

Common Amenities 22 Points Minimum Required by TDHCA (2021 Qualified Action Plan)	Points
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);	
Twenty-four hour, seven days a week recorded camera / security system in each building (1 point);	
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);	
Health / Fitness / Play	
Accessible walking/jogging path (1 point);	1
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);	
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. (2 points);	2
One Children's Playscape Equipped for five to 12 year olds, or one Tot Lot (2 points). 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 clause (V) of this subparagraph is not selected; or	
Two Children's Playscapes Equipped for five to 12 year olds, two Tot Lots, or one of each (4 points). 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.	
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);	1
Swimming pool (3 points);	3
Splash pad/water feature play area (1 point);	
Sport Court or field (including, but not limited to, Tennis, Basketball, Volleyball, Soccer or Baseball Field) (2 points);	
Design / Landscaping	
Full perimeter fencing that contains the parking areas and all amenities (excludes guest or general public parking areas) (2 points);	
Enclosed community sun porch or covered community porch/patio (1 point);	
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) (1 point);	1
Shaded rooftop or structural viewing deck of at least 500 square feet (2 points);	
Porte-cochere (1 point);	
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);	
Community Resources	
Gazebo, covered pavilion, or pergola with sitting area (seating must be provided) (1 point);	1
Community laundry room with at least one washer and dryer for every 40 Units (2 points);	
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);	1

Activity Room stocked with supplies (Arts and Crafts, board games, etc.) (2 points);	2
Community Dining Room with full or warming kitchen furnished with adequate tables and seating (3 points);	3
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);	
High-speed Wi-Fi of 10 Mbps download speed or more with coverage throughout the clubhouse or community building (1 point);	1
High-speed Wi-Fi of 10 Mbps download speed or more with coverage throughout the Development (2 points);	
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);	
Package Lockers. Automated Package Lockers 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);	
Recycling Service (includes providing a storage location and service for pick-up) (1 point);	
Community car vacuum station (1 point).	
Total Points	23

Resident Support Services (8 points minimum required by TDHCA)	Points
Shuttle service at least 3 times a week OR a daily shuttle during the school year to and from schools (3.5 points);	3.5
Monthly transportation to community/social events (1 point);	
Provide a high-quality Pre-K program and associated space (See 10 TAC 11.101.b.7)	
12 hours of weekly organized on-site services to K-12 children. (3.5 points)	
Weekly on-site classes to adults (language, computer training, certification courses, etc.) (3.5 points)	
Annual income tax preparation program (1 point)	1
Career training and placement partnerships (2 points)	
External partnerships for substance abuse meetings (1 point)	
Food Pantry (2 points)	2
Annual health fair (1 point)	1
Weekly exercise classes (2 points)	
Contracted onsite occupational or physical therapy services for Elderly developments (2 points)	
Partnership with local law enforcement or local first responders with interactive activities for residents (2 points)	2
Notary services (1 point)	
Monthly arts, crafts, and other recreational activities (1 point)	1
Twice monthly on-site social events (1 point)	1
Service coordination for seniors (3 points)	
Weekly home chore services (2 points)	
Programs described under Title IV-A of the Social Security Act (1 point)	
Part-time resident services coordinator (2 points)	
Education tuition- or savings-match program or scholarship for residents who may attend college (2 points)	
Total Points	11.5

This page provides additional information from the applicant regarding local partnerships being pursued for the project Support Services

Legacy Square Residential Support Services			
Resident Support Service	Local Service Provider or Resource	Programming & Operations Details	Benefit to Local Community
Shuttle service at least 3 times a week OR a daily shuttle during the school year to and from schools	KPG Property Management	A dedicated member of the on-site KPG Property Management team will transport residents more than 3 times per week to the local grocery store, library, activity center, parks, or other requested destination.	The shuttle service will provide free, safe, and reliable transportation to the residents of Legacy Square, and will allow them to access services and amenities in the San Marcos community that they may not otherwise have access to.
Annual income tax preparation program	IRS Growth Territory 308 to assist with identifying a local provider	A local tax firm will be contracted to come in and provide annual income tax preparation services to residents. We are working with the IRS Growth Territory 308 to identify a qualified firm local to San Marcos to provide these services.	The residents of Legacy Square will be able to have their taxes conveniently prepared on-site by a certified tax professional.
Food Pantry	Hays County Food Bank/KPG Property Management	A food pantry will be available on-site, in the clubhouse building/leasing office that will be accessible to residents at minimum, on a monthly basis or upon request by a resident. The food pantry will be stocked by both KPG Property Management, who will also work with the Hays County Food Bank to obtain donations.	Provides nutritious food options along with household items which will be available to residents in need at no charge.
Annual Health Fair	Local health providers such as practitioners at the Central Texas Medical Center and the Baylor Scott and White Health Clinic. In addition, we will seek partnership from local non-profit partners such as AGE of Central Texas.	KPG Property Management will engage local health care providers such as nurses, doctors, dentists, chiropractors, etc. to participate in an annual on-site health fair.	The annual health fair will provide an opportunity for residents of Legacy Square to learn more about various topics in the health field, and will also provide the chance to meet and form relationships with local health professionals.
Partnership with local law enforcement or local first responders with interactive activities for residents	San Marcos Police and Fire Departments	KPG Property Management will engage local law enforcement and/or first responders to provide quarterly on-site social and interactive activities.	These quarterly events will provide an opportunity for residents of Legacy Square to meet and form relationships with local law enforcement and first responders.
Monthly arts, crafts, and other recreational activities	KPG Property Management	KPG Property Management will organize monthly arts, crafts, and other recreational activities that will be held on-site and available for all residents to attend. Refreshments are typically provided.	Allows residents to meet and form relationships with their neighbors and property management team while participating in an activity.
Twice monthly on-site social events	KPG Property Management	KPG Property Management will organize twice monthly on-site social events such as grill outs, game nights, bingo, etc. that will be available for all residents to attend. Refreshments are typically provided.	Allows residents to meet and form relationships with their neighbors and property management team while participating in a social event.