Damaged/Clogged/Missing | 15% | 5 | 1 |
| 0.522 | Bldg 700-TH / Unit 1079 | Bathroom | Plumbing - Leaking Faucet/Pipes | 15% | 3 | 1 |
| 0.392 | Bldg 700-TH / Unit 1079 | Kitchen | Plumbing - Leaking Faucet/Pipes | 15% | 2.25 | 1 |
| 0.157 | Bldg 700-TH / Unit 1079 | Doors | Deteriorated/Missing Seals (Entry Only) | 4.5% | 3 | 1 |
| 0.109 | Bldg 700-TH / Unit 1079 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.052 | Bldg 701 / Unit 2002 | Porch/Balcony | Baluster/Side Railings Damaged | 2% | 2.25 | 1 |
| 0.871 | Bldg 701 / Unit 2008 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.392 | Bldg 701 / Unit 2008 | Kitchen | Plumbing - Leaking Faucet/Pipes | 15% | 2.25 | 1 |
| 0.218 | Bldg 701 / Unit 2008 | Kitchen | Sink - Damaged/Missing | 15% | 5 | 0.25 |
| 0.196 | Bldg 701 / Unit 2008 | Kitchen | Range/Stove - Missing/Damaged/Inoperable | 15% | 2.25 | 0.5 |
| 0.098 | Bldg 701 / Unit 2008 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.065 | Bldg 701 / Unit 2008 | Doors | Damaged Frames/Threshold/Lintels/Trim | 4.5% | 1.25 | 1 |
| 0.015 | Bldg 701 / Unit 2008 | Ceiling | Mold/Mildew/Water Stains/Water Damage | 4% | 1.25 | 0.25 |
| 0.871 | Bldg 705 / Unit 1017 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.871 | Bldg 709 / Unit 2031 | Health & Safety | Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable | 15% | 5 | 1 |
| 0.261 | Bldg 709 / Unit 2031 | Bathroom | Shower/Tub - Damaged/Missing | 15% | 3 | 0.5 |
| 0.109 | Bldg 709 / Unit 2031 | Kitchen | Dishwasher/Garbage Disposal - Inoperable | 15% | 1.25 | 0.5 |
| 0.098 | Bldg 709 / Unit 2031 | Bathroom | Lavatory Sink - Damaged/Missing | 15% | 2.25 | 0.25 |
| 0.070 | Bldg 709 / Unit 2031 | Floors | Soft Floor Covering Missing/Damaged | 4% | 3 | 0.5 |
| 0.052 | Bldg 709 / Unit 2031 | Porch/Balcony | Baluster/Side Railings Damaged | 2% | 2.25 | 1 |