Common Amenities Required by TDHCA *(2024 Qualified Action Plan)*	**Points**
Community Space for Resident Support Services	
Multifunctional learning and care center(s) or conference room(s) with the appropriate furnishings to deliver the Resident Supportive Services pertaining to classes or care for adults and selected by the Development Owner. The room(s) devoted to meeting this requirement must equal 15 square feet times the total number of Units, but need not exceed 2,000 square feet in total. This space must be separate from any other community space but may include a full kitchen. The room(s) must include storage space, such as closets or cabinetry (4 points);	0
Multifunctional learning and care center(s) or conference room(s) with the appropriate furnishings to deliver the Resident Supportive Services pertaining to classes or care for adults and selected by the Development Owner. The room(s) devoted to meeting this requirement must equal 10 square feet times the total number of Units, but need not exceed 1,000 square feet in total. This space must be separate from any other community space but may include a full kitchen. The room(s) must include storage space, such as closets or cabinetry (2 points)	0
Service provider office in addition to leasing offices (1 point);	1
Safety	
Controlled gate access for entrance and exit areas, intended to provide access that is limited to the Development's tenancy (1 point);	1
Secured Entry (applicable only if all Unit entries are within the building's interior) (1 point);	
Twenty-four hour, seven days a week monitored camera/security system in each building. Monitoring may be on-site or off-site (2 points);	0
Twenty-four hour, seven days a week recorded camera / security system in each building (1 point);	1
The provision of a courtesy patrol service that, at a minimum, answers after-hour resident phone calls regarding noise and crime concerns or apartment rules violations and that can dispatch to the apartment community a courtesy patrol officer in a timely manner (3 points);	3
Health / Fitness / Play	
Accessible walking/jogging path, equivalent to the perimeter of the Development or a length that reasonably achieves the same result, separate from a sidewalk and in addition to required accessible routes to Units or other amenities (1 point);	0
Furnished fitness center. Equipped with a variety of fitness equipment (at least one item for every 40 Units). Choose from a specific list identified in the Qualified Action Plan. (1 point);	1
Furnished fitness center. Equipped with a variety of fitness equipment (at least one item for every 20 Units). Choose from a specific list identified in the Qualified Action Plan. Fitness center must be located indoors or be a designated room with climate control and allow for after-hours access (2 points);	0
One Children's Playscape Equipped for five to 12 year olds, or one Tot Lot. Must be covered with a shade canopy or awning, intended to keep equipment cool, and provide shade and ultraviolet protection. This item can only be selected if the option for Two Children's Playscapes is not selected; (2 points).	0
Two Children's Playscapes Equipped for five to 12 year olds, two Tot Lots, or one of each. Must be covered with a shade canopy or awning, intended to keep equipment cool, and provide shade and ultraviolet protection. This item can only be selected if the above playscape is not selected. (4 points)	0
Horseshoe pit; putting green; shuffleboard court; pool table; ping pong table; or similar equipment in a dedicated location accessible to all residents to play such games (1 point);	0
Swimming pool (5 points);	5
Splash pad/water feature play area (3 points);	0
Sport Court or field (including, but not limited to, Tennis, Basketball, Volleyball, Pickleball, Soccer, or Baseball Field) (2 points).	0
Design / Landscaping	
Full perimeter fencing that contains the parking areas and all amenities (excludes guest or general public parking areas) (2 points).	0
Enclosed community sun porch or covered community porch/patio (1 point);	1
Dog Park area that is fully enclosed (the perimeter fencing may be used for part of the enclosure) and intended for tenant owned dogs to run off leash (requires that the Development allow dogs) (2 points).	0
Shaded rooftop or structural viewing deck of at least 500 square feet (2 points).	0
Porte-cochere (1 point);	0
Lighted pathways along all accessible routes (1 point);	1
A resident-run community garden with annual soil preparation and mulch provided by the Owner and access to water (which may be subject to local water usage restrictions) (1 point).	0

Community Resources	
Community laundry room with at least one washer and dryer for every 40 Units (2 points).	2
Barbecue grill and picnic table with at least one of each for every 50 Units (1 point). Grill must be permanently installed (no portable grills).	1
Business center with workstations and seating internet access, 1 printer and at least one scanner which may be integrated with the printer, and either 2 desktop computers or laptops available to check-out upon request (2 points).	2
Furnished Community room (2 points).	2
Library with an accessible sitting area (separate from the community room) (1 point);	0
Activity Room stocked with supplies (Arts and Crafts, board games, etc.) (2 points);	0
Community Dining Room with full or warming kitchen furnished with adequate tables and seating (3 points);	0
Community Theater Room equipped with a 52 inch or larger screen or projection with surround sound equipment; DVD player or a streaming service at no cost to residents; and seating (3 points).	3
High-speed Wi-Fi with advanced telecommunications capacity as determined under 47 U.S.C. 1302 or more with coverage throughout the clubhouse or community building (1 point).	1
High-speed Wi-Fi with advanced telecommunications capacity as determined under 47 U.S.C. 1302 with coverage throughout the Development (2 points).	0
Bicycle parking that allows for, at a minimum, one bicycle for every five Units, within reasonable proximity to each residential building that allows for bicycles to be secured with lock (lock not required to be provided to tenant) (1 point).	0
Package Lockers or secure package room. Automated Package Lockers or secure package room provided at a location within the complex that can be accessed by residents 24/7 and at no charge to the resident. To qualify, there would need to be at least one locker for every eight residential units (2 points).	2
Recycling Service (includes providing a storage location and service for pick-up) (1 point).	1
Community car vacuum station (1 point).	0
Access to onsite bike sharing services, provided tenants have short-term, autonomous access to community-owned bicycles, with at least one bicycle per 25 Units (1 point).	0
Total Points	**28**

Per the Qualified Action Plan, total required points for common amenities are calculated based on number of units in the development.

Number of Units	Total Points
16 to 40	2
41 to 76	4
77 to 99	7
100 to 149	10
150 to 199	14
200 or more	18

Points required for this project: [#]_____ Minimum requirement exceeded: [Yes/ No]_____

Resident Support Services (Minimum of 8 points required)	Points
Shuttle, at least three days a week, to a grocery store and pharmacy or a major, big-box retailer that includes a grocery store and pharmacy, OR a daily shuttle, during the school year, to and from nearby schools not served by a school bus system for children who live at the Development (3.5 points);	0
Monthly transportation to community/social events such as mall trips, community theatre, bowling, organized tours, etc. (1 point).	0
Provide a High Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space at the Development Site meeting the requirements of paragraph (5)(C)(i)(I) of the Qualified Action Plan. (Half of the points required under paragraph §11.101(b)(5)(A)(i) - (vi). Refer to required points table under Common Amenities.)	0
Twelve hours of weekly, organized, on-site services provided to K-12 children by a dedicated service coordinator or third-party entity. Services include after-school and summer care and tutoring, recreational activities, character building programs, mentee opportunities, test preparation, and similar activities that promote the betterment and growth of children and young adults (3.5 points).	0
Four hours of weekly, organized, in-person, hybrid, or virtual classes accessible to participants from a common area on site to an adult audience by persons skilled or trained in the subject matter being presented, such as English as a second language classes, computer training, financial literacy courses, homebuyer counseling, health education courses, certification courses, GED preparation classes, resume and interview preparatory classes, general presentations about community services and resources, and any other course, class, or presentation that may equip residents with new skills that they may wish to develop (3.5 points);	0
Annual income tax preparation (offered by an income tax prep service) or IRS-certified VITA (Volunteer Income Tax Assistance) program (offered by a qualified individual) that also emphasizes how to claim the Earned Income Tax Credit (1 point);	0
Contracted career training and placement partnerships with local work source offices, culinary programs, or vocational counseling services; may include resident training programs that train and hire residents for job opportunities inside the development in areas like leasing, tenant services, maintenance, landscaping, or food and beverage operation (2 points);	0
Reporting rent payments to credit bureaus for any resident who affirmatively elects to participate, which will be a requirement of the LURA for the duration of the Affordability Period (2 points).	0
Participating in a non-profit healthcare job training and placement service that includes case management support and other need-based wraparound services to reduce barriers to employment and support Texas healthcare institution workforce needs (2 points);	0
Food pantry consisting of an assortment of non-perishable food items and common household items (i.e. laundry detergent, toiletries, etc.) accessible to residents at least on a monthly basis or upon request by a resident. While it is possible that transportation may be provided to a local food bank to meet the requirement of this resident service, the resident must not be required to pay for the items they receive at the food bank (2 points);	2
Annual health fair provided by a health care professional (1 point);	1
Weekly exercise classes (offered at times when most residents would be likely to attend) (2 points); and	0
Contracted onsite occupational or physical therapy services for Elderly Developments or Developments where the service is provided for Persons with Disabilities and documentation to that effect can be provided for monitoring purposes (2 points).	0
Partnership with local law enforcement or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents (such activities could include playing sports, having a cook-out, swimming, card games, etc.) (2 points);	0
Notary Services during regular business hours (§2306.6710(b)(3)) (1 point);	1
Twice monthly arts, crafts, and other recreational activities (e.g. Book Clubs and creative writing classes) (1 point);	1
Twice monthly on-site social events (i.e. potluck dinners, game night, sing-a-longs, movie nights, birthday parties, holiday celebrations, etc.) (1 point);	1
Specific service coordination services offered by a qualified Owner or Developer, qualified provider or through external, contracted parties for seniors, Persons with Disabilities or Supportive Housing (3 points);	0
Weekly home chore services (such as valet trash removal, assistance with recycling, furniture movement, etc., and quarterly preventative maintenance including light bulb replacement) for Elderly Developments or Developments where the service is provided for Persons with Disabilities and documentation to that effect can be provided for monitoring purposes (2 points);	0
Any of the programs described under Title IV-A of the Social Security Act (42 U.S.C. §§601, et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of unplanned pregnancies; and encourages the formation and maintenance of two-parent families (1 point);	0

Resident Support Services (Continued)	Points
A part-time resident services coordinator with a dedicated office space at the Development or a contract with a third-party to provide the equivalent of 15 hours or more of weekly resident supportive services at the Development (2 points); and	2
Provision, by either the Development Owner or a community partner, of an education tuition- or savings-match program or scholarships to residents who may attend college (2 points).	0
Total Points	**8**

Amenities List – 2005 Crystal River Parkway

2. Controlled access gate (for entrance and exit areas, intended to provide access that is limited to development tenancy)	1 pt.	X
3. Gazebo with sitting area or covered pavilion	1 pt.	X
5. Community laundry room with min. one washer and dryer for each 40 units	2 pt.	X
6. Min. one BBQ grill/table set for every 50 units (grill permanently installed)	1 pt.	X
7. Swimming pool	3 pt.	X
9. Furnished fitness center equipped with one commercial grade piece per 40 units (round down) min. 2 – max. 5 pieces required: stationary bike, elliptical trainer, treadmill, rowing, universal gym, multi-function weight bench, sauna, stair climber. (Must be indoor or room with climate control, 24-hour access)	1 pt.	X
11. Business center with workstation and seating min. internet access, 1 printer/scanner and either 2 desktops or laptops available for checkout	2 pt.	X
12. Community room furnished	2 pt.	X
14. Enclosed sun porch or covered community porch/patio	1 pt.	X
15. Service coordinator office in addition to leasing office	1 pt.	X
23. Community theater w/ min. 52-inch screen, surround sound, DVD or streaming and seating	3 pt.	X
25. High speed WiFi in common area (10 mbps minimum)	1 pt.	X
28. Security cameras recorded 24 hrs/7 days per building	1 pt.	X
29. Courtesy patrol (answer phones for security/complaints and can dispatch patrol officer in timely manner minimum)	3 pt.	X
30. Lighted pathways along all accessible routes	1 pt.	X
35. Package lockers 1 per 8 units located within development and accessible to residents 24/7)	2 pt.	X
36. Recycling Service (includes providing storage location and pick up service)	1 pt.	X

SOLIDAGO RESIDENTIAL SERVICES · LDG DEVELOPMENT

RIVERSTONE

San Marcos, Texas

"Focused on Residents. Founded in Quality. Rooted in Integrity."

★ **Best Apartment Community**
Best of Hays County — 2024

★ **Best of Hays Civic Leader**
Rob Ryan Rodriguez — 2020–2025

★ **LDG Core Value Award "Resident Focused"**
Rob Ryan Rodriguez — 2025

A Community That Goes Beyond Four Walls

Riverstone is an affordable apartment community in San Marcos, Texas, managed by Solidago Residential Services — part of the LDG Development family. Riverstone is far more than a place to live: it is a cornerstone for meaningful living where families flourish, neighbors connect, and every resident is seen, valued, and supported.

PROGRAMS & SERVICES

After-School Program

Every afternoon, the light is on and someone is waiting. Students arrive to snacks, caring staff, and a simple question: "How was your day?" Programming includes ESL, math support, skilled trades, art, and cooking. The Learning Dollars incentive and monthly Riverstone Store build goal-setting and confidence in every child.

Food Pantry

In partnership with the Hays County Food Bank, Riverstone operates a fully stocked on-site food pantry available daily. A free bilingual book library and monthly fresh food distributions provide essential resources families rely on year-round.

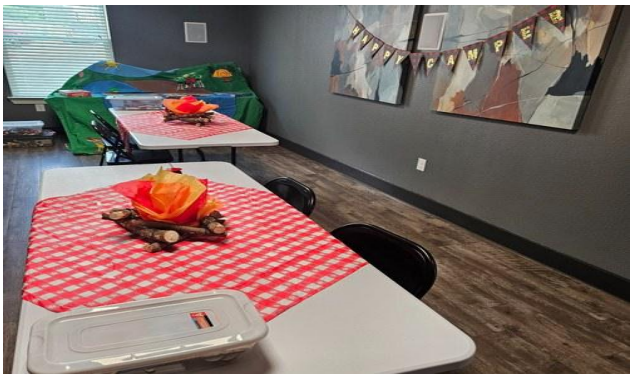
The Dad'Zone

Founded by Rob Rodriguez after losing his father at 15, Dad'Zone brings fathers and children together through cooking, games, storytelling, and open discussion. Volunteer Mentor Dads — including Riverstone's own on-site maintenance staff — ensure every child has a consistent positive male role model regardless of family situation. Featured in the San Marcos Record, March 2025.

> *"Dads want to be heard, and they are best heard by other Dads. I would love to see this program expand across the company. It's needed at every property."*
> **— Rob Rodriguez, Founder, Dad'Zone · San Marcos Record, 2025**

Kids Summer Camp & Community Events

When school is out, Riverstone steps in with free themed summer programming. Annual Health Fair and Back to School Bash events — hosted in partnership with community sponsors — bring free resources to every family. On-site staff cooked a full Thanksgiving Feast for residents in both 2024 and 2025. Community donors sponsored over 700 Christmas gifts for children on the property over the last two years.



Happy Camper — Summer Camp setup in the Riverstone clubhouse

On-site Food Pantry — stocked daily, Hays County Food Bank

Dad'Zone — a mentor guides a young resident at the grill

Dad'Zone cooking night — multi-generational, welcoming, intentional

RIVERSTONE IN ACTION

A Community Highlight · San Marcos, Texas

"Focused on Residents. Founded in Quality. Rooted in Integrity."
— Solidago Residential Services

WHAT MAKES RIVERSTONE DIFFERENT

Riverstone was built on a conviction: that quality affordable housing is not just about roofs and walls — it is about the whole life of a family. Since opening, Riverstone has operated with a resident-first philosophy that goes far beyond standard property management, weaving programming, resources, and human connection into the daily fabric of the community.

The results speak for themselves. Children have a safe, staffed place to land every afternoon. Families facing food insecurity find a stocked pantry — not a waiting list. Fathers who want to show up for their children have a community that sees them, celebrates them, and holds space for them to grow alongside their kids. Residents gather for a full Thanksgiving Feast prepared by on-site staff each year. Community donors have come together to sponsor over 700 Christmas gifts for children on the property over the last two years. The people of Riverstone are looked after — not just housed.

This is what intentional affordable housing management looks like in practice. Riverstone demonstrates that a well-run affordable community can reduce strain on surrounding social systems, strengthen neighborhood cohesion, and generate measurable civic value — not despite being affordable, but because of how it is managed.

The community's track record has earned recognition well beyond its own walls. The San Marcos Daily Record — through reader vote — named Riverstone the Best Apartment Community in Hays County in 2024. Resident Services Coordinator Rob Ryan Rodriguez has been named Best of Hays Civic Leader every year from 2020 through 2025 — six consecutive years. In 2025, LDG Development honored Rob Ryan Rodriguez personally with the Core Value Award for "Resident Focused" performance. These are not participation trophies — they are signals from the community that what Riverstone is doing matters.

LDG Development and Solidago Residential Services are committed to sustaining and expanding this model — to more families, more communities, and deeper partnerships with the municipalities and agencies that share the belief that everyone deserves a quality place to live.

RECOGNITION & AWARDS

- ★ **Best Apartment Community / Best of Hays County 2024** — San Marcos Daily Record
- ★ **Best of Hays Civic Leader 2020–2025** — Rob Ryan Rodriguez, Resident Services Coordinator
- ★ **LDG Core Value Award "Resident Focused" 2025** — Rob Ryan Rodriguez

COMMUNITY PARTNERS

- Hays County Food Bank
- Hays County Health Department
- Texas A&M AgriLife Extension Office
- Texas Health & Racquet Club
- Family 4 Life
- Balanced Nutrition
- Medical Explorers Club at TSU
- Greater San Marcos Youth Council

Summer Camp — s'mores & connection

Dad'Zone — cooking together

Fruit Frenzy — nutrition education

Free Book Library — bilingual

Back to School Bash — backpacks for kids.

Kids Summer Camp — Smores Day

2025 IMPACT AT A GLANCE

4,084	$9,950	Monthly	90
Resident Interactions	Value of Donated Goods and Services to Residents	Fresh Food Distributions	Programs On-Site