

# **BOARD MEETING OF JUNE 28, 2007**

**Beth Anderson, Chair**

**C. Kent Conine, Vice-Chair**



Shadrick Bogany, Member

Sonny Flores, Member

Norberto Salinas, Member

Gloria Ray, Member

***MISSION***

***TEXAS DEPARTMENT OF HOUSING AND COMMUNITY  
AFFAIRS***

***TO HELP TEXANS ACHIEVE AN IMPROVED QUALITY  
OF LIFE THROUGH THE DEVELOPMENT OF BETTER  
COMMUNITIES***

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**BOARD MEETING**

**June 28, 2007**

**ROLL CALL**

|                             | Present | Absent |
|-----------------------------|---------|--------|
| Anderson, Beth, Chair       | _____   | _____  |
| Conine, C. Kent, Vice-Chair | _____   | _____  |
| Bogany, Shadrick, Member    | _____   | _____  |
| Ray, Gloria, Member         | _____   | _____  |
| Flores, Sonny, Member       | _____   | _____  |
| Salinas, Norberto, Member   | _____   | _____  |
| Number Present              | _____   |        |
| Number Absent               |         | _____  |

\_\_\_\_\_, Presiding Officer



|       |                                     |                |
|-------|-------------------------------------|----------------|
| 07110 | Poteet Housing Authority Farm Labor | Poteet         |
| 07111 | Alaniz Circle                       | Beeville       |
| 07114 | Washington Village Apartments       | Wichita Falls  |
| 07115 | Heights Apartments                  | Big Spring     |
| 07117 | Deer Creek Apartments               | Levelland      |
| 07118 | Lakeside Apartments                 | Mount Pleasant |
| 07123 | Tower Village                       | Nacogdoches    |
| 07124 | King's Crossing Phase II            | Kingsville     |
| 07126 | Oak Timbers-Caplin Drive            | Arlington      |
| 07131 | StoneLeaf at Dalhart                | Dalhart        |
| 07133 | StoneLeaf at Tye                    | Tye            |
| 07137 | Hampton Villages                    | Pampa          |
| 07141 | Pinnacle of Pleasant Humble         | Humble         |
| 07149 | Residences at Eastland              | Fort Worth     |
| 07151 | Key West Village Phase II           | Odessa         |
| 07153 | Los Ebanos Apartments               | Alton          |
| 07162 | Pointe North                        | Beaumont       |
| 07164 | Covington Townhomes                 | Texarkana      |
| 07165 | Gates of Dominion North             | Houston        |
| 07166 | Jeremiah Seniors                    | Hurst          |
| 07167 | Meadowlake Village Apartments       | Mabank         |
| 07169 | Costa Madera                        | Laredo         |
| 07170 | Gibraltar                           | Clute          |
| 07171 | San Juan Square II                  | San Antonio    |
| 07173 | West End Baptist Manor Apartments   | San Antonio    |
| 07174 | LULAC Hacienda Apartments           | Corpus Christi |
| 07175 | Austin Place                        | Mount Pleasant |
| 07177 | Hamilton Senior Village             | Hamilton       |
| 07178 | Tammye's Pointe                     | Eagle Pass     |
| 07179 | Villas at Goose Creek               | Baytown        |
| 07180 | Holland House Apartments            | Holland        |
| 07182 | Retama Village - Phase II           | McAllen        |
| 07183 | Sunset Terrace                      | Pharr          |
| 07185 | Bluebonnet Senior Village           | Alamo          |
| 07189 | Sunlight Manor Apartments           | Beaumont       |
| 07190 | Stephen Austin School Apartments    | Greenville     |
| 07191 | Washington Hotel Lofts              | Greenville     |
| 07192 | Historic Lofts of Waco High         | Waco           |
| 07193 | Stone Brook Senior Apartments       | Palestine      |
| 07194 | 377 Villas                          | Brownwood      |
| 07198 | West Durango Plaza Apartments       | San Antonio    |
| 07199 | Kingsville LULAC Manor Apartments   | Kingsville     |
| 07202 | Pimlico Apartments                  | Shenandoah     |
| 07203 | Melbourne Apartments                | Alvin          |
| 07204 | Notting Hill Gate Apartments        | Missouri City  |
| 07205 | North Manor Estates Apartments      | Weslaco        |
| 07206 | Villa Estella Trevino               | Edinburg       |
| 07210 | New Hope Housing at Bray's Crossing | Houston        |
| 07217 | Victory Place Seniors               | Houston        |
| 07219 | Canyons Retirement Community        | Amarillo       |
| 07220 | San Gabriel Crossing                | Liberty Hill   |
| 07221 | Wild Horse Commons                  | Kingsville     |
| 07222 | Riverbend Trails                    | San Angelo     |

|       |                               |                 |
|-------|-------------------------------|-----------------|
| 07223 | Shady Oaks Apartments         | Georgetown      |
| 07224 | Sierra Ridge Apartments       | Georgetown      |
| 07226 | Candlewick Apartments         | Brownsville     |
| 07227 | Champion Home at La Joya      | La Joya         |
| 07228 | Las Palmas Homes              | Los Fresnos     |
| 07233 | Ingram Square Apartments      | San Antonio     |
| 07234 | Tuscany Park at Buda          | Buda            |
| 07235 | Woodchase Senior Community    | El Paso         |
| 07236 | Green Briar Village Phase II  | Wichita Falls   |
| 07241 | Villas of Spring Creek        | Saginaw         |
| 07242 | Paseo de Paz Apartments       | Kerrville       |
| 07244 | Alamito Place                 | El Paso         |
| 07245 | Sphinx at Fiji Seniors        | Dallas          |
| 07246 | Lexington Square              | Angleton        |
| 07247 | Terry Street Apartments       | Malakoff        |
| 07249 | Bluffs Landing Senior Village | Round Rock      |
| 07252 | Brooks Manor Apartments       | West Columbia   |
| 07254 | Evergreen at Farmers Branch   | Farmers Branch  |
| 07255 | Evergreen at Jollyville       | Jollyville      |
| 07256 | Evergreen at The Colony       | The Colony      |
| 07257 | Orange Palm Garden Apt Homes  | Orange          |
| 07258 | Trinity Garden Apt Homes      | Liberty         |
| 07259 | Montgomery Meadows Phase II   | Huntsville      |
| 07260 | Victoria Place Addition       | Athens          |
| 07261 | Lexington Court Phase II      | Kilgore         |
| 07262 | Santour Court                 | College Station |
| 07263 | Constitution Court            | Copperas Cove   |
| 07267 | Buena Vida Apartments         | La Feria        |
| 07268 | Mid-Towne I Apartments        | Tomball         |
| 07271 | Hyatt Manor Apartments        | Gonzales        |
| 07272 | Plantation Valley Estates     | Krum            |
| 07275 | Mansions at Briar Creek       | Bryan           |
| 07278 | Woodlen Glen Apartments       | Houston         |
| 07280 | Andalusia                     | Houston         |
| 07281 | Oaks at Beeville              | Beeville        |
| 07282 | Palermo                       | Midland         |
| 07285 | Anson Park Seniors            | Abilene         |
| 07289 | Peachtree Seniors             | Balch Springs   |
| 07291 | Cypress Creek at Reed Road    | Houston         |
| 07292 | North Eastman Residential     | Longview        |
| 07293 | Morningstar Villas            | Texas City      |
| 07294 | Grove at Brushy Creek         | Bowie           |
| 07295 | Bluestone                     | Mabank          |
| 07300 | Wentworth Apartments          | Atascocita      |
| 07302 | Casa Alton                    | Alton           |
| 07303 | Villas on Raiford             | Carrollton      |
| 07305 | Covenant Estates of Zion      | Lancaster       |
| 07306 | Zion Village Apartments       | Houston         |
| 07309 | Glenwood Trails               | Deer Park       |
| 07310 | Gardens at Friendswood Lakes  | Friendswood     |
| 07313 | Villas at Rabbit Hill         | Round Rock      |
| 07318 | Buena Vida Senior Village     | Corpus Christi  |

**Item 4: Presentation, Discussion and Possible Approval of Multifamily Division Items – Specifically Waiver Request for §49.9(h)(4)(B)(iii) of the 2007 Qualified Allocation Plan:**

- a) Presentation, Discussion and Possible Denial of a waiver of the requirement in §49.9(h)(4)(B)(iii) of the 2007 Qualified Allocation Plan (“QAP”)

**Item 5: Presentation, Discussion and Possible Approval of Disaster Recovery Division Items:**

- a) Presentation and Discussion of the Community Development Block Grant (CDBG) Disaster Recovery Status Report
- b) Presentation, Discussion and Possible Approval of Requests for Amendments to CDBG contracts administered by Office of Rural Community Affairs (ORCA)

**Item 6: Presentation, Discussion and Possible Approval of Community Affairs Division Items:**

- a) Presentation, Discussion and Possible Preliminary Approval of the Future Method for Program Delivery of the Department’s Section 8 Program
- b) Presentation, Discussion and Approval of 2007 Emergency Shelter Grants Program (ESGP) Funding Recommendations

**EXECUTIVE SESSION**

**Elizabeth Anderson**

- a) The Board may go into Executive Session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551
- b) The Board may go into Executive Session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee
- c) Consultation with Attorney Pursuant to §551.071(a), Texas Government Code:
  - 1. With Respect to pending litigation styled *Dever v. TDHCA* Filed in Federal Court
  - 2. With Respect to pending litigation styled *Ballard v. TDHCA* Filed in Federal Court
  - 3. With Respect to Any Other Pending Litigation Filed Since the Last Board Meeting

**OPEN SESSION**

**Elizabeth Anderson**

Action in Open Session on Items Discussed in Executive Session

**REPORT ITEMS**

Executive Director’s Report

- 1. 2007 Competitive Housing Tax Credit Challenges
- 2. Report on the First Time Homebuyer Program

**ADJOURN**

**Elizabeth Anderson**

*To access this agenda & details on each agenda item in the board book, please visit our website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) or contact Nidia Hiroms, 512-475-3934; TDHCA, 221 East 11<sup>th</sup> Street, Austin, Texas 78701, and request the information. Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.*

*Non-English speaking individuals who require interpreters for this meeting should contact Nidia Hiroms, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made. Personas que hablan español y requieren un intérprete, favor de llamar a Jorge Reyes al siguiente número (512) 475-4577 por lo menos tres días antes de la junta para hacer los preparativos apropiados.*

**Housing Tax Credit Program  
Board Action Request  
June 28, 2007**

**Action Item**

Request review and board determination of two (2) four percent (4%) tax credit applications with another issuer for tax exempt bond transactions.

**Recommendation**

Staff is recommending that the board review and approve the issuance of two (2) four percent (4%) Tax Credit Determination Notices with **another issuer** for the tax exempt bond transactions known as:

| <b>Development No.</b> | <b>Name</b>                | <b>Location</b> | <b>Issuer</b>                 | <b>Total Units</b> | <b>LI Units</b> | <b>Total Development</b> | <b>Applicant Proposed Tax Exempt Bond Amount</b> | <b>Requested Credit Allocation</b> | <b>Recommended Credit Allocation</b> |
|------------------------|----------------------------|-----------------|-------------------------------|--------------------|-----------------|--------------------------|--|------------------------------------|--------------------------------------|
| 07412                  | Mansions at Hastings Green | Houston         | Harris County HFC             | 230                | 230             | \$23,278,417             | \$14,150,000                                     | \$937,247                          | \$937,247                            |
| 07416                  | Regent I                   | Beaumont        | BHC Redevelopment Corporation | 160                | 160             | \$19,061,813             | \$10,000,000                                     | \$810,175                          | \$810,175                            |



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**BOARD ACTION REQUEST**  
**June 28, 2007**

**Action Item**

Presentation, Discussion and Possible Issuance of Determination Notices for Housing Tax Credits associated with Mortgage Revenue Bond Transactions with other Issuers.

**Requested Action**

Approve, Amend or Deny the staff recommendation for Mansions at Hastings Green, #07412.

**Summary of the Transaction**

*Background and General Information:* The application was received on February 20, 2007. The Issuer for this transaction is Harris County HFC with a reservation of allocation that expires on July 22, 2007. The development is new construction and will consist of 230 total units targeting the general population, with all units affordable. The proposed development will be located in Houston, Harris County. There is no zoning required for the Houston area.

*Organizational Structure and Compliance:* The Borrower is Mansions at Hastings Green, LP and the General Partner is Mansions at Hastings Green I, LLC which is comprised of Robert R. Burchfield with 50% ownership interest and Linda Hofheinz with 50% ownership interest. The Compliance Status Summary completed on June 8, 2007 reveals that the principals of the general partner have a total of four (4) properties that have been monitored with no material non-compliance. The bond priority for this transaction is:

- Priority 1C:** Set aside **100%** of units that cap rents at 30% of **60%** AMFI (Only for projects located in a **census tract with median income that is greater** than the median income of the county MSA, or PMSA that the QCT is located in.)

*Census Demographics:* The development is to be located at 11750 FM 1960 West in Houston. Demographics for the census tract (5524) include AMFI of \$70,851; the total population is 4,266; the percent of population that is minority is 30.83%; the percent of population that is below the poverty line is 3.54%; the number of owner occupied units is 1,085; the number of renter units is 460 and the number of vacant units is 68. The percentage of population that is minority for the entire City of Houston is 69% (Census information from FFIEC Geocoding for 2006).

*Public Comment:* The Department has received no letters of support or opposition.

**Recommendation**

Staff recommends the Board approve the issuance of a Determination Notice of \$937,247 in Housing Tax Credits for Mansions at Hastings Green.



**MULTIFAMILY FINANCE PRODUCTION DIVISION**

June 28, 2007

Development Information, Public Input and Board Summary

**Mansions at Hastings Green, TDHCA Number 07412**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 11750 FM 1960 West Development #: 07412  
 City: Houston Region: 6 Population Served: General  
 County: Harris Zip Code: 77065 Allocation: Urban/Exurban  
 HOME Set Asides:  CHDO  Preservation  General Purpose/Activity: NC  
 Bond Issuer: Harris County HFC

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

Owner: Mansions at Hastings Green, L.P.  
 Owner Contact and Phone: Robert R. Burchfield (713) 956-0555  
 Developer: Robert R. Burchfield  
 Housing General Contractor: Nations Construction Management, Inc.  
 Architect: Mark S. Mucasey, AIA  
 Market Analyst: O' Conner & Associates  
 Syndicator: Red Capital Markets, Inc  
 Supportive Services: To Be Determined  
 Consultant: Feniksas Real Estate Group, L.P.

**UNIT/BUILDING INFORMATION**

|                                     |                              |            |            |            |             |             |             |             |             |                         |                                  |              |
|-------------------------------------|------------------------------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------------------|----------------------------------|--------------|
| <u>30%</u>                          | <u>40%</u>                   | <u>50%</u> | <u>60%</u> | <u>Eff</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>4 BR</u> | <u>5 BR</u> | Total Restricted Units: | 230                              |              |
| 0                                   | 0                            | 0          | 230        | 0          | 58          | 116         | 56          | 0           | 0           | Market Rate Units:      | 0                                |              |
| Type of Building:                   |                              |            |            |            |             |             |             |             |             |                         | Owner/Employee Units:            | 0            |
| <input checked="" type="checkbox"/> | 4 units or more per building |            |            |            |             |             |             |             |             |                         | Total Development Units:         | 230          |
| <input type="checkbox"/>            | Duplex                       |            |            |            |             |             |             |             |             |                         | Total Development Cost:          | \$23,278,417 |
| <input type="checkbox"/>            | Triplex                      |            |            |            |             |             |             |             |             |                         | Number of Residential Buildings: | 11           |
| <input type="checkbox"/>            | Fourplex                     |            |            |            |             |             |             |             |             |                         | HOME High Total Units:           | 0            |
| <input type="checkbox"/>            | Detached Residence           |            |            |            |             |             |             |             |             |                         | HOME Low Total Units:            | 0            |
| <input type="checkbox"/>            | Single Room Occupancy        |            |            |            |             |             |             |             |             |                         |                                  |              |
| <input type="checkbox"/>            | Transitional                 |            |            |            |             |             |             |             |             |                         |                                  |              |
| <input type="checkbox"/>            | Townhome                     |            |            |            |             |             |             |             |             |                         |                                  |              |

Note: If Development Cost = \$0, an Underwriting Report has not been completed.

**FUNDING INFORMATION**

|                                    | <u>Applicant Request</u> | <u>Department Analysis</u> | <u>Amort</u> | <u>Term</u> | <u>Rate</u> |
|------------------------------------|--------------------------|----------------------------|--------------|-------------|-------------|
| 4% Housing Tax Credits with Bonds: | \$937,247                | \$937,247                  | 0            | 0           | 0%          |
| TDHCA Bond Allocation Amount:      | \$0                      | \$0                        | 0            | 0           | 0%          |
| HOME Activity Fund Amount:         | \$0                      | \$0                        | 0            | 0           | 0%          |
| HOME CHDO Operating Grant Amount:  | \$0                      | \$0                        |              |             |             |



MULTIFAMILY FINANCE PRODUCTION DIVISION

June 28, 2007

Development Information, Public Input and Board Summary  
Mansions at Hastings Green, TDHCA Number 07412

**PUBLIC COMMENT SUMMARY**

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

**State/Federal Officials with Jurisdiction:**

TX Senator: Patrick, District 7 NC US Representative: Culberson, District 7, NC  
TX Representative: Van Arsdale, District 130 NC US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Ed Emmett, Judge, Harris County - NC Resolution of Support from Local Government   
David B. Turkel, Director, Harris County Community & Economic Development Department - Consistent with the HUD approved 2003-2007 Consolidated Plan for Harris County which established the need for affordable, rental housing in the county.

**Individuals/Businesses:** In Support 0 In Opposition 0

**Neighborhood Input:**

**General Summary of Comment:**

The Department has received no letters of support and no letters of opposition.

**CONDITIONS OF COMMITMENT**

Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Development Applications "must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants ("LURA")."

Receipt, review and acceptance of documentation including, but not limited to a new permanent loan commitment supporting a debt coverage ratio at a minimum of 1.15.

Should the terms and rates of the proposed debt or syndication change, the transaction should be re evaluated and an adjustment to the credit amount may be warranted.



MULTIFAMILY FINANCE PRODUCTION DIVISION

June 28, 2007

Development Information, Public Input and Board Summary

**Mansions at Hastings Green, TDHCA Number 07412**

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

|   |                |           |
|---|----------------|-----------|
| 4% Housing Tax Credits:   | Credit Amount: | \$937,247 |
| <b>Recommendation:</b> Recommend approval of a Housing Tax Credit Allocation not to exceed \$937,247 annually for ten years, subject to conditions. |                |           |
| TDHCA Bond Issuance:  | Bond Amount:   | \$0       |
| <b>Recommendation:</b>  |                |           |
| HOME Activity Funds:  | Loan Amount:   | \$0       |
| HOME CHDO Operating Expense Grant:  | Grant Amount:  | \$0       |
| <b>Recommendation:</b>  |                |           |



**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
 Real Estate Analysis Division  
 Underwriting Report

REPORT DATE: 06/18/07

PROGRAM: 4% HTC

FILE NUMBER: 07412

| DEVELOPMENT  |                       |  |
|--|-----------------------|--|
| Mansions at Hastings Green                                     |                       |  |
| Location: <u>11750 FM 1960 West</u>                            | Region: <u>6</u>      |  |
| City: <u>Houston</u>   | County: <u>Harris</u> | Zip: <u>77065</u> <input type="checkbox"/> QCT <input checked="" type="checkbox"/> DDA |
| Key Attributes: <u>Family, New Construction, Urban/Exurban</u> |                       |  |

| ALLOCATION                  |           |          |            |                |          |            |
|-----------------------------|-----------|----------|------------|----------------|----------|------------|
| TDHCA Program               | REQUEST*  |          |            | RECOMMENDATION |          |            |
|                             | Amount    | Interest | Amort/Term | Amount         | Interest | Amort/Term |
| Housing Tax Credit (Annual) | \$937,247 |          |            | \$937,247      |          |            |

\* Revised downward from \$985,834 in correspondence dated May 1, 2007

- | CONDITIONS  |
|---|
| <ol style="list-style-type: none"> <li>1 Receipt, review and acceptance of documentation including, but not limited to a new permanent loan commitment supporting a debt coverage ratio at a minimum of 1.15.</li> <li>2 Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit/allocation amount may be warranted.</li> </ol> |

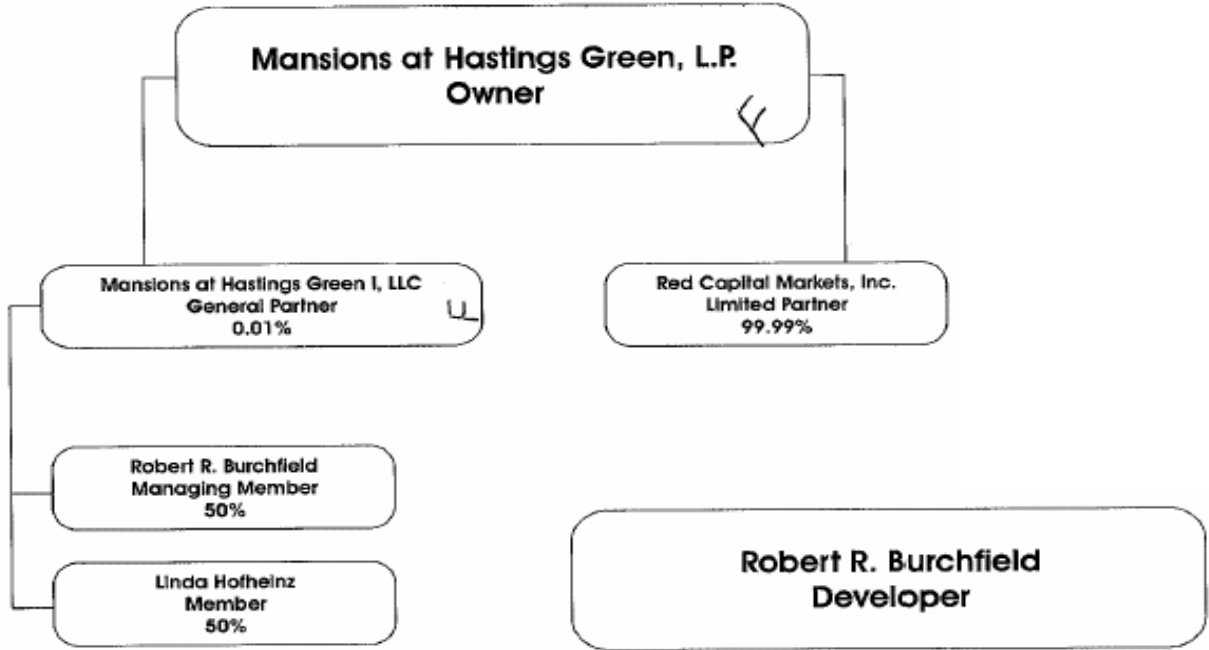
| SALIENT ISSUES   |  |                 |                           |  |  |              |            |                 |            |            |     |
|--|--|-----------------|---------------------------|--|--|--------------|------------|-----------------|------------|------------|-----|
| <table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">TDHCA SET-ASIDES for LURA</th> </tr> <tr> <th style="width: 33%;">Income Limit</th> <th style="width: 33%;">Rent Limit</th> <th style="width: 33%;">Number of Units</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">60% of AMI</td> <td style="text-align: center;">60% of AMI</td> <td style="text-align: center;">230</td> </tr> </tbody> </table> |  |                 | TDHCA SET-ASIDES for LURA |  |  | Income Limit | Rent Limit | Number of Units | 60% of AMI | 60% of AMI | 230 |
| TDHCA SET-ASIDES for LURA  |  |                 |                           |  |  |              |            |                 |            |            |     |
| Income Limit   | Rent Limit   | Number of Units |                           |  |  |              |            |                 |            |            |     |
| 60% of AMI   | 60% of AMI   | 230             |                           |  |  |              |            |                 |            |            |     |
| <p style="text-align: center; margin: 0;"><b>PROS</b></p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>The subject application will have 22 fewer units than the previous version of this development.</p>  | <p style="text-align: center; margin: 0;"><b>CONS</b></p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p>The inclusive capture rate is close to the maximum allowed, and expanding the primary market area (PMA) would cause the inclusive capture rate to exceed the maximum.</p> <p>The Developer has had difficulty in completing transactions the past. (See page 3)</p> <p>The subject represents the fourth new tax credit funded development in a 2 mile radius in the last 12 to 18 months.</p> |                 |                           |  |  |              |            |                 |            |            |     |

**PREVIOUS UNDERWRITING REPORTS**

The Applicant submitted a tax credit application in 2006 (#060430), but withdrew due to non-submission of all third party documentation (including market study) 60 days prior to the scheduled board meeting. The earlier application proposed 252 units as compared to the 230 units now proposed for the subject. In addition, the Applicant recently had approved by the TDHCA Board last month, an affordable seniors development within a block of the subject, but has yet to close on the approved development.

**DEVELOPMENT TEAM**

**OWNERSHIP STRUCTURE**



**CONTACT**

Contact: Robert R. Burchfield Phone: (713) 956-0555 Fax: (713) 956-0166  
 Email: Rob@BurchfieldCompanies.com

**KEY PARTICIPANTS**

| Name                    | Net Assets   | Liquidity <sup>1</sup> | # of Complete Developments |
|-------------------------|--------------|------------------------|----------------------------|
| Robert R. Burchfield    | CONFIDENTIAL |                        |                            |
| Linda and Fred Hofheinz | CONFIDENTIAL |                        |                            |
| Lee Burchfield          | CONFIDENTIAL |                        |                            |

<sup>1</sup> Liquidity = Current Assets - Current Liabilities

Comments:

Multifamily Production Finance Staff have verified that the Department's experience requirements have been met and Portfolio Management and Compliance staff will ensure that the proposed owners have an acceptable record of previous participation. It should be noted, however, that at least one of the principals of the Applicant, Robert Burchfield, was a partner in the developer of record for another bond transaction with a local issuer (Montgomery Trace Apartments, TDHCA # 01420). This development has been renamed and completely reconfigured after the original development plan was abandoned and a new developer put in place to complete the project. This development has not yet submitted cost certification, and therefore additional information with regard to why these changes occurred has not been requested or received.

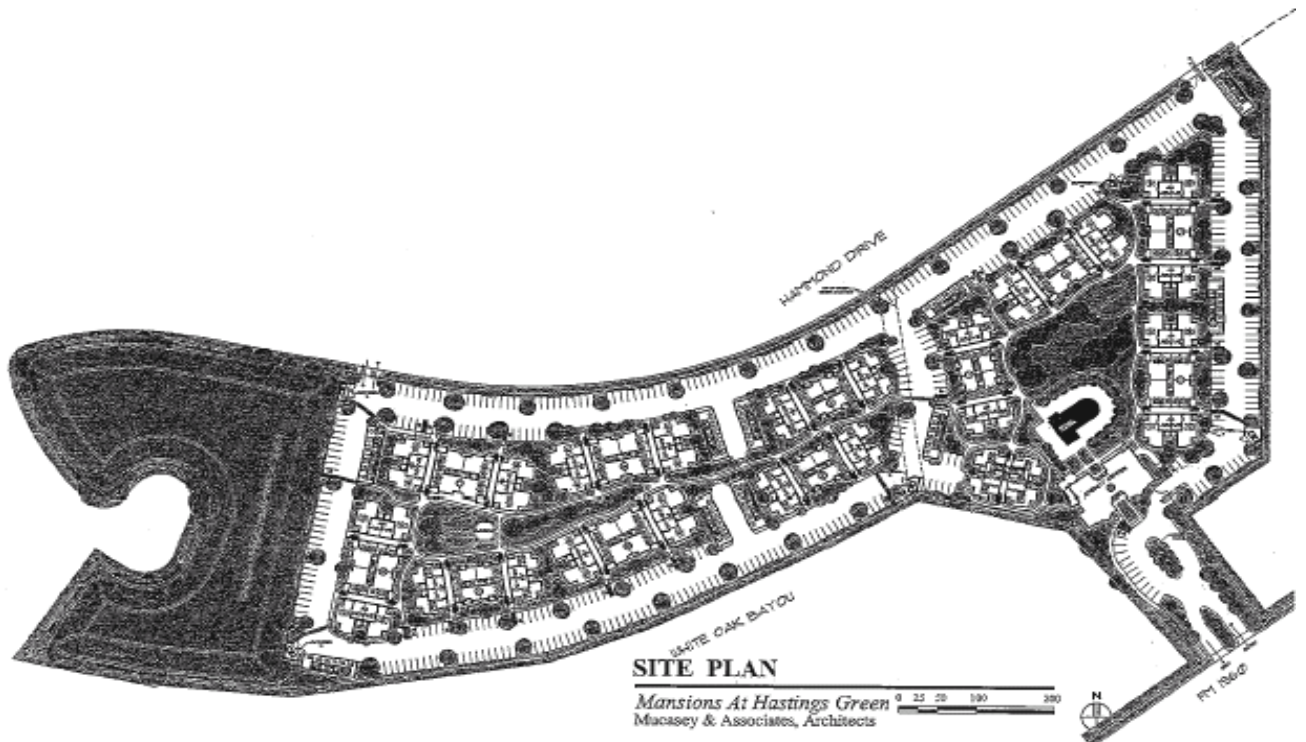
Additionally, Mr. Burchfield was the principal contact and developer for the Mansions at Briar Creek (TDHCA #060070) in the 2006 9% application round. This application received an award allocation in July 2006 but was unable to document the required zoning change, and therefore the allocation was rescinded.

IDENTITIES of INTEREST

The Applicant, Developer, and General Contractor are related entities. These are common relationships for HTC-funded developments.  
The Seller is regarded as a related party; this issue is addressed at length in the acquisition cost section below.

PROPOSED SITE

SITE PLAN



**BUILDING CONFIGURATION**

|                |   |   |   |   |  |  |  |  |  |  |  |                 |
|----------------|---|---|---|---|--|--|--|--|--|--|--|-----------------|
| Building Type  | A | B | C | D |  |  |  |  |  |  |  | Total Buildings |
| Floors/Stories | 3 | 3 | 3 | 3 |  |  |  |  |  |  |  |                 |
| Number         | 1 | 3 | 3 | 4 |  |  |  |  |  |  |  | <b>11</b>       |

| BR/BA              | SF    | Units |    |    |    |  |  |  |  |  |  | Total Units | Total SF       |
|--------------------|-------|-------|----|----|----|--|--|--|--|--|--|-------------|----------------|
| 1/1                | 721   |       | 12 |    |    |  |  |  |  |  |  | 36          | 25,956         |
| 1/1                | 726   | 2     | 2  | 2  | 2  |  |  |  |  |  |  | 22          | 15,972         |
| 2/2                | 996   |       |    | 12 | 12 |  |  |  |  |  |  | 84          | 83,664         |
| 2/2                | 1,033 | 8     | 8  |    |    |  |  |  |  |  |  | 32          | 33,056         |
| 3/2                | 1,239 |       |    | 8  | 8  |  |  |  |  |  |  | 56          | 69,384         |
| Units per Building |       | 10    | 22 | 22 | 22 |  |  |  |  |  |  | <b>230</b>  | <b>228,032</b> |

**SITE ISSUES**

Total Size: 14.42 acres      Scattered site?       Yes       No  
 Flood Zone: Zone X      Within 100-yr floodplain?       Yes       No  
 Zoning: N/A      Needs to be re-zoned?       Yes       No       N/A

**TDHCA SITE INSPECTION**

Inspector: Manufactured Housing Staff, TDHCA Staff      Date: 10/18/2006  
 Overall Assessment:  
 Excellent       Acceptable       Questionable       Poor       Unacceptable  
 Surrounding Uses:  
 North: Hammond Drive, residential uses and undeveloped land  
 South: FM 1960, White Oak Bayou, commercial & undeveloped land  
 East: Commercial, residential & vacant land  
 West: Harris County Flood Control Ditch, Community park & vacant land

**HIGHLIGHTS of ENVIRONMENTAL REPORTS**

Provider: Honesty Environmental Services, Inc.      Date: 1/5/2007  
 Recognized Environmental Concerns (RECs) and Other Concerns:  
None

**MARKET HIGHLIGHTS**

Provider: Patrick O'Connor & Associates, L.P.      Date: 4/2/2007  
 Contact: Robert Coe, II      Phone: (713) 686-9955      Fax: (713) 686-8336  
 Number of Revisions: 1      Date of Last Applicant Revision: 4/20/2007  
 Primary Market Area (PMA): 15.42 square miles ~2 mile radius  
 "The subject's primary market is defined as that area within the following geographic boundaries: Little Cypress Creek and Willow Creek to the north; the North Central railroad tracks to the east; FM 1960 to the south; and Huffmeister Road to the west." (p. 10)  
 Secondary Market Area (SMA):  
 The Market Analyst did not define a secondary market for the subject development.



| PROPOSED, UNDER CONSTRUCTION & UNSTABILIZED COMPARABLE DEVELOPMENTS |        |             |             |                          |        |             |     |              |
|---|--------|-------------|-------------|--------------------------|--------|-------------|-----|--------------|
| PMA   |        |             |             | Within 2 miles of site   |        |             |     |              |
| Name  | File # | Total Units | Comp Units  | Name                     | File # | Total Units | 25% | Comp Units   |
| Wellington Park Apartme   | 03466  | 244         | abilized 11 | Costa Vizcaya (proposed) | 07415  | 252         |     | Outside PM   |
| Mansions @ H. G. Senior   | 07413  | 252         | Senior      | Idlewilde Apartments     | 060617 | 250         |     | Outside PM   |
|   |        |             |             | Pinnacle Apartments      | 04415  | 248         |     | Stabilized C |
|   |        |             |             | Meadowlands Apartments   | 060610 | 236         |     | Outside PM   |

| INCOME LIMITS |          |           |           |           |           |           |
|---------------|----------|-----------|-----------|-----------|-----------|-----------|
| Harris        |          |           |           |           |           |           |
| % AMI         | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons |
| 30            | \$12,800 | \$14,650  | \$16,450  | \$18,300  | \$19,750  | \$21,250  |
| 50            | \$21,350 | \$24,400  | \$27,450  | \$30,500  | \$32,950  | \$35,400  |
| 60            | \$25,620 | \$29,280  | \$32,940  | \$36,600  | \$39,540  | \$42,480  |

| PMA DEMAND by UNIT TYPE |                 |               |              |              |               |                               |              |
|-------------------------|-----------------|---------------|--------------|--------------|---------------|-------------------------------|--------------|
| Unit Type               | Turnover Demand | Growth Demand | Other Demand | Total Demand | Subject Units | Unstabilized Comparable (PMA) | Capture Rate |
| 1 BR/60% Rent Limit     | 848             | 47            | 40           | 935          | 22            | 50                            | 6%           |
| 2 BR/60% Rent Limit     | 848             | 47            | 40           | 935          | 116           | 114                           | 12%          |
| 3 BR/60% Rent Limit     | 848             | 47            | 40           | 935          | 56            | 80                            | 6%           |

| OVERALL DEMAND                   |                   |                |                 |        |        |       |       |       |     |      |
|----------------------------------|-------------------|----------------|-----------------|--------|--------|-------|-------|-------|-----|------|
|                                  | Target Households | Household Size | Income Eligible | Tenure | Demand |       |       |       |     |      |
| PMA DEMAND from TURNOVER         |                   |                |                 |        |        |       |       |       |     |      |
| Market Analyst p. 70             | 19,568            | 97%            | 18,928          | 8%     | 1,527  | 100%  | 1,527 | 65%   | 992 |      |
| Underwriter                      | 100%              | 20,894         | 97%             | 20,208 | 21%    | 4,325 | 36%   | 1,546 | 55% | 848  |
| PMA DEMAND from HOUSEHOLD GROWTH |                   |                |                 |        |        |       |       |       |     |      |
| Market Analyst p. 70             |                   |                | 1,326           | 8%     | 104    | 100%  | 104   | 100%  | 104 |      |
| Underwriter                      |                   |                | 631             | 97%    | 631    | 21%   | 131   | 36%   | 47  | 100% |
| DEMAND from OTHER SOURCES        |                   |                |                 |        |        |       |       |       |     |      |
| Market Analyst p. 69             |                   |                |                 |        |        |       |       |       | 80  |      |
| Underwriter                      |                   |                |                 |        |        |       |       |       | 40  |      |

| INCLUSIVE CAPTURE RATE |               |                               |                                   |              |                             |                        |
|------------------------|---------------|-------------------------------|-----------------------------------|--------------|-----------------------------|------------------------|
|                        | Subject Units | Unstabilized Comparable (PMA) | Unstabilized Comparable (25% SMA) | Total Supply | Total Demand (w/25% of SMA) | Inclusive Capture Rate |
| Market Analyst p. 71   | 230           | 0                             | 0                                 | 230          | 1,176                       | 19.55%                 |
| Underwriter            | 230           | 0                             | 0                                 | 230          | 935                         | 24.61%                 |

The Underwriter's inclusive capture rate is based upon the HISTA data provided in the market study and is just below the Department's 25% maximum for feasibility. Just outside the PMA there are 2 family developments (Idlewilde Apartments and Meadowlands Apartments) approved last year and including either one of them or another proposed which has a later bond reservation date (Costa Vizcaya) would result in an inclusive capture rate that is well over the maximum. Moreover, it is likely that the inclusive capture rate would exceed the maximum even if the PMA was expanded to the maximum size allowed.

Primary Market Occupancy Rates:

"The occupancy of the comparable rentals included in this study range from 79% (in initial lease up) to 94%, with a median occupancy of 91.2% or 94.25% excluding the comparable in their initial lease-up. The average occupancy for comparable apartments in the subject's primary market area was reported at 88.93% in the most recent O'Connor Data survey (December 2006). According to the survey, occupancy in the primary market area in December 2006 has increased slightly from the prior quarter. Average occupancy in the primary market area has remained in the high 80% to mid 90's since September 1995. The fluctuations were due to new product coming on-line. Based on our analysis of the market, moderate increases in occupancy are projected for this market." (p. 40)

Absorption Projections:

"Considering the strong absorption history of similar properties and the lack of available quality affordable units in this market, we project that the subject property will lease an average of 20-25 units per month until achieving stabilized occupancy. We anticipate that the subject property will achieve stabilized occupancy within ten to thirteen months following completion." (p. 83)

| RENT ANALYSIS (Tenant-Paid Net Rents) |          |     |               |                 |             |                   |                     |
|---------------------------------------|----------|-----|---------------|-----------------|-------------|-------------------|---------------------|
| Unit Type (% AMI)                     |          |     | Proposed Rent | Program Maximum | Market Rent | Underwriting Rent | Savings Over Market |
| 1 BR                                  | 721 SF   | 60% | \$282         | \$625           | \$765       | \$625             | \$140               |
| 1 BR                                  | 726 SF   | 60% | \$625         | \$625           | \$770       | \$625             | \$145               |
| 2 BR                                  | 996 SF   | 60% | \$751         | \$751           | \$1,000     | \$751             | \$249               |
| 2 BR                                  | 1,033 SF | 60% | \$751         | \$751           | \$1,020     | \$751             | \$269               |
| 3 BR                                  | 1,239 SF | 60% | \$862         | \$862           | \$1,235     | \$862             | \$373               |

Market Impact:

"Based on the high occupancy levels of the existing properties in the market, along with the strong recent absorption history, we project that the subject property will have minimal sustained negative impact upon the existing apartment market. Any negative impact from the subject property should be of reasonable scope and limited duration." (p. 83)

Houston Market Study:

The Department commissioned a market study for the Houston-Baytown-Sugar Land Metropolitan Statistical Area (MSA). The study, completed in February 2006 by Vogt, Williams & Bowen, LLC (VWB), only considers demand from household growth, and from replacement or renovation of existing housing. It does not incorporate demand from turnover as normally considered in development-specific market studies because in an overall study the demand from turnover returns to all of the units in the market area. A development-specific market study identifies the demand from turnover as potential demand that can be attracted away from existing units and to the proposed development (and any other new developments that have not yet become fully occupied).

The proposed development is located in the West submarket within the Houston MSA. In this submarket, with a total population of 362,787, the VWB study determines total one year growth-based demand for - 41 units from households earning between 51-60% AMI. Because the VWB study is over a year old the Market Analyst in this case did not consider it a relevant item and did not comment on it further but has historically called it into question because of its inconsistencies with the market study requirements for project specific market studies.

Comments:

The Underwriter has serious concerns about the impact on the inclusive capture rate if either of the new developments just outside the boundary are considered. Being that this is a bond transaction with a local issuer, concerns of over saturation and concentration have had more opportunity to be addressed at the local level. This market study provided marginally sufficient information on which to base a positive funding recommendation, however an equally strong argument could be made to not recommend the transaction particularly if it was not being sponsored by the local housing finance corporation which has the most to risk in over saturating their own market.

**OPERATING PROFORMA ANALYSIS**

Income:      Number of Revisions:      4      Date of Last Applicant Revision:      5/1/2007

The Applicant's projected rents collected per unit were calculated by subtracting tenant-paid utility allowances as of April 1, 2006, maintained by the Harris County Housing Authority, from the 2007 program gross rent limits. Tenants will be required to pay electric utility costs. The Applicant's secondary income assumption at \$10 per unit is low, however they also included additional secondary income for garages. The Applicant did not provide any documentation to support that the additional rent for garages could be achieved in this market and therefore the Underwriter did not include this source of income. Their vacancy and collection loss at 7.5% is in line with current TDHCA underwriting guidelines. Overall, the Applicant's effective gross income is within 1% of the Underwriter's estimate.

Expense:      Number of Revisions:      3      Date of Last Applicant Revision:      5/1/2007

The Applicant's total annual operating expense projection at \$3,962 per unit is not within 5% of the Underwriter's estimate of \$4,340, derived from the TDHCA database, and third-party data sources. Primary differences occur in general and administrative expenses (Applicant's costs are \$20K lower) and property taxes (\$46K lower).

Conclusion:

The Applicant's expenses and net operating income are not within 5% of the Underwriter's estimates; therefore, the Underwriter's year one proforma will be used to determine the development's debt capacity.

The proforma and estimated debt service result in a debt coverage ratio (DCR) below the current underwriting minimum guideline of 1.15. Therefore, the recommended financing structure reflects a decrease in the permanent mortgage based on the interest rate and amortization period indicated in the permanent financing documentation submitted at application. This is discussed in more detail in the conclusion to the "Financing Structure Analysis" section (below).

Feasibility:

The underwriting 30-year proforma utilizes a 3% annual growth factor for income and a 4% annual growth factor for expenses in accordance with current TDHCA guidelines. As noted above, the Underwriter's base year effective gross income, expense and net operating income were utilized resulting in a debt coverage ratio that remains above 1.15 and continued positive cashflow. Therefore, the development can be characterized as feasible for the long-term.

**ACQUISITION INFORMATION**

**ASSESSED VALUE**

|                       |            |                  |               |                   |
|-----------------------|------------|------------------|---------------|-------------------|
| Land Only:            | 14.2 acres | <u>\$396,693</u> | Tax Year:     | <u>2006</u>       |
| Existing Buildings:   |            | <u>\$14,111</u>  | Valuation by: | <u>Harris CAD</u> |
| Total Assessed Value: |            | <u>\$410,804</u> | Tax Rate:     | <u>3.0261</u>     |

EVIDENCE of PROPERTY CONTROL

Type: Purchase and Sale Agreement Acreage: 14.42  
 Contract Expiration: 10/31/2007 Valid Through Board Date?  Yes  No  
 Acquisition Cost: \$1,884,262 Other: \_\_\_\_\_  
 Seller: Robert R. Burchfield Related to Development Team?  Yes  No

CONSTRUCTION COST ESTIMATE EVALUATION

*COST SCHEDULE* Number of Revisions: 3 Date of Last Applicant Revision: 5/12007

Acquisition Value:

The current owner, Rob Burchfield, is the developer and managing member of the General Partner; therefore, the transaction represents an identity of interest. The proposed acquisition cost for the subject 14.42 acres included in the development cost schedule is \$1,884,406.

The Applicant submitted two closing statements dated December 28, 2006 between Hastings Green Partners, Ltd. and AIMCO Properties, LP and Robert Burchfield for four tracts of land. A portion of the subject property was purchased as part of a transaction involving three of the four tracts. The acquisition cost for Tracts 1, 2 & 3 was \$2,897,020, or \$130,702 per acre, and tract 4 was purchased for a total of \$298,105. The resulting cost for the subject 14.42 acres (tracts 1, 3 & 4) is \$1,884,532. The Underwriter utilized the slightly lesser acquisition cost of \$1,884,406 as proposed by the Applicant as the acquisition value assumed in this underwriting analysis.

Sitework Cost:

The Applicant's claimed sitework costs of \$6,681 per unit appear to be low based on the proposed construction of detention ponds, but are acceptable under current Department guidelines.

Direct Construction Cost:

The Applicant's direct construction cost estimate is \$7K or 0.06% higher than the Underwriter's Marshall & Swift Residential Cost Handbook-derived estimate.

Ineligible Costs:

The Applicant included \$300K for garages as an eligible cost. These costs are generally regarded to be ineligible when the amenity is not free to tenants, therefore, the Underwriter reduced the Applicant's eligible basis by an equivalent amount.

Interim Interest Expense:

The Underwriter reduced the Applicant's eligible interim financing fees by \$322K to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Contingency & Fees:

The Applicant's contractor fees exceed the 14% maximum allowed by HTC guidelines by a total of \$42K based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced by the same amount with the overage effectively moved to ineligible costs. The Applicant's developer fee also exceeds 15% of the Applicant's adjusted eligible basis by \$84K and therefore the eligible portion of the Applicant's developer fee must be reduced by the same amount.

Conclusion:

Despite the numerous differences with regard to eligible costs above the Applicant's total development cost is within 5% of the Underwriter's estimate; therefore, the Applicant's cost schedule will be used to determine the development's need for permanent funds and to calculate eligible basis. An eligible basis of \$19,909,954 supports annual tax credits of \$939,551. This figure will be compared to the Applicant's request and the tax credits calculated based on the gap in need for permanent funds to determine the recommended allocation.

**FINANCING STRUCTURE**

*SOURCES & USES* Number of Revisions: 4 Date of Last Applicant Revision: 5/1/2007

Issuer: Harris County Housing Finance Corp.

Source: Red Stone Partners Type: Interim to Permanent Bond Financing

Taxable: \$14,150,000 Interest Rate: 5.75%  Fixed Term:        months

Source: Red Capital Type: Syndication

Proceeds: \$9,713,640 Syndication Rate: 95% Anticipated HTC: \$ 1,022,591

Amount: \$225,464 Type: Deferred Developer Fees

**CONCLUSIONS**

Recommended Financing Structure:

As stated above, the proforma analysis results in a debt coverage ratio below the Department's minimum guideline of 1.15. Therefore, receipt, review and acceptance of documentation including, but not limited to a new permanent loan commitment supporting a debt coverage ratio at a minimum of 1.15 is a condition of this report. The current underwriting analysis assumes a decrease in the permanent loan amount to \$12,855,000 based on the terms reflected in the application materials.

The Applicant's total development cost estimate less the adjusted permanent loan of \$12,855,000 indicates the need for \$10,432,417 in gap funds. Based on the submitted syndication terms, a tax credit allocation of \$1,097,312 annually would be required to fill this gap in financing. Of the three possible tax credit allocations, Applicant's revised request of (\$937,247), the gap-driven amount (\$1,097,312), and eligible basis-derived estimate (\$939,551), the Applicant's request of \$937,247 is recommended resulting in proceeds of \$8,920,949 based on a syndication rate of 95%.

The Underwriter's recommended financing structure indicates the need for \$1,520,464 in additional permanent funds. Deferred developer and contractor fees in this amount appear to be repayable from development cashflow within ten years of stabilized operation.

Underwriter: \_\_\_\_\_ Date: June 18, 2007

*Diamond Unique Thompson*

Director of Real Estate Analysis: \_\_\_\_\_ Date: June 18, 2007

*Tom Gouris*

**MULTIFAMILY COMPARATIVE ANALYSIS**

**Mansions at Hastings Green, Houston, 4% HTC #07412**

| Type of Unit  | Number     | No. of Baths    | Size in SF | Gross Rent Lmt. | Rent Collected | Rent per Month   | Rent per SF   | Tnt-Pd Util    | WS&T           |
|---------------|------------|-----------------|------------|-----------------|----------------|------------------|---------------|----------------|----------------|
| TC 60%        | 36         | 1               | 721        | \$686           | \$625          | \$22,500         | \$0.87        | \$61.00        | \$32.31        |
| TC 60%        | 22         | 1               | 726        | \$686           | 625            | 13,750           | 0.86          | 61.00          | 32.31          |
| TC 60%        | 84         | 2               | 996        | \$823           | 751            | 63,084           | 0.75          | 72.00          | 37.31          |
| TC 60%        | 32         | 2               | 1,033      | \$823           | 751            | 24,032           | 0.73          | 72.00          | 37.31          |
| TC 60%        | 56         | 2               | 1,239      | \$951           | 862            | 48,272           | 0.70          | 89.00          | 49.31          |
| <b>TOTAL:</b> | <b>230</b> | <b>AVERAGE:</b> | <b>991</b> |                 | <b>\$746</b>   | <b>\$171,638</b> | <b>\$0.75</b> | <b>\$73.37</b> | <b>\$38.97</b> |

**INCOME**

Total Net Rentable Sq Ft: 228,032

**POTENTIAL GROSS RENT**

Secondary Income Per Unit Per Month: \$15.00

Other Support Income: garages

**POTENTIAL GROSS INCOME**

Vacancy & Collection Loss % of Potential Gross Income: -7.50%

Employee or Other Non-Rental Units or Concessions

**EFFECTIVE GROSS INCOME**

**EXPENSES**

% OF EGI

PER UNIT

PER SQ FT

General & Administrativ 4.74% \$401 0.40

Management 4.00% 338 0.34

Payroll & Payroll Tax 11.43% 966 0.97

Repairs & Maintenance 5.15% 435 0.44

Utilities 2.60% 220 0.22

Water, Sewer, & Trash 4.11% 347 0.35

Property Insurance 4.11% 347 0.35

Property Tax 10.74% 908 0.92

Reserve for Replaceme 2.96% 250 0.25

TDHCA Compliance Fe 0.47% 40 0.04

Other: Sup. Servs 1.04% 88 0.09

**TOTAL EXPENSES** 51.36% \$4,340 \$4.38

**NET OPERATING IN** 48.64% \$4,110 \$4.15

**DEBT SERVICE**

First Lien Mortgage 46.56% \$3,934 \$3.97

Additional Financing 0.00% \$0 \$0.00

Additional Financing 0.00% \$0 \$0.00

**NET CASH FLOW** 2.08% \$176 \$0.18

AGGREGATE DEBT COVERAGE RATIO

RECOMMENDED DEBT COVERAGE RATIO

**CONSTRUCTION COST**

Description

% of TOTAL

PER UNIT

PER SQ FT

Acquisition Cost (site o 8.13% \$8,193 \$8.26

Off-Sites 0.00% 0 0.00

Sitework 6.63% 6,681 6.74

Direct Construction 49.66% 50,054 50.49

Contingency 1.73% 1,742 1.76

Contractor's Fees 7.88% 7,943 8.01

Indirect Construction 1.80% 1,813 1.83

Ineligible Costs 4.78% 4,819 4.86

Developer's Fees 11.20% 11,286 11.38

Interim Financing 6.95% 7,008 7.07

Reserves 1.25% 1,260 1.27

**TOTAL COST** 100.00% \$100,799 \$101.67

**Construction Cost Rec** 65.89% \$66,420 \$66.99

**SOURCES OF FUNDS**

First Lien Mortgage 61.03% \$61,522 \$62.05

Additional Financing 0.00% \$0 \$0.00

HTC Syndication Procee 41.90% \$42,233 \$42.60

Deferred Developer Fee: 0.97% \$980 \$0.99

Additional (Excess) Func -3.90% (\$3,936) (\$3.97)

**TOTAL SOURCES**

| TDHCA       | APPLICANT   |
|-------------|-------------|
| \$2,059,656 | \$2,059,656 |
| 41,400      | 27,600      |
| 0           | 32,856      |
| \$2,101,056 | \$2,120,112 |
| (157,579)   | (159,012)   |
| 0           |             |
| \$1,943,477 | \$1,961,100 |

COUNTY Harris IREM REGION Houston COMPT. REGION 6

\$10.00 Per Unit Per Month

\$11.90 Per Unit Per Month

-7.50% of Potential Gross Income

PER SQ FT PER UNIT % OF EGI

\$0.32 \$314 3.68%

0.34 341 4.00%

0.92 917 10.75%

0.38 375 4.40%

0.16 155 1.82%

0.43 429 5.03%

0.35 345 4.05%

0.71 708 8.31%

0.25 250 2.93%

0.04 40 0.47%

0.09 88 1.03%

\$4.00 \$3,962 46.46%

\$4.60 \$4,565 53.54%

|           |           |
|-----------|-----------|
| \$904,843 | \$900,821 |
| 0         |           |
| 0         |           |
| \$40,468  | \$149,088 |

|      |      |
|------|------|
| 1.04 | 1.17 |
| 1.15 |      |

| TDHCA        | APPLICANT    | PER SQ FT | PER UNIT  | % of TOTAL |
|--------------|--------------|-----------|-----------|------------|
| \$1,884,406  | \$1,884,406  | \$8.26    | \$8,193   | 8.10%      |
| 0            | 0            | 0.00      | 0         | 0.00%      |
| 1,536,560    | 1,536,560    | 6.74      | 6,681     | 6.60%      |
| 11,512,475   | 11,519,091   | 50.52     | 50,083    | 49.48%     |
| 400,670      | 400,670      | 1.76      | 1,742     | 1.72%      |
| 1,826,865    | 1,869,791    | 8.20      | 8,130     | 8.03%      |
| 417,000      | 417,000      | 1.83      | 1,813     | 1.79%      |
| 1,108,387    | 1,108,387    | 4.86      | 4,819     | 4.76%      |
| 2,595,819    | 2,680,621    | 11.76     | 11,655    | 11.52%     |
| 1,611,891    | 1,611,891    | 7.07      | 7,008     | 6.92%      |
| 289,718      | 250,000      | 1.10      | 1,087     | 1.07%      |
| \$23,183,792 | \$23,278,417 | \$102.08  | \$101,211 | 100.00%    |
| \$15,276,570 | \$15,326,112 | \$67.21   | \$66,635  | 65.84%     |

**RECOMMENDED**

|              |              |              |
|--------------|--------------|--------------|
| \$14,150,000 | \$14,150,000 | \$12,855,000 |
| 0            | 0            | 0            |
| 9,713,640    | 8,902,952    | 8,902,953    |
| 225,464      | 225,464      | 1,520,464    |
| (905,312)    | 1            | 0            |
| \$23,183,792 | \$23,278,417 | \$23,278,417 |

Developer Fee Available

\$2,596,950

% of Dev. Fee Deferred

59%

15-Yr Cumulative Cash Flow

\$4,012,409

**MULTIFAMILY COMPARATIVE ANALYSIS (continued)**

*Mansions at Hastings Green, Houston, 4% HTC #07412*

**DIRECT CONSTRUCTION COST ESTIMATE**

*Marshall & Swift Residential Cost Handbook  
Average Quality Multiple Residence Basis*

| CATEGORY                               | UNITS/SQ FT | PER SF         | AMOUNT              |
|--|-------------|----------------|---------------------|
| Base Cost                              |             | \$54.13        | \$12,342,840        |
| Adjustments                            |             |                |                     |
| Exterior Wall Finish                   |             | \$1.30         | \$296,228           |
| 9-Ft. Ceilings                         |             | 1.79           | 407,314             |
| Roofing                                |             | 0.00           | 0                   |
| Subfloor                               |             | (0.82)         | (187,746)           |
| Floor Cover                            |             | 2.43           | 554,118             |
| Breezeways/Balconies                   | 31,332      | 3.06           | 697,760             |
| Plumbing Fixtures                      | 516         | 1.82           | 415,380             |
| Rough-ins                              | 0           | 0.00           | 0                   |
| Built-In Appliances                    | 230         | 1.87           | 425,500             |
| Exterior Stairs                        | 92          | 0.73           | 165,600             |
| Enclosed Corridors                     | 0           | 0.00           | 0                   |
| Heating/Cooling                        |             | 1.73           | 394,495             |
| Garages/Carports                       |             | 0.00           | 0                   |
| Comm &/or Aux Bldgs                    | 5,333       | 1.47           | 335,299             |
| Other: fire sprinkler                  | 228,032     | 1.95           | 444,662             |
| <b>SUBTOTAL</b>                        |             | <b>71.44</b>   | <b>16,291,450</b>   |
| Current Cost Multiplier                |             | (1.43)         | (325,829)           |
| Local Multiplier                       |             | (7.86)         | (1,792,060)         |
| <b>TOTAL DIRECT CONSTRUCTION COSTS</b> |             | <b>\$62.16</b> | <b>\$14,173,562</b> |
| Plans, specs, survy, bld prmts         |             | (\$2.42)       | (\$552,769)         |
| Interim Construction Interest          |             | (2.10)         | (478,358)           |
| Contractor's OH & Profit               |             | (7.15)         | (1,629,960)         |
| <b>NET DIRECT CONSTRUCTION COSTS</b>   |             | <b>\$50.49</b> | <b>\$11,512,475</b> |

**PAYMENT COMPUTATION**

|                |              |       |      |
|----------------|--------------|-------|------|
| <b>Primary</b> | \$14,150,000 | Amort | 480  |
| Int Rate       | 5.75%        | DCR   | 1.04 |

|                  |     |       |  |
|------------------|-----|-------|--|
| <b>Secondary</b> | \$0 | Amort |  |
|------------------|-----|-------|--|

|                   |             |               |      |
|-------------------|-------------|---------------|------|
| <b>Additional</b> | \$8,902,952 | Amort         |      |
| Int Rate          |             | Aggregate DCR | 1.04 |

**RECOMMENDED FINANCING STRUCTURE:**

|                         |                  |
|-------------------------|------------------|
| Primary Debt Service    | \$822,032        |
| Secondary Debt Service  | 0                |
| Additional Debt Service | 0                |
| <b>NET CASH FLOW</b>    | <b>\$123,279</b> |

|                |              |       |      |
|----------------|--------------|-------|------|
| <b>Primary</b> | \$12,855,000 | Amort | 480  |
| Int Rate       | 5.75%        | DCR   | 1.15 |

|                  |       |              |      |
|------------------|-------|--------------|------|
| <b>Secondary</b> | \$0   | Amort        | 0    |
| Int Rate         | 0.00% | Subtotal DCR | 1.15 |

|                   |             |               |      |
|-------------------|-------------|---------------|------|
| <b>Additional</b> | \$8,902,952 | Amort         | 0    |
| Int Rate          | 0.00%       | Aggregate DCR | 1.15 |

**OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE**

| INCOME at 3.00%               | YEAR 2             | YEAR 3             | YEAR 4             | YEAR 5             | YEAR 10            | YEAR 15            | YEAR 20            | YEAR 30            |
|-------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| POTENTIAL GROSS RENT          | \$2,121,446        | \$2,185,089        | \$2,250,642        | \$2,318,161        | \$2,687,384        | \$3,115,415        | \$3,611,619        | \$4,853,714        |
| Secondary Income              | 42,642             | 43,921             | 45,239             | 46,596             | 54,018             | 62,621             | 72,595             | 97,562             |
| Other Support Income: garages | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  |
| POTENTIAL GROSS INCOME        | 2,164,088          | 2,229,010          | 2,295,881          | 2,364,757          | 2,741,402          | 3,178,036          | 3,684,214          | 4,951,276          |
| Vacancy & Collection Loss     | (162,307)          | (167,176)          | (172,191)          | (177,357)          | (205,605)          | (238,353)          | (276,316)          | (371,346)          |
| Employee or Other Non-Rental  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  |
| EFFECTIVE GROSS INCOME        | \$2,001,781        | \$2,061,835        | \$2,123,690        | \$2,187,400        | \$2,535,796        | \$2,939,683        | \$3,407,898        | \$4,579,930        |
| EXPENSES at 4.00%             |                    |                    |                    |                    |                    |                    |                    |                    |
| General & Administrative      | \$95,823           | \$99,656           | \$103,642          | \$107,788          | \$131,141          | \$159,553          | \$194,120          | \$287,345          |
| Management                    | 80,071             | 82,473             | 84,948             | 87,496             | 101,432            | 117,587            | 136,316            | 183,197            |
| Payroll & Payroll Tax         | 230,977            | 240,216            | 249,825            | 259,818            | 316,108            | 384,594            | 467,917            | 692,632            |
| Repairs & Maintenance         | 104,085            | 108,249            | 112,579            | 117,082            | 142,448            | 173,309            | 210,857            | 312,121            |
| Utilities                     | 52,647             | 54,753             | 56,943             | 59,221             | 72,051             | 87,661             | 106,653            | 157,872            |
| Water, Sewer & Trash          | 83,114             | 86,439             | 89,896             | 93,492             | 113,747            | 138,391            | 168,374            | 249,235            |
| Insurance                     | 83,004             | 86,324             | 89,777             | 93,368             | 113,596            | 138,207            | 168,150            | 248,903            |
| Property Tax                  | 217,153            | 225,839            | 234,873            | 244,268            | 297,189            | 361,576            | 439,912            | 651,177            |
| Reserve for Replacements      | 59,800             | 62,192             | 64,680             | 67,267             | 81,840             | 99,571             | 121,144            | 179,322            |
| Other                         | 21,072             | 21,915             | 22,792             | 23,704             | 28,839             | 35,087             | 42,689             | 63,190             |
| <b>TOTAL EXPENSES</b>         | <b>\$1,027,747</b> | <b>\$1,068,056</b> | <b>\$1,109,953</b> | <b>\$1,153,502</b> | <b>\$1,398,391</b> | <b>\$1,695,537</b> | <b>\$2,056,133</b> | <b>\$3,024,995</b> |
| <b>NET OPERATING INCOME</b>   | <b>\$974,034</b>   | <b>\$993,779</b>   | <b>\$1,013,736</b> | <b>\$1,033,898</b> | <b>\$1,137,405</b> | <b>\$1,244,146</b> | <b>\$1,351,766</b> | <b>\$1,554,935</b> |
| DEBT SERVICE                  |                    |                    |                    |                    |                    |                    |                    |                    |
| First Lien Financing          | \$822,032          | \$822,032          | \$822,032          | \$822,032          | \$822,032          | \$822,032          | \$822,032          | \$822,032          |
| Second Lien                   | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  |
| Other Financing               | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  | 0                  |
| <b>NET CASH FLOW</b>          | <b>\$152,002</b>   | <b>\$171,746</b>   | <b>\$191,704</b>   | <b>\$211,866</b>   | <b>\$315,373</b>   | <b>\$422,114</b>   | <b>\$529,733</b>   | <b>\$732,903</b>   |
| DEBT COVERAGE RATIO           | 1.18               | 1.21               | 1.23               | 1.26               | 1.38               | 1.51               | 1.64               | 1.89               |

**HTC ALLOCATION ANALYSIS -Mansions at Hastings Green, Houston, 4% HTC #07412**

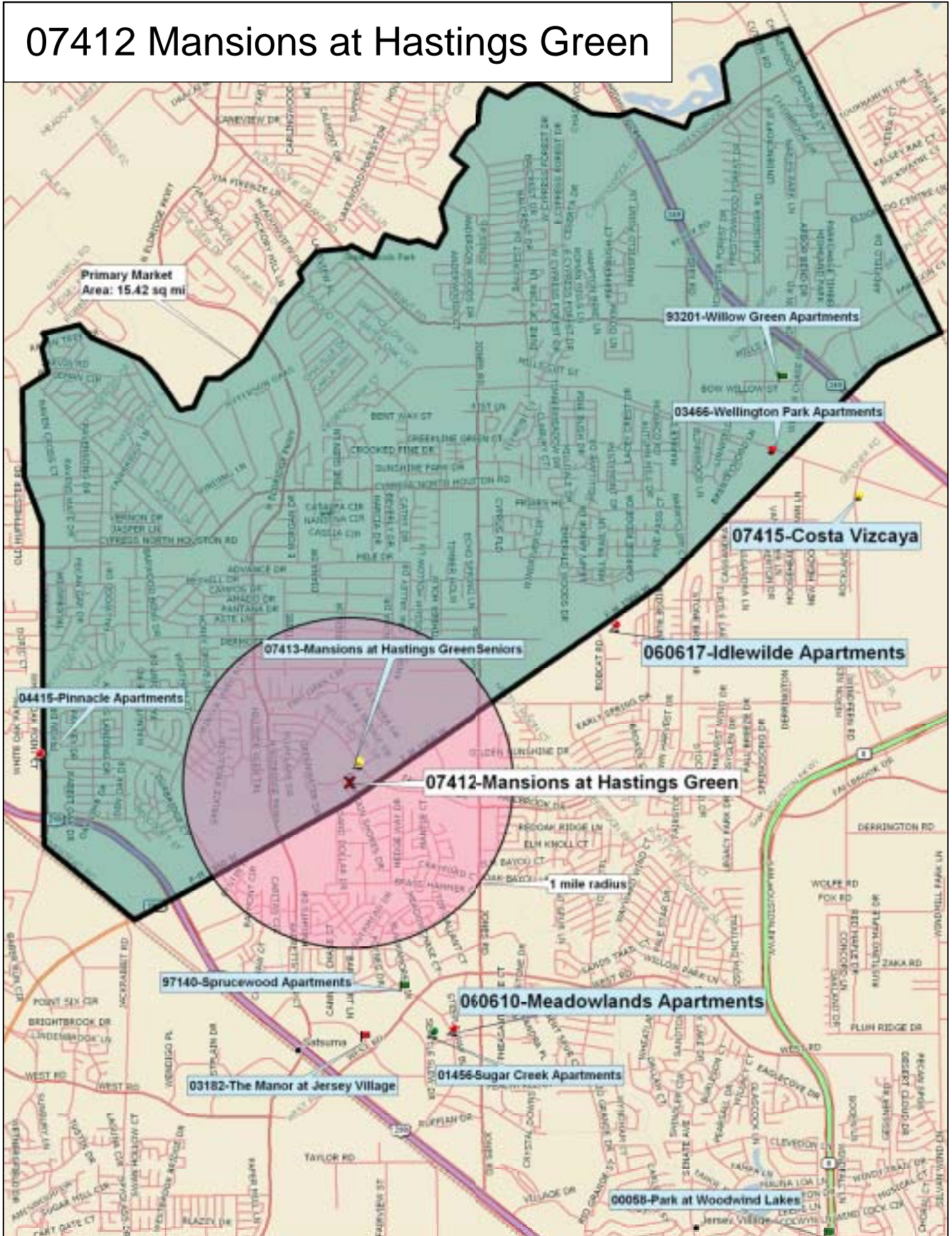
| CATEGORY                       | APPLICANT'S<br>TOTAL<br>AMOUNTS | TDHCA<br>TOTAL<br>AMOUNTS | APPLICANT'S<br>REHAB/NEW<br>ELIGIBLE BASIS | TDHCA<br>REHAB/NEW<br>ELIGIBLE BASIS |
|--------------------------------|---------------------------------|---------------------------|--|--------------------------------------|
| <b>Acquisition Cost</b>        |                                 |                           |  |                                      |
| Purchase of land               | \$1,884,406                     | \$1,884,406               |  |                                      |
| Purchase of buildings          |                                 |                           |  |                                      |
| <b>Off-Site Improvements</b>   |                                 |                           |  |                                      |
| Sitework                       | \$1,536,560                     | \$1,536,560               | \$1,536,560                                | \$1,536,560                          |
| Construction Hard Costs        | \$11,519,091                    | \$11,512,475              | \$11,519,091                               | \$11,512,475                         |
| Contractor Fees                | \$1,869,791                     | \$1,826,865               | \$1,827,791                                | \$1,826,865                          |
| Contingencies                  | \$400,670                       | \$400,670                 | \$400,670                                  | \$400,670                            |
| Eligible Indirect Fees         | \$417,000                       | \$417,000                 | \$417,000                                  | \$417,000                            |
| Eligible Financing Fees        | \$1,611,891                     | \$1,611,891               | \$1,611,891                                | \$1,611,891                          |
| All Ineligible Costs           | \$1,108,387                     | \$1,108,387               |  |                                      |
| <b>Developer Fees</b>          |                                 |                           | \$2,596,950                                |                                      |
| Developer Fees                 | \$2,680,621                     | \$2,595,819               |  | \$2,595,819                          |
| <b>Development Reserves</b>    |                                 |                           |  |                                      |
|                                | \$250,000                       | \$289,718                 |  |                                      |
| <b>TOTAL DEVELOPMENT COSTS</b> | <b>\$23,278,417</b>             | <b>\$23,183,792</b>       | <b>\$19,909,954</b>                        | <b>\$19,901,281</b>                  |

| <b>Deduct from Basis:</b>                                  |  |              |              |
|--|--|--------------|--------------|
| All grant proceeds used to finance costs in eligible basis |  |              |              |
| B.M.R. loans used to finance cost in eligible basis        |  |              |              |
| Non-qualified non-recourse financing                       |  |              |              |
| Non-qualified portion of higher quality units [42(d)(3)]   |  |              |              |
| Historic Credits (on residential portion only)             |  |              |              |
| <b>TOTAL ELIGIBLE BASIS</b>                                |  | \$19,909,954 | \$19,901,281 |
| High Cost Area Adjustment                                  |  | 130%         | 130%         |
| <b>TOTAL ADJUSTED BASIS</b>                                |  | \$25,882,940 | \$25,871,665 |
| Applicable Fraction  |  | 100%         | 100%         |
| <b>TOTAL QUALIFIED BASIS</b>                               |  | \$25,882,940 | \$25,871,665 |
| Applicable Percentage                                      |  | 3.63%        | 3.63%        |
| <b>TOTAL AMOUNT OF TAX CREDITS</b>                         |  | \$939,551    | \$939,141    |

|  |               |                     |                     |
|--|---------------|---------------------|---------------------|
| <b>Syndication Proceeds</b>                                  | <b>0.9499</b> | <b>\$8,924,836</b>  | <b>\$8,920,949</b>  |
| <b>Total Tax Credits (Eligible Basis Method)</b>             |               | <b>\$939,551</b>    | <b>\$939,141</b>    |
| <b>Syndication Proceeds</b>                                  |               | <b>\$8,924,836</b>  | <b>\$8,920,949</b>  |
| <b>Requested Tax Credits</b>                                 |               | <b>\$937,247</b>    |                     |
| <b>Syndication Proceeds</b>                                  |               | <b>\$8,902,953</b>  |                     |
| <b>Gap of Syndication Proceeds Needed</b>                    |               | <b>\$10,423,417</b> |                     |
| <b>Total Tax Credits (Gap Method)</b>                        |               | <b>\$1,097,312</b>  |                     |
| <b>Estimated Taxpayer's Reasonably Expected Basis (TREB)</b> |               | <b>\$2,254,225</b>  | <b>\$21,282,183</b> |



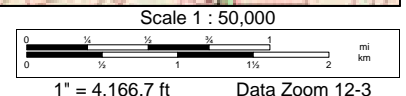
# 07412 Mansions at Hastings Green



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# Applicant Evaluation

Project ID # **07412**

Name: **Mansions at Hastings Green**

City: **Houston**

LIHTC 9%  LIHTC 4%  HOME  BOND  HTF  SECO  ESGP  Other

No Previous Participation in Texas  Members of the development team have been disbarred by HUD

National Previous Participation Certification Received:  N/A  Yes  No

Noncompliance Reported on National Previous Participation Certification:  Yes  No

## Portfolio Management and Compliance

Total # of Projects monitored: 4  
 Projects zero to nine: 4  
 grouped ten to nineteen: 0  
 by score twenty to twenty-nine: 0

|                                    |  |
|------------------------------------|--|
| Projects in Material Noncompliance |  |
| Yes <input type="checkbox"/>       | No <input checked="" type="checkbox"/> |

# in noncompliance: 0  
 Projects not reported Yes   
 in application No   
 # of projects not reported 0

# monitored with a score less than thirty: 4  
 # not yet monitored or pending review: 0

### Portfolio Monitoring

Not applicable   
 Review pending   
 No unresolved issues   
 Unresolved issues found   
 Unresolved issues found that warrant disqualification (Comments attached)

### Single Audit

Not applicable   
 Review pending   
 No unresolved issues   
 Issues found regarding late cert   
 Issues found regarding late audit   
 Unresolved issues found that warrant disqualification (Comments attached)

### Portfolio Analysis

Not applicable   
 No unresolved issues   
 Not current on set-ups   
 Not current on draws   
 Not current on match

Reviewed by Karen Curtice

Date 6/8/2007

### Multifamily Finance Production

Not applicable   
 Review pending   
 No unresolved issues   
 Unresolved issues found   
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer Shannon Roth  
 Date 6/8/2007

### HOME

Not applicable   
 Review pending   
 No unresolved issues   
 Unresolved issues found   
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer Sandy M. Garcia  
 Date 6/8/2007

### Real Estate Analysis (Workout)

Not applicable   
 Review pending   
 No unresolved issues   
 Unresolved issues found   
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer D. Burrell  
 Date 6/8/2007

### Community Affairs

No relationship   
 Review pending   
 No unresolved issues   
 Unresolved issues found   
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF  
 Date 6/11/2007

### Office of Colonia Initiatives

Not applicable   
 Review pending   
 No unresolved issues   
 Unresolved issues found   
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer RAUL GONZALES  
 Date 6/8/2007

### Financial Administration

No delinquencies found   
 Delinquencies found

Reviewer Melissa M. Whitehead  
 Date 6/9/2007

**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**BOARD ACTION REQUEST**  
**June 28, 2007**

**Action Item**

Presentation, Discussion and Possible Issuance of Determination Notices for Housing Tax Credits associated with Mortgage Revenue Bond Transactions with other Issuers.

**Requested Action**

Approve, Amend or Deny the staff recommendation for Regent I, #07416.

**Summary of the Transaction**

*Background and General Information:* The application was received on March 13, 2007. The Issuer for this transaction is BHC Redevelopment Corporation with a reservation of allocation that expires on August 9, 2007. The development is new construction and will consist of 160 total units targeting the general population, with all units affordable. The proposed development will be located in Beaumont, Jefferson County. The site is currently zoned for such a development.

It should be noted that the Development has an expense to income ratio that exceeds 65%, a topic that was discussed by the Board at the June 14 Board meeting. However, unlike that discussion, in this case the situation is mitigated by the on-going operating subsidy from the 70 public housing units.

*Organizational Structure and Compliance:* The Borrower is Regent I Beaumont, LP and the General Partner is Regent I Beaumont GP, LLC. The Compliance Status Summary completed on June 8, 2007 reveals that the principals of the general partner have a total of fifteen (15) properties that have been monitored with no material non-compliance. The bond priority for this transaction is:

**Priority 3:** Any qualified residential development.

*Census Demographics:* The development is to be located at the 2900 Gulf Street in Beaumont. Demographics for the census tract (9.00) include AMFI of \$21,469; the total population is 1,631; the percent of population that is minority is 92.46%; the percent of population that is below the poverty line is 45.49%; the number of owner occupied units is 283; the number of renter units is 279 and the number of vacant units is 142. The percentage of population that is minority for the entire City of Beaumont is 57% (Census information from FFIEC Geocoding for 2006).

*Public Comment:* The Department has received no letters of support or opposition.

**Recommendation**

Staff recommends the Board approve the issuance of a Determination Notice of \$810,175 in Housing Tax Credits for Regent I.



**MULTIFAMILY FINANCE PRODUCTION DIVISION**

June 28, 2007

**Development Information, Public Input and Board Summary**

**Regent I, TDHCA Number 07416**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2900 Gulf Street Development #: 07416  
 City: Beaumont Region: 5 Population Served: General  
 County: Jefferson Zip Code: 77703 Allocation: Urban/Exurban  
 HOME Set Asides:  CHDO  Preservation  General Purpose/Activity: NC  
 Bond Issuer: BHC Redevelopment Corp.

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,  
 NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

Owner: Regent I Beaumont, LP  
 Owner Contact and Phone: Robert L. Reyna (409) 951-7200  
 Developer: Carleton Development, Ltd./Golden Triangle Redevelopment Corp.  
 Housing General Contractor: Carleton Construction, Ltd.  
 Architect: KAI  
 Market Analyst: O' Connor & Associates  
 Syndicator: Red Capital Group, Inc.  
 Supportive Services: Housing Authority of the City of Beaumont  
 Consultant: Not Utilized

**UNIT/BUILDING INFORMATION**

|                                   |  |            |            |            |             |             |             |             |             |                                  |                       |   |
|-----------------------------------|--|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|----------------------------------|-----------------------|---|
| <u>30%</u>                        | <u>40%</u>   | <u>50%</u> | <u>60%</u> | <u>Eff</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>4 BR</u> | <u>5 BR</u> | Total Restricted Units:          | 160                   |   |
| 0                                 | 0  | 0          | 160        | 0          | 22          | 94          | 44          | 0           | 0           | Market Rate Units:               | 0                     |   |
| Type of Building:                 |  |            |            |            |             |             |             |             |             |                                  | Owner/Employee Units: | 0 |
| <input type="checkbox"/> Duplex   | <input checked="" type="checkbox"/> 4 units or more per building |            |            |            |             |             |             |             |             | Total Development Units:         | 160                   |   |
| <input type="checkbox"/> Triplex  | <input type="checkbox"/> Detached Residence                      |            |            |            |             |             |             |             |             | Total Development Cost:          | \$19,061,813          |   |
| <input type="checkbox"/> Fourplex | <input type="checkbox"/> Single Room Occupancy                   |            |            |            |             |             |             |             |             | Number of Residential Buildings: | 35                    |   |
|                                   | <input type="checkbox"/> Transitional                            |            |            |            |             |             |             |             |             | HOME High Total Units:           | 0                     |   |
|                                   | <input checked="" type="checkbox"/> Townhome                     |            |            |            |             |             |             |             |             | HOME Low Total Units:            | 0                     |   |

Note: If Development Cost = \$0, an Underwriting Report has not been completed.

**FUNDING INFORMATION**

|                                    | <u>Applicant Request</u> | <u>Department Analysis</u> | <u>Amort</u> | <u>Term</u> | <u>Rate</u> |
|------------------------------------|--------------------------|----------------------------|--------------|-------------|-------------|
| 4% Housing Tax Credits with Bonds: | \$810,175                | \$810,175                  | 0            | 0           | 0%          |
| TDHCA Bond Allocation Amount:      | \$0                      | \$0                        | 0            | 0           | 0%          |
| HOME Activity Fund Amount:         | \$0                      | \$0                        | 0            | 0           | 0%          |
| HOME CHDO Operating Grant Amount:  | \$0                      | \$0                        |              |             |             |





**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**June 28, 2007**  
**Development Information, Public Input and Board Summary**  
**Regent I, TDHCA Number 07416**

**PUBLIC COMMENT SUMMARY**

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

**State/Federal Officials with Jurisdiction:**

|  |    |  |
|--|----|--|
| TX Senator: Williams, District 4         | NC | US Representative: Poe, District 2, NC |
| TX Representative: Deshotel, District 22 | NC | US Senator: NC                         |

**Local Officials and Other Public Officials:**

Mayor/Judge: Guy N. Goodson, Mayor, City of  
 Beaumont - NC

Resolution of Support from Local Government

Stephen C. Richardson, Planning Manager, City of  
 Beaumont - The new residential development is in  
 conformance with the City of Beaumont's Development  
 Strategies Plan.

**Individuals/Businesses:** In Support      **0**      In Opposition      **0**

**Neighborhood Input:**

**General Summary of Comment:**

The Department has received no letters of support and no letters of opposition.

**CONDITIONS OF COMMITMENT**

Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Development Applications "must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants ("LURA")."

Receipt, review and acceptance of a letter from a certified public accountant stating which site work costs are includable in eligible basis.

Should the terms and rates of the proposed debt or syndication change, the transaction should be re evaluated and an adjustment to the credit amount may be warranted.



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**June 28, 2007**  
**Development Information, Public Input and Board Summary**  
**Regent I, TDHCA Number 07416**

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

|   |                |           |
|---|----------------|-----------|
| 4% Housing Tax Credits:   | Credit Amount: | \$810,175 |
| <b>Recommendation:</b> Recommend approval of a Housing Tax Credit Allocation not to exceed \$810,175 annually for ten years, subject to conditions. |                |           |
| TDHCA Bond Issuance:  | Bond Amount:   | \$0       |
| <b>Recommendation:</b>  |                |           |
| HOME Activity Funds:  | Loan Amount:   | \$0       |
| HOME CHDO Operating Expense Grant:  | Grant Amount:  | \$0       |
| <b>Recommendation:</b>  |                |           |



**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
 Real Estate Analysis Division  
 Underwriting Report

REPORT DATE: 06/15/07 PROGRAM: 4% HTC FILE NUMBER: 07416

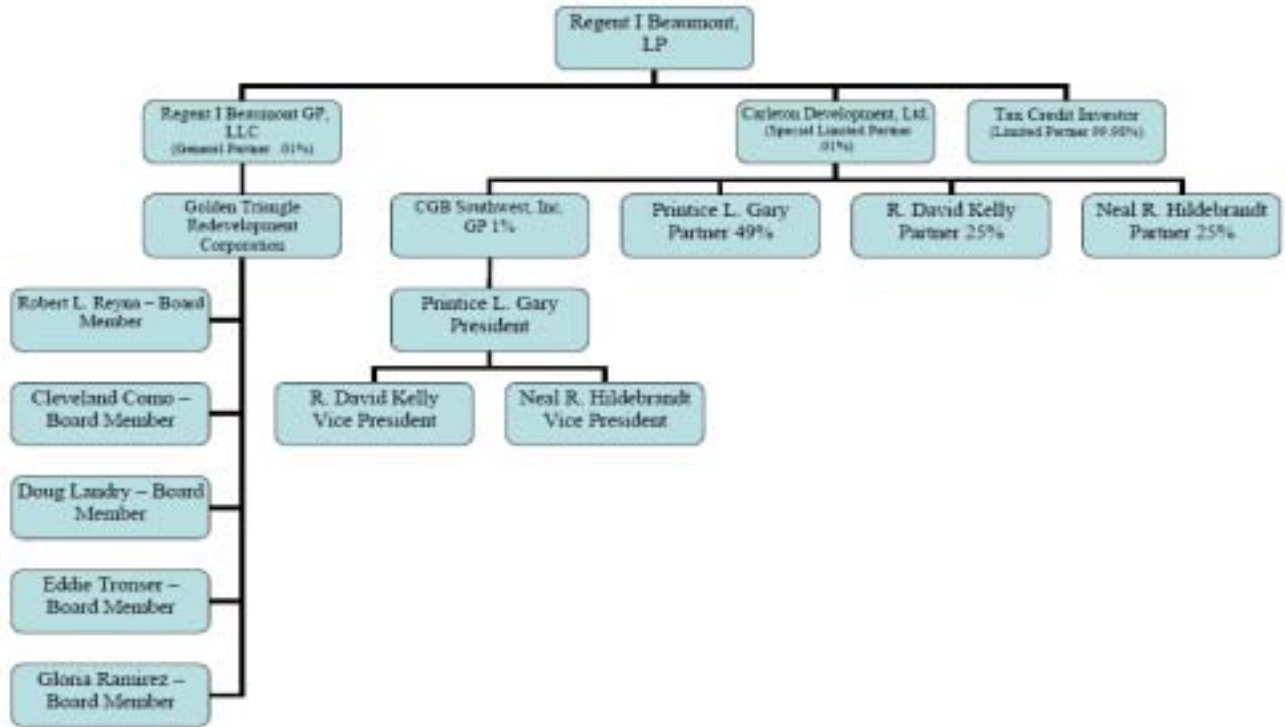
| DEVELOPMENT  |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
|--|------------|--------------------------|--|-------------------|----------|---|---------------------------|--|--|--------------|------------|-----------------|------------|------------|-----|
| Regent I   |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| Location: <u>2900 Gulf Street</u>  |            |                          |  | Region: <u>5</u>  |          |   |                           |  |  |              |            |                 |            |            |     |
| City: <u>Beaumont</u>  |            | County: <u>Jefferson</u> |  | Zip: <u>77703</u> |          | <input checked="" type="checkbox"/> QCT <input checked="" type="checkbox"/> DDA |                           |  |  |              |            |                 |            |            |     |
| Key Attributes: <u>Family, Urban/Exurban, New Construction, and Multifamily</u>  |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| ALLOCATION   |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
|  | REQUEST    |                          |  | RECOMMENDATION    |          |   |                           |  |  |              |            |                 |            |            |     |
| TDHCA Program  | Amount     | Interest                 | Amort/Term   | Amount            | Interest | Amort/Term  |                           |  |  |              |            |                 |            |            |     |
| Housing Tax Credit (Annual)  | \$810,175  |                          |  | <b>\$810,175</b>  |          |   |                           |  |  |              |            |                 |            |            |     |
| CONDITIONS   |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| 1 Receipt, review, and acceptance of a letter from a certified public accountant stating which site work costs are includable in eligible basis.<br>2 Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit allocation amount may be warranted.  |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| SALIENT ISSUES   |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| <table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">TDHCA SET-ASIDES for LURA</th> </tr> <tr> <th style="text-align: center;">Income Limit</th> <th style="text-align: center;">Rent Limit</th> <th style="text-align: center;">Number of Units</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">60% of AMI</td> <td style="text-align: center;">60% of AMI</td> <td style="text-align: center;">160</td> </tr> </tbody> </table> |            |                          |  |                   |          |   | TDHCA SET-ASIDES for LURA |  |  | Income Limit | Rent Limit | Number of Units | 60% of AMI | 60% of AMI | 160 |
| TDHCA SET-ASIDES for LURA  |            |                          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| Income Limit   | Rent Limit | Number of Units          |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| 60% of AMI   | 60% of AMI | 160                      |  |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| PROS   |            |                          | CONS   |                   |          |   |                           |  |  |              |            |                 |            |            |     |
| <p>The development is designed to replace and supplement housing that was lost or damaged during the Hurricane of 2005.</p> <p>The development will include 70 public housing units to potentially help serve the lowest income levels in the community.</p> <p>Since all of the 2007 9% tax credits in this Region were forward committed last year and absent returned credits, this may be the only new tax credit funds made available to Region 5 this year.</p>  |            |                          | <p>The development has an expense to income ratio over 65%, but this is mitigated by the ongoing operating subsidy to be provided.</p> <p>The market currently has three other unstabilized properties with 288 comparable units.</p> <p>The State's limited Tax Exempt bond resource is being inefficiently used to gain access to the tax credit, as they plan to refund the bonds shortly after issuance with Federal HOPE VI funds thereby using two different limited resources for the same development purpose.</p> |                   |          |   |                           |  |  |              |            |                 |            |            |     |

**PREVIOUS UNDERWRITING REPORTS**

No previous reports.

**DEVELOPMENT TEAM**

**OWNERSHIP STRUCTURE**



**CONTACT**

Contact: Robert L. Reyna Phone: (409) 951-7200 Fax: (409) 951-7275  
 Email: reynaro@bmtha.org

**KEY PARTICIPANTS**

| Name                 | Net Assets   | Liquidity <sup>1</sup> | # of Complete Developments |
|----------------------|--------------|------------------------|----------------------------|
| CGB Southwest, Inc.  | \$13,213     | \$8,208                | 8                          |
| Carleton Development | \$3,300,800  | \$3,071,011            | 8                          |
| Printice I. Gary     | Confidential |                        | 14                         |
| R. David Kelly       | Confidential |                        | 12                         |
| Neal R. Hildebrandt  | Confidential |                        | 12                         |

<sup>1</sup> Liquidity = Current Assets - Current Liabilities

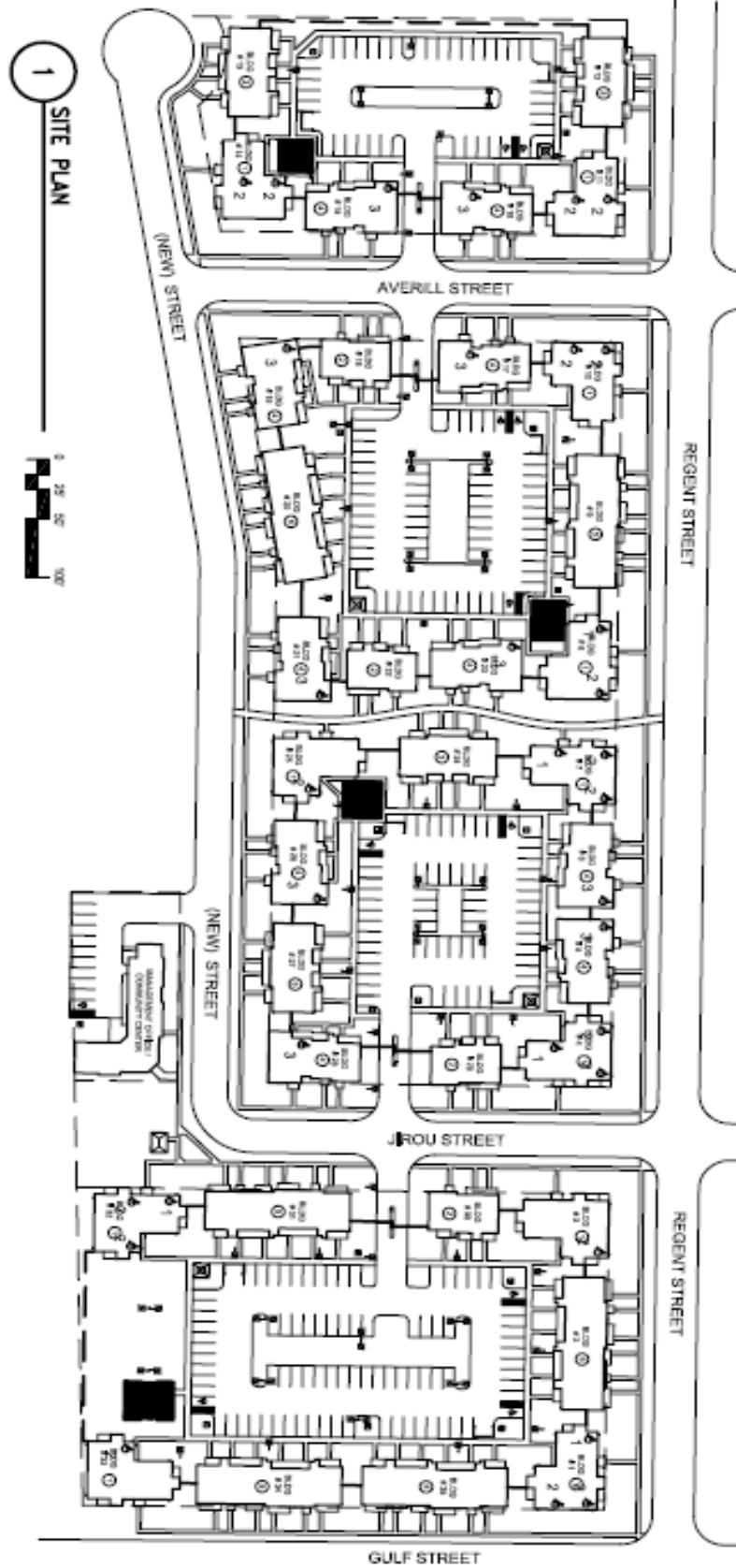
**IDENTITIES of INTEREST**

Applicant, Developer, General Contractor, and supportive services provider are related entities. These are common relationships for HTC-funded developments.  
 The seller is regarded as a related party due to the proposed 99-year lease.



PROPOSED SITE

SITE PLAN



**BUILDING CONFIGURATION**

|                |    |   |   |    |   |  |  |  |  |  |  |                 |
|----------------|----|---|---|----|---|--|--|--|--|--|--|-----------------|
| Building Type  | 1  | 2 | 3 | 4  | 5 |  |  |  |  |  |  | Total Buildings |
| Floors/Stories | 2  | 2 | 2 | 2  | 2 |  |  |  |  |  |  |                 |
| Number         | 11 | 4 | 4 | 10 | 6 |  |  |  |  |  |  | <b>35</b>       |

| BR/BA              | SF    | Units |   |   |   |   |  |  |  |  |  | Total Units | Total SF       |
|--------------------|-------|-------|---|---|---|---|--|--|--|--|--|-------------|----------------|
| 1/1                | 727   | 2     |   |   |   |   |  |  |  |  |  | 22          | 15,994         |
| 2/1                | 919   | 4     |   |   |   |   |  |  |  |  |  | 44          | 40,436         |
| 2/2                | 1,016 |       | 1 | 2 | 2 | 3 |  |  |  |  |  | 50          | 50,800         |
| 3/2                | 1,335 |       | 2 | 2 |   | 3 |  |  |  |  |  | 34          | 45,390         |
| 3/2                | 1,251 |       |   |   | 1 |   |  |  |  |  |  | 10          | 12,510         |
| Units per Building |       | 6     | 3 | 4 | 3 | 6 |  |  |  |  |  | <b>160</b>  | <b>165,130</b> |

**SITE ISSUES**

Total Size: 11.89 acres Scattered site?  Yes  No  
 Flood Zone: X Within 100-yr floodplain?  Yes  No  
 Zoning: GC-MD Needs to be re-zoned?  Yes  No  N/A

**TDHCA SITE INSPECTION**

Inspector: Manufactured Housing Staff Date: 4/19/2007  
 Overall Assessment:  
 Excellent  Acceptable  Questionable  Poor  Unacceptable  
 Surrounding Uses:  
 North: community center, pool, and park East: fairgrounds and family violence center  
 South: city transportation building West: retail and single-family residential

**HIGHLIGHTS of ENVIRONMENTAL REPORTS**

Provider: Alpha Testing, Inc. Date: 2/9/2007  
 Recognized Environmental Concerns (RECs) and Other Concerns:  
 None

**MARKET HIGHLIGHTS**

Provider: Patrick O'Connor & Associates, L.P. Date: 2/7/2007  
 Contact: Robert O. Coe, II Phone: (713) 686-9955 Fax: (713) 686-8336  
 Number of Revisions: 0 Date of Last Applicant Revision: N/A  
 Primary Market Area (PMA): 81.41 square miles<sup>1</sup> 5.1 mile radius  
 The subject's primary market is defined as that area within the City of Beaumont. The boundaries of the PMA are irregular due to the use of the city limit boundaries.  
 Secondary Market Area (SMA):  
 A secondary market was not identified in the Market Study.

| PROPOSED, UNDER CONSTRUCTION & UNSTABILIZED COMPARABLE DEVELOPMENTS |        |             |            |      |        |             |                |
|---|--------|-------------|------------|------|--------|-------------|----------------|
| PMA   |        |             |            | SMA  |        |             |                |
| Name  | File # | Total Units | Comp Units | Name | File # | Total Units | 25% Comp Units |
| Timber Creek at Sienna Trail  | 060239 | 36          | 36         | N/A  |        |             |                |
| Stone Hearst  | 060248 | 216         | 216        |      |        |             |                |
| Beaumont Downtown Lofts   | 060202 | 36          | 36         |      |        |             |                |
| Sunlight Manor (prop. 120)  | 07189  | 0           | 0          |      |        |             |                |
| Pointe North (prop. 158)  | 07162  | 0           | 0          |      |        |             |                |

| INCOME LIMITS |          |           |           |           |           |           |
|---------------|----------|-----------|-----------|-----------|-----------|-----------|
| Jefferson     |          |           |           |           |           |           |
| % AMI         | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons |
| 60            | \$21,240 | \$24,300  | \$27,300  | \$30,360  | \$32,760  | \$35,220  |

| MARKET ANALYST'S PMA DEMAND by UNIT TYPE |                 |               |              |              |               |                               |              |
|--|-----------------|---------------|--------------|--------------|---------------|-------------------------------|--------------|
| Unit Type                                | Turnover Demand | Growth Demand | Other Demand | Total Demand | Subject Units | Unstabilized Comparable (PMA) | Capture Rate |
| 1 BR/ 60% Rent Limit                     | 413             | -3            | 0            | 410          | 13            | 74                            | 21.2%        |
| 2 BR/ 60% Rent Limit                     | 334             | -6            | 0            | 328          | 57            | 171                           | 69.5%        |
| 3 BR/ 60% Rent Limit                     | 239             | -18           | 0            | 222          | 20            | 128                           | 66.7%        |

| OVERALL DEMAND                   |                   |                |                 |        |                      |        |       |       |       |       |
|----------------------------------|-------------------|----------------|-----------------|--------|----------------------|--------|-------|-------|-------|-------|
|                                  | Target Households | Household Size | Income Eligible | Tenure | Demand               |        |       |       |       |       |
| PMA DEMAND from TURNOVER         |                   |                |                 |        |                      |        |       |       |       |       |
| Market Analyst p. 76             | 100%              | 39,102         | 96%             | 37,518 | included in Tenure % | 13%    | 4,949 | 70%   | 3,464 |       |
| Underwriter                      | 100%              | 39,114         | 96%             | 37,530 | 30%                  | 11,428 | 45%   | 5,196 | 65%   | 3,377 |
| PMA DEMAND from HOUSEHOLD GROWTH |                   |                |                 |        |                      |        |       |       |       |       |
| Market Analyst p. 76             |                   |                | 96%             | 7      | included in Tenure % | 13%    | 1     | 100%  | 1     |       |
| Underwriter                      |                   |                | 96%             | -21    | 30%                  | -6     | 45%   | -3    | 100%  | -3    |

| INCLUSIVE CAPTURE RATE |               |                               |                                   |              |                             |                        |
|------------------------|---------------|-------------------------------|-----------------------------------|--------------|-----------------------------|------------------------|
|                        | Subject Units | Unstabilized Comparable (PMA) | Unstabilized Comparable (25% SMA) | Total Supply | Total Demand (w/25% of SMA) | Inclusive Capture Rate |
| Market Analyst p. 77   | 160           | 607                           | 0                                 | 767          | 4,380                       | 17.51%                 |
| Underwriter            | 160           | 288                           | 0                                 | 448          | 3,374                       | 13.28%                 |

**Primary Market Occupancy Rates:**

The average occupancy for apartments in the subject's primary market area was reported at 97.50% in the most recent Apartment MarketData survey (December 2006). According to the survey, occupancy in the primary market area in December 2006 has remained stable from the prior quarter. Average occupancy in the primary market area has remained relatively stable since September 1999. Based on our analysis of the market, moderate increases in occupancy are projected for this market. (p. 48)

**Absorption Projections:**

Absorption in the subject's primary market area over the past twelve months has been minimal due to the limited new construction and the high average occupancy, as well as the effects of Hurricane Rita. The limited amount of new product that entered the market in 2000 through 2006 was readily absorbed. Based on our research, most projects that are constructed in the Southeast Texas area typically lease up within 12 months. Pre-leasing should commence prior to the completion of the construction. (p. 12)

| RENT ANALYSIS (Tenant-Paid Net Rents) |               |                 |             |                   |                     |  |
|---------------------------------------|---------------|-----------------|-------------|-------------------|---------------------|--|
| Unit Type (% AMI)                     | Proposed Rent | Program Maximum | Market Rent | Underwriting Rent | Savings Over Market |  |
| 1 BR 689 SF (60%)                     | \$511         | 516             | \$835       | 516               | \$319               |  |
| 2 BR 875 SF (60%)                     | \$610         | 615             | \$945       | 615               | \$330               |  |
| 2 BR 952 SF (60%)                     | \$610         | 615             | \$995       | 615               | \$380               |  |
| 3 BR 1,206 SF (60%)                   | \$702         | 707             | \$1,155     | 707               | \$448               |  |
| 3 BR 1,266 SF (60%)                   | \$702         | 707             | \$1,155     | 707               | \$448               |  |

**Market Impact:**

Based on the high occupancy levels of the existing properties in the market, along with the strong recent absorption history, we project that the subject property will have minimal sustained negative impact upon the existing apartment market. Any negative impact from the subject property should be of reasonable scope and limited duration. (p. 12)

**Conclusions:**

While the subject development has 160 units, only 90 will be competing under typical supply and demand rules since the others will be public housing units. However, demand for the development as a whole includes households that could not afford the minimum tax credit rents, but can afford to live in the subsidized Public Housing Units. As a public housing development the property will have significant marketing advantages and should remain well leased very soon after completion. The market study provided sufficient information to make an affirmative funding recommendation.

**OPERATING PROFORMA ANALYSIS**

Income:      Number of Revisions:          0          Date of Last Applicant Revision:          N/A    

The Applicant indicated that 70 units would be reserved as public housing units and as such would be subsidized through an operating subsidy agreement up to their proportionate share of operating expenses but could service no debt. The Applicant's projected rents for the PHA units at \$300 per unit as an average for all unit types. The Applicant's projected rents for the non-PHA units were calculated by subtracting tenant-paid utility allowances as of May 2006, maintained by The Housing Authority of the City of Beaumont, from the 2007 program gross rent limits. The Applicant's rent projections are slightly lower than the maximum rents allowed under HTC guidelines.

The Underwriter separated the standard \$15 per unit secondary income from the non-PHA units from the additional operating subsidy for the PHA units for which the Underwriter included no additional tenant fees. The Underwriter did calculate the amount of additional PHA subsidy (in addition to the \$300 per unit per month rent) that would be needed to meet those units' prorata share of operating expenses at \$11,971 in year one, increasing thereafter. As a result, the Applicant's effective gross income estimate is \$5,400 less than the Underwriter's estimate.

Expense:      Number of Revisions:          1          Date of Last Applicant Revision:          5/15/2007    

The Applicant's total annual operating expense projection at \$3,652 per unit is not within 5% of the Underwriter's estimate of \$3,986, derived from the TDHCA database. In addition the Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly: general and administrative (\$30K lower), payroll (\$69K lower), and repairs and maintenance (\$27K higher). The underwriting analysis assumes the development will have no property tax expense because the Applicant provided a ninety-nine year lease from the Housing Authority of the City of Beaumont. Direct PHA ownership of the underlying land allows for the property tax exemption.

Conclusion:

The Applicant's total estimated operating expense and net operating income are inconsistent with the Underwriter's expectations. Therefore, the Underwriter's Year 1 proforma will be used to evaluate debt service capacity. The proforma and estimated debt service result in a debt coverage ratio (DCR) below the current underwriting minimum guideline of 1.15. Therefore, the recommended financing structure reflects a decrease in the permanent mortgage based on the interest rate and amortization period indicated in the permanent financing documentation submitted at application.

Feasibility:

The underwriting 30-year proforma utilizes a 3% annual growth factor for income and a 4% annual growth factor for expenses in accordance with current TDHCA guidelines. As noted above, the Underwriter's base year effective gross income, expense and net operating income were utilized resulting in a debt coverage ratio that is slightly below a 1.15 initially suggesting a slightly smaller permanent loan can be serviced. This will be discussed more in the financing section below. It should also be noted that both the Applicant and Underwriter's proforma reflect an expense to income ratio well above the 65% maximum guideline in 10TAC §1.32(i)(4), however the rule allows for mitigation of this concern in the form of an ongoing operating subsidy. Therefore, the development can be characterized as feasible.

ACQUISITION INFORMATION

APPRAISED VALUE

Provider: O'Connor & Associates Date: 1/31/2007
Number of Revisions: 0 Date of Last Applicant Revision: N/A
Land Only: 11.9 acres \$280,000 As of: 1/31/2007

ASSESSED VALUE

Land Only: 11.9 acres \$0 Tax Year: 2006
Existing Buildings: \$0 Valuation by: Jefferson CAD
Total Assessed Value: \$0 Tax Rate: 2.727382

EVIDENCE of PROPERTY CONTROL

Type: Contract for Lease Acreage: 11.891
Contract Expiration: 12/31/2007 Valid Through Board Date? [X] Yes [ ] No
Acquisition Cost: \$167,869 Other: Ninety-nine year lease at \$100 per year
Seller: Housing Authority of the City of Beau Related to Development Team? [X] Yes [ ] No

Comments:

The subject property is currently owned by the City of Beaumont who will sell the property to the Beaumont Housing Authority, who will in turn lease the subject site under a 99-year lease at \$100 per year.

CONSTRUCTION COST ESTIMATE EVALUATION

COST SCHEDULE Number of Revisions: 1 Date of Last Applicant Revision: 5/17/2007

Acquisition Value:

The site cost of \$167,869 (\$14,360/acre, or \$1,049/unit) is substantiated by the appraisal value of \$280,000; however, the housing authority appears to own the property currently and provided no documentation of original acquisition and holding cost. Thus the transfer amount will be reduced to the first year's rent of \$100 in the underwriting analysis and if the Applicant's costs are used to determine the appropriate uses of funds, the sources of funds will be reduced by the difference in the acquisition cost to ensure that no excess profit or cash out on the transfer results.

Sitework Cost:

The Applicant claimed sitework costs over the Department's maximum guideline of \$9,000 per unit and provided sufficient third party certification through a detailed certified cost estimate by John Holm a registered engineer to justify these costs. A letter from a certified public accountant, however, stating which costs are includable in eligible basis, is a condition of this report.

Direct Construction Cost:

The Applicant's direct construction cost estimate is \$357.3K or 4% higher than the Underwriter's Marshall & Swift Residential Cost Handbook-derived estimate, and is therefore regarded as reasonable as submitted.

Interim Interest Expense:

The Underwriter reduced the Applicant's eligible interim financing fees by \$8.7K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Contingency & Fees:

The Applicant's contractor's fees are all within the maximums allowed by TDHCA guidelines. However the Applicant's developer fee exceeds 15% of the Applicant's adjusted eligible basis by \$139,585 and therefore the eligible portion of the Applicant's developer fee must be reduced by the same amount.

Conclusion:

The Applicant's total development cost is within 5% of the Underwriter's estimate; therefore, the Applicant's cost schedule, adjusted for overstated acquisition cost and eligible basis, will be used to determine the development's need for permanent funds and to calculate eligible basis. An eligible basis of \$17,760,085 supports annual tax credits of \$840,407. This figure will be compared to the Applicant's request and the tax credits calculated based on the gap in need for permanent funds to determine the recommended allocation.

**FINANCING STRUCTURE**

*SOURCES & USES* Number of Revisions: 0 Date of Last Applicant Revision: N/A

Source: Red Capital Group Type: Interim to Permanent Financing

Principal: \$3,147,427 Interest Rate: 5.5%  Fixed Convert 24 months  
Comments: Amort: 360 months

Financed with bonds through BNC Redevelopment Corp. These bonds will remain and convert to permanent financing.

Source: Red Capital Group Type: Interim Financing

Principal: \$6,852,573 Interest Rate: 3.8%  Fixed Amort: 24 months  
Comments:

Financed with bonds through BNC Redevelopment Corp. to insure that at least 50% of the development costs are funded with private activity bond proceeds so that the development is eligible for 4% tax credits. These bond will be repaid with HOPE VI funds and will terminate shortly after construction is completed.

Source: HOPE VI Type: Permanent Financing

Amount: \$8,189,495 Interest Rate: N/A  Fixed Amort: N/A months  
Comments:

This will replace the majority of the private activity bonds and may b in the form of a deferred loan but will likely ultimately be forgiven or granted once the partnership returns full ownership of the property to the Housing Authority.



**MULTIFAMILY COMPARATIVE ANALYSIS**

**Regent I, Beaumont, 4% HTC #07416**

| Type of Unit  | Number     | Bedrooms | No. of Baths    | Size in SF   | Gross Rent Lmt. | Rent Collected | Rent per Month  | Rent per SF   | Tnt-Pd Util    | WS&T           |
|---------------|------------|----------|-----------------|--------------|-----------------|----------------|-----------------|---------------|----------------|----------------|
| PHU           | 9          | 1        | 1               | 727          | #N/A            | \$300          | \$2,700         | \$0.41        | \$53.00        | \$32.00        |
| TC 60%        | 13         | 1        | 1               | 727          | \$569           | 516            | 6,708           | 0.71          | 53.00          | 32.00          |
| PHU           | 18         | 2        | 1               | 919          | #N/A            | 300            | 5,400           | 0.33          | 67.00          | 37.00          |
| TC 60%        | 26         | 2        | 1               | 919          | \$682           | 615            | 15,990          | 0.67          | 67.00          | 37.00          |
| PHU           | 19         | 2        | 1.5             | 1,016        | #N/A            | 300            | 5,700           | 0.30          | 67.00          | 37.00          |
| TC 60%        | 31         | 2        | 1.5             | 1,016        | \$682           | 615            | 19,065          | 0.61          | 67.00          | 37.00          |
| PHU           | 3          | 3        | 2               | 1,251        | #N/A            | 300            | 900             | 0.24          | 82.00          | 41.00          |
| TC 60%        | 7          | 3        | 2               | 1,251        | \$789           | 707            | 4,949           | 0.57          | 82.00          | 41.00          |
| PHU           | 21         | 3        | 1.5             | 1,335        | #N/A            | 300            | 6,300           | 0.22          | 82.00          | 41.00          |
| TC 60%        | 13         | 3        | 1.5             | 1,335        | \$789           | 707            | 9,191           | 0.53          | 82.00          | 41.00          |
| <b>TOTAL:</b> | <b>160</b> |          | <b>AVERAGE:</b> | <b>1,032</b> |                 | <b>\$481</b>   | <b>\$76,903</b> | <b>\$0.47</b> | <b>\$69.20</b> | <b>\$37.41</b> |

| <b>INCOME</b>                                     |                              |                |               | Total Net Rentable Sq Ft: | 165,130 | <b>TDHCA</b>     | <b>APPLICANT</b> | <b>COUNTY</b> | <b>IREM REGION</b>        | <b>COMPT. REGION</b> |
|---|------------------------------|----------------|---------------|---------------------------|---------|------------------|------------------|---------------|---------------------------|----------------------|
| <b>POTENTIAL GROSS RENT</b>                       |                              |                |               |                           |         | \$922,836        | \$917,436        | Jefferson     |                           | 5                    |
| Secondary Income                                  | Per non-PH Unit Per Month:   | \$15.00        |               |                           |         | 16,200           | 28,224           | \$14.70       | Per Unit Per Month        |                      |
| Operating support for PH Units                    |                              |                |               |                           |         | 11,971           |                  | \$0.00        | Per Unit Per Month        |                      |
| <b>POTENTIAL GROSS INCOME</b>                     |                              |                |               |                           |         | \$951,007        | \$945,660        |               |                           |                      |
| Vacancy & Collection Loss                         | % of Potential Gross Income: | -7.50%         |               |                           |         | (71,325)         | (70,920)         | -7.50%        | of Potential Gross Income |                      |
| Employee or Other Non-Rental Units or Concessions |                              |                |               |                           |         | 0                |                  |               |                           |                      |
| <b>EFFECTIVE GROSS INCOME</b>                     |                              |                |               |                           |         | \$879,681        | \$874,740        |               |                           |                      |
| <b>EXPENSES</b>                                   |                              |                |               |                           |         |                  |                  |               |                           |                      |
|   | % OF EGI                     | PER UNIT       | PER SQ FT     |                           |         |                  |                  | PER SQ FT     | PER UNIT                  | % OF EGI             |
| General & Administrative                          | 7.37%                        | \$405          | 0.39          |                           |         | \$64,839         | \$34,000         | \$0.21        | \$213                     | 3.89%                |
| Management  | 3.91%                        | 215            | 0.21          |                           |         | 34,352           | 43,737           | 0.26          | 273                       | 5.00%                |
| Payroll & Payroll Tax                             | 18.50%                       | 1,017          | 0.99          |                           |         | 162,749          | 93,600           | 0.57          | 585                       | 10.70%               |
| Repairs & Maintenance                             | 9.08%                        | 499            | 0.48          |                           |         | 79,846           | 107,100          | 0.65          | 669                       | 12.24%               |
| Utilities   | 5.78%                        | 318            | 0.31          |                           |         | 50,807           | 62,328           | 0.38          | 390                       | 7.13%                |
| Water, Sewer, & Trash                             | 7.55%                        | 415            | 0.40          |                           |         | 66,380           | 64,872           | 0.39          | 405                       | 7.42%                |
| Property Insurance                                | 13.30%                       | 731            | 0.71          |                           |         | 116,980          | 116,980          | 0.71          | 731                       | 13.37%               |
| Property Tax                                      | 2.727382                     | 0.00%          | 0             | 0.00                      |         | 0                | 0                | 0.00          | 0                         | 0.00%                |
| Reserve for Replacements                          | 4.55%                        | 250            | 0.24          |                           |         | 40,000           | 40,000           | 0.24          | 250                       | 4.57%                |
| TDHCA Compliance Fees                             | 0.73%                        | 40             | 0.04          |                           |         | 6,400            | 6,400            | 0.04          | 40                        | 0.73%                |
| Other: Supp. Serv.                                | 1.75%                        | 96             | 0.09          |                           |         | 15,360           | 15,360           | 0.09          | 96                        | 1.76%                |
| <b>TOTAL EXPENSES</b>                             | <b>72.49%</b>                | <b>\$3,986</b> | <b>\$3.86</b> |                           |         | <b>\$637,713</b> | <b>\$584,377</b> | <b>\$3.54</b> | <b>\$3,652</b>            | <b>66.81%</b>        |
| <b>NET OPERATING INC</b>                          | <b>27.51%</b>                | <b>\$1,512</b> | <b>\$1.47</b> |                           |         | <b>\$241,968</b> | <b>\$290,363</b> | <b>\$1.76</b> | <b>\$1,815</b>            | <b>33.19%</b>        |
| <b>DEBT SERVICE</b>                               |                              |                |               |                           |         |                  |                  |               |                           |                      |
| Red Capital                                       | 24.38%                       | \$1,340        | \$1.30        |                           |         | \$214,449        | \$214,449        | \$1.30        | \$1,340                   | 24.52%               |
| Hope VI   | 0.00%                        | \$0            | \$0.00        |                           |         | 0                | 0                | \$0.00        | \$0                       | 0.00%                |
| Additional Financing                              | 0.00%                        | \$0            | \$0.00        |                           |         | 0                | 0                | \$0.00        | \$0                       | 0.00%                |
| <b>NET CASH FLOW</b>                              | <b>3.13%</b>                 | <b>\$172</b>   | <b>\$0.17</b> |                           |         | <b>\$27,519</b>  | <b>\$75,914</b>  | <b>\$0.46</b> | <b>\$474</b>              | <b>8.68%</b>         |
| <b>AGGREGATE DEBT COVERAGE RATIO</b>              |                              |                |               |                           |         | 1.13             | 1.35             |               |                           |                      |
| <b>RECOMMENDED DEBT COVERAGE RATIO</b>            |                              |                |               |                           |         | 1.15             |                  |               |                           |                      |

| <b>CONSTRUCTION COST</b>        |        |                |                  |                 | <b>TDHCA</b>        | <b>APPLICANT</b>    | <b>PER SQ FT</b> | <b>PER UNIT</b>  | <b>% of TOTAL</b> |
|---------------------------------|--------|----------------|------------------|-----------------|---------------------|---------------------|------------------|------------------|-------------------|
| Description                     | Factor | % of TOTAL     | PER UNIT         | PER SQ FT       |                     |                     |                  |                  |                   |
| Acquisition Cost (site or bldg) |        | 0.00%          | \$1              | \$0.00          | \$100               | \$167,869           | \$1.02           | \$1,049          | 0.87%             |
| Off-Sites                       |        | 0.00%          | 0                | 0.00            | 0                   | 0                   | 0.00             | 0                | 0.00%             |
| Sitework                        |        | 10.52%         | 12,114           | 11.74           | 1,938,221           | 1,938,221           | 11.74            | 12,114           | 10.08%            |
| Direct Construction             |        | 48.30%         | 55,625           | 53.90           | 8,899,972           | 9,257,260           | 56.06            | 57,858           | 48.14%            |
| Contingency                     | 5.00%  | 2.94%          | 3,387            | 3.28            | 541,910             | 559,774             | 3.39             | 3,499            | 2.91%             |
| Contractor's Fees               | 14.00% | 8.23%          | 9,483            | 9.19            | 1,517,347           | 1,557,955           | 9.43             | 9,737            | 8.10%             |
| Indirect Construction           |        | 7.94%          | 9,144            | 8.86            | 1,463,000           | 1,463,000           | 8.86             | 9,144            | 7.61%             |
| Ineligible Costs                |        | 1.87%          | 2,148            | 2.08            | 343,683             | 343,683             | 2.08             | 2,148            | 1.79%             |
| Developer's Fees                | 15.00% | 12.23%         | 14,089           | 13.65           | 2,254,169           | 2,456,118           | 14.87            | 15,351           | 12.77%            |
| Interim Financing               |        | 3.62%          | 4,171            | 4.04            | 667,342             | 667,342             | 4.04             | 4,171            | 3.47%             |
| Reserves                        |        | 4.35%          | 5,009            | 4.85            | 801,385             | 818,360             | 4.96             | 5,115            | 4.26%             |
| <b>TOTAL COST</b>               |        | <b>100.00%</b> | <b>\$115,170</b> | <b>\$111.59</b> | <b>\$18,427,129</b> | <b>\$19,229,582</b> | <b>\$116.45</b>  | <b>\$120,185</b> | <b>100.00%</b>    |
| <b>Construction Cost Recap</b>  |        | <b>69.99%</b>  | <b>\$80,609</b>  | <b>\$78.10</b>  | <b>\$12,897,450</b> | <b>\$13,313,210</b> | <b>\$80.62</b>   | <b>\$83,208</b>  | <b>69.23%</b>     |

| <b>SOURCES OF FUNDS</b>         |        |           |          | <b>RECOMMENDED</b>  |                     |                     |                            |
|---------------------------------|--------|-----------|----------|---------------------|---------------------|---------------------|----------------------------|
| Red Capital                     | 17.08% | \$19,671  | \$19.06  | \$3,147,427         | \$3,147,427         | \$3,088,000         | Developer Fee Available    |
| Hope VI                         | 44.44% | \$51,184  | \$49.59  | 8,189,495           | 8,189,495           | 8,189,495           | \$2,316,533                |
| HTC Syndication Proceeds        | 41.76% | \$48,099  | \$46.61  | 7,695,892           | 7,695,892           | 7,695,892           | % of Dev. Fee Deferred     |
| Deferred Developer Fees         | 1.07%  | \$1,230   | \$1.19   | 196,768             | 196,768             | 88,426              | 4%                         |
| Additional (Excess) Funds Req'd | -4.35% | (\$5,015) | (\$4.86) | (802,453)           | 0                   | 0                   | 15-Yr Cumulative Cash Flow |
| <b>TOTAL SOURCES</b>            |        |           |          | <b>\$18,427,129</b> | <b>\$19,229,582</b> | <b>\$19,061,813</b> | <b>\$801,903</b>           |



**MULTIFAMILY COMPARATIVE ANALYSIS (continued)**

*Regent I, Beaumont, 4% HTC #07416*

**DIRECT CONSTRUCTION COST ESTIMATE**

*Marshall & Swift Residential Cost Handbook  
Average Quality Townhouse Residence Basis*

| CATEGORY                               | FACTOR  | UNITS/SQ FT | PER SF         | AMOUNT              |
|--|---------|-------------|----------------|---------------------|
| Base Cost                              |         |             | \$59.43        | \$9,813,074         |
| <b>Adjustments</b>                     |         |             |                |                     |
| Exterior Wall Finish                   | 5.75%   |             | \$3.42         | \$564,252           |
| Elderly                                |         |             | 0.00           | 0                   |
| 9-Ft. Ceilings                         |         |             | 0.00           | 0                   |
| Roofing                                |         |             | 0.00           | 0                   |
| Subfloor                               |         |             | (0.93)         | (152,745)           |
| Floor Cover                            |         |             | 3.08           | 508,600             |
| Breezeways/Balconies                   | \$21.67 | 9,654       | 1.27           | 209,202             |
| Plumbing Fixtures                      | \$965   | 10          | 0.06           | 9,650               |
| Rough-ins                              | \$425   | 160         | 0.41           | 68,000              |
| Built-In Appliances                    | \$2,425 | 160         | 2.35           | 388,000             |
| Stairs                                 | \$2,100 | 95          | 1.21           | 199,500             |
| Enclosed Corridors                     | \$48.04 |             | 0.00           | 0                   |
| Heating/Cooling                        |         |             | 1.90           | 313,747             |
| High Wind Adjustment                   | \$0.94  |             | 0.94           | 155,222             |
| Comm &/or Aux Bldgs                    | \$67.85 | 2,888       | 1.19           | 195,958             |
| Other: fire sprinkler                  | \$1.95  | 165,130     | 1.95           | 322,004             |
| <b>SUBTOTAL</b>                        |         |             | <b>76.27</b>   | <b>12,594,464</b>   |
| Current Cost Multiplier                | 0.98    |             | (1.53)         | (251,889)           |
| Local Multiplier                       | 0.89    |             | (8.39)         | (1,385,391)         |
| <b>TOTAL DIRECT CONSTRUCTION COSTS</b> |         |             | <b>\$66.35</b> | <b>\$10,957,183</b> |
| Plans, specs, survy, bld prm           | 3.90%   |             | (\$2.59)       | (\$427,330)         |
| Interim Construction Interes           | 3.38%   |             | (2.24)         | (369,805)           |
| Contractor's OH & Profit               | 11.50%  |             | (7.63)         | (1,260,076)         |
| <b>NET DIRECT CONSTRUCTION COSTS</b>   |         |             | <b>\$53.90</b> | <b>\$8,899,972</b>  |

**PAYMENT COMPUTATION**

|                |             |       |      |
|----------------|-------------|-------|------|
| <b>Primary</b> | \$3,147,427 | Amort | 360  |
| Int Rate       | 5.50%       | DCR   | 1.13 |

|                  |             |              |      |
|------------------|-------------|--------------|------|
| <b>Secondary</b> | \$8,189,495 | Amort        | 0    |
| Int Rate         |             | Subtotal DCR | 1.13 |

|                   |  |               |      |
|-------------------|--|---------------|------|
| <b>Additional</b> |  | Amort         |      |
| Int Rate          |  | Aggregate DCR | 1.13 |

**RECOMMENDED FINANCING STRUCTURE:**

|                         |                 |
|-------------------------|-----------------|
| Primary Debt Service    | \$210,400       |
| Secondary Debt Service  | 0               |
| Additional Debt Service | 0               |
| <b>NET CASH FLOW</b>    | <b>\$31,568</b> |

|                |             |       |      |
|----------------|-------------|-------|------|
| <b>Primary</b> | \$3,088,000 | Amort | 360  |
| Int Rate       | 5.50%       | DCR   | 1.15 |

|                  |             |              |      |
|------------------|-------------|--------------|------|
| <b>Secondary</b> | \$8,189,495 | Amort        | 0    |
| Int Rate         | 0.00%       | Subtotal DCR | 1.15 |

|                   |       |               |      |
|-------------------|-------|---------------|------|
| <b>Additional</b> | \$0   | Amort         | 0    |
| Int Rate          | 0.00% | Aggregate DCR | 1.15 |

**OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE**

| INCOME at 3.00%                | YEAR 1           | YEAR 2           | YEAR 3           | YEAR 4           | YEAR 5             | YEAR 10            | YEAR 15            | YEAR 20            | YEAR 30            |
|--------------------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| POTENTIAL GROSS RENT           | \$922,836        | \$950,521        | \$979,037        | \$1,008,408      | \$1,038,660        | \$1,204,092        | \$1,395,872        | \$1,618,199        | \$2,174,723        |
| Secondary Income               | 16,200           | 16,686           | 17,187           | 17,702           | 18,233             | 21,137             | 24,504             | 28,407             | 38,176             |
| Operating support for PH Units | 11,971           | 14,696           | 18,164           | 21,564           | 25,180             | 46,910             | 75,939             | 114,263            | 310,968            |
| POTENTIAL GROSS INCOME         | 951,007          | 981,903          | 1,014,387        | 1,047,674        | 1,082,073          | 1,272,139          | 1,496,315          | 1,760,868          | 2,523,868          |
| Vacancy & Collection Loss      | (71,325)         | (73,643)         | (76,079)         | (78,576)         | (81,155)           | (95,410)           | (112,224)          | (132,065)          | (189,290)          |
| Employee or Other Non-Rental   | 0                | 0                | 0                | 0                | 0                  | 0                  | 0                  | 0                  | 0                  |
| <b>EFFECTIVE GROSS INCOME</b>  | <b>\$879,681</b> | <b>\$908,260</b> | <b>\$938,308</b> | <b>\$969,098</b> | <b>\$1,000,918</b> | <b>\$1,176,729</b> | <b>\$1,384,092</b> | <b>\$1,628,803</b> | <b>\$2,334,578</b> |
| EXPENSES at 4.00%              | YEAR 1           | YEAR 2           | YEAR 3           | YEAR 4           | YEAR 5             | YEAR 10            | YEAR 15            | YEAR 20            | YEAR 30            |
| General & Administrative       | \$64,839         | \$67,432         | \$70,129         | \$72,935         | \$75,852           | \$92,285           | \$112,279          | \$136,605          | \$202,209          |
| Management                     | 34,352           | 35,468           | 36,641           | 37,844           | 39,086             | 45,952             | 54,049             | 63,605             | 91,166             |
| Payroll & Payroll Tax          | 162,749          | 169,259          | 176,030          | 183,071          | 190,394            | 231,643            | 281,829            | 342,888            | 507,558            |
| Repairs & Maintenance          | 79,846           | 83,040           | 86,362           | 89,816           | 93,409             | 113,646            | 138,268            | 168,225            | 249,013            |
| Utilities                      | 50,807           | 52,840           | 54,953           | 57,151           | 59,437             | 72,315             | 87,982             | 107,043            | 158,450            |
| Water, Sewer & Trash           | 66,380           | 69,035           | 71,796           | 74,668           | 77,655             | 94,479             | 114,949            | 139,852            | 207,016            |
| Insurance                      | 116,980          | 121,659          | 126,526          | 131,587          | 136,850            | 166,499            | 202,572            | 246,459            | 364,820            |
| Property Tax                   | 0                | 0                | 0                | 0                | 0                  | 0                  | 0                  | 0                  | 0                  |
| Reserve for Replacements       | 40,000           | 41,600           | 43,264           | 44,995           | 46,794             | 56,932             | 69,267             | 84,274             | 124,746            |
| Other                          | 21,760           | 22,630           | 23,536           | 24,477           | 25,456             | 30,971             | 37,681             | 45,845             | 67,862             |
| <b>TOTAL EXPENSES</b>          | <b>\$637,713</b> | <b>\$662,964</b> | <b>\$689,237</b> | <b>\$716,543</b> | <b>\$744,934</b>   | <b>\$904,723</b>   | <b>\$1,098,876</b> | <b>\$1,334,797</b> | <b>\$1,972,840</b> |
| <b>NET OPERATING INCOME</b>    | <b>\$241,968</b> | <b>\$245,297</b> | <b>\$249,071</b> | <b>\$252,555</b> | <b>\$255,984</b>   | <b>\$272,005</b>   | <b>\$285,215</b>   | <b>\$294,006</b>   | <b>\$361,738</b>   |
| DEBT SERVICE                   | YEAR 1           | YEAR 2           | YEAR 3           | YEAR 4           | YEAR 5             | YEAR 10            | YEAR 15            | YEAR 20            | YEAR 30            |
| First Lien Financing           | \$210,400        | \$210,400        | \$210,400        | \$210,400        | \$210,400          | \$210,400          | \$210,400          | \$210,400          | \$210,400          |
| Second Lien                    | 0                | 0                | 0                | 0                | 0                  | 0                  | 0                  | 0                  | 0                  |
| Other Financing                | 0                | 0                | 0                | 0                | 0                  | 0                  | 0                  | 0                  | 0                  |
| <b>NET CASH FLOW</b>           | <b>\$31,568</b>  | <b>\$34,897</b>  | <b>\$38,671</b>  | <b>\$42,155</b>  | <b>\$45,584</b>    | <b>\$61,606</b>    | <b>\$74,816</b>    | <b>\$83,606</b>    | <b>\$151,338</b>   |
| DEBT COVERAGE RATIO            | 1.15             | 1.17             | 1.18             | 1.20             | 1.22               | 1.29               | 1.36               | 1.40               | 1.72               |

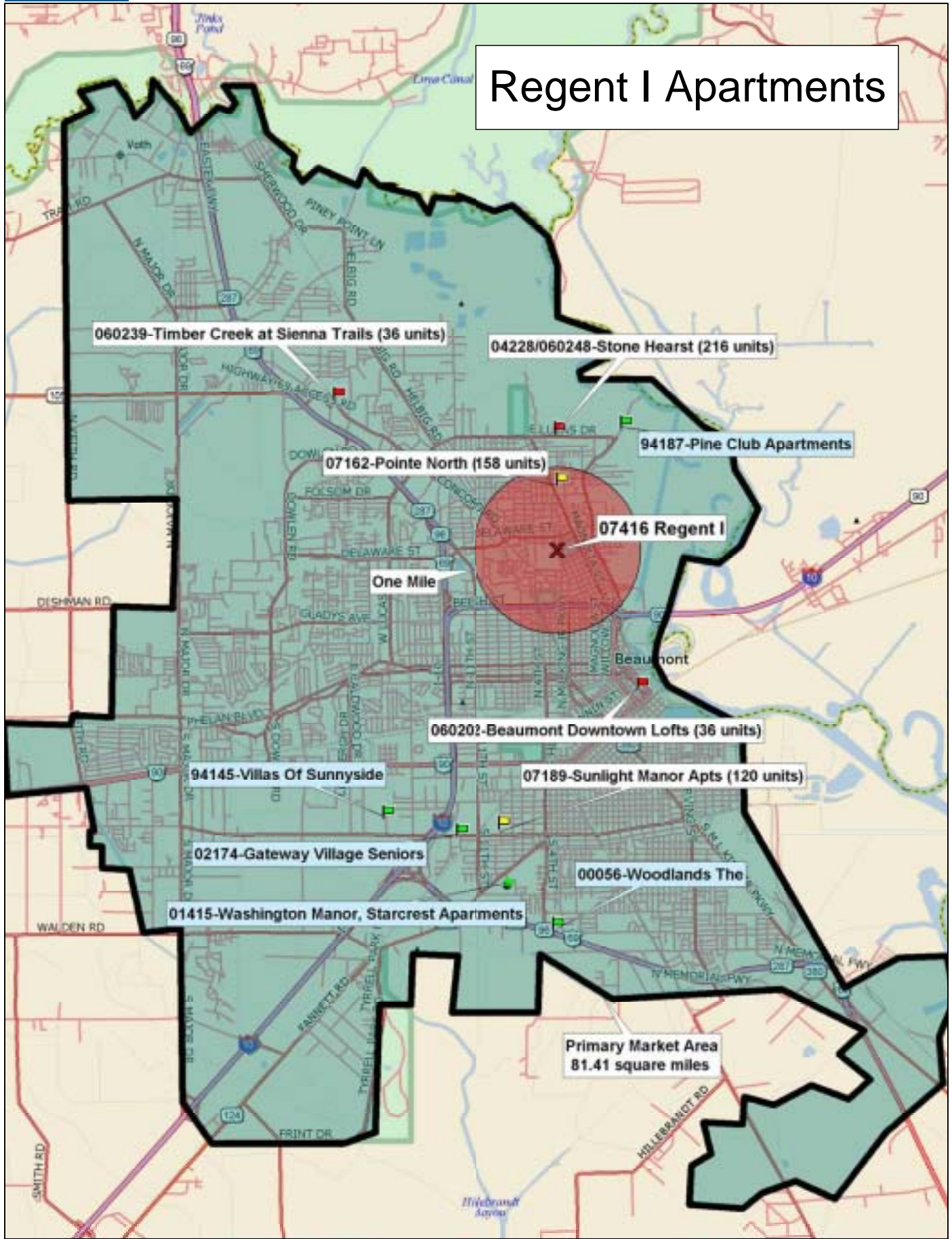
**HTC ALLOCATION ANALYSIS -Regent I, Beaumont, 4% HTC #07416**

| CATEGORY                       | APPLICANT'S<br>TOTAL<br>AMOUNTS | TDHCA<br>TOTAL<br>AMOUNTS | APPLICANT'S<br>REHAB/NEW<br>ELIGIBLE BASIS | TDHCA<br>REHAB/NEW<br>ELIGIBLE BASIS |
|--------------------------------|---------------------------------|---------------------------|--|--------------------------------------|
| <b>Acquisition Cost</b>        |                                 |                           |  |                                      |
| Purchase of land               | \$167,869                       | \$100                     |  |                                      |
| Purchase of buildings          |                                 |                           |  |                                      |
| <b>Off-Site Improvements</b>   |                                 |                           |  |                                      |
| <b>Sitework</b>                | \$1,938,221                     | \$1,938,221               | \$1,938,221                                | \$1,938,221                          |
| <b>Construction Hard Costs</b> | \$9,257,260                     | \$8,899,972               | \$9,257,260                                | \$8,899,972                          |
| <b>Contractor Fees</b>         | \$1,557,955                     | \$1,517,347               | \$1,557,955                                | \$1,517,347                          |
| <b>Contingencies</b>           | \$559,774                       | \$541,910                 | \$559,774                                  | \$541,910                            |
| <b>Eligible Indirect Fees</b>  | \$1,463,000                     | \$1,463,000               | \$1,463,000                                | \$1,463,000                          |
| <b>Eligible Financing Fees</b> | \$667,342                       | \$667,342                 | \$667,342                                  | \$667,342                            |
| <b>All Ineligible Costs</b>    | \$343,683                       | \$343,683                 |  |                                      |
| <b>Developer Fees</b>          |                                 |                           | \$2,316,533                                |                                      |
| Developer Fees                 | \$2,456,118                     | \$2,254,169               |  | \$2,254,169                          |
| <b>Development Reserves</b>    | \$818,360                       | \$801,385                 |  |                                      |
| <b>TOTAL DEVELOPMENT COSTS</b> | \$19,229,582                    | \$18,427,129              | \$17,760,085                               | \$17,281,961                         |

| <b>Deduct from Basis:</b>                                  |  |              |              |
|--|--|--------------|--------------|
| All grant proceeds used to finance costs in eligible basis |  |              |              |
| B.M.R. loans used to finance cost in eligible basis        |  |              |              |
| Non-qualified non-recourse financing                       |  |              |              |
| Non-qualified portion of higher quality units [42(d)(3)]   |  |              |              |
| Historic Credits (on residential portion only)             |  |              |              |
| <b>TOTAL ELIGIBLE BASIS</b>                                |  | \$17,760,085 | \$17,281,961 |
| High Cost Area Adjustment                                  |  | 130%         | 130%         |
| <b>TOTAL ADJUSTED BASIS</b>                                |  | \$23,088,110 | \$22,466,549 |
| Applicable Fraction  |  | 100%         | 100.00%      |
| <b>TOTAL QUALIFIED BASIS</b>                               |  | \$23,088,110 | \$22,466,549 |
| Applicable Percentage                                      |  | 3.64%        | 3.64%        |
| <b>TOTAL AMOUNT OF TAX CREDITS</b>                         |  | \$840,407    | \$817,782    |

|  |               |                    |                    |
|--|---------------|--------------------|--------------------|
| <b>Syndication Proceeds</b>                      | <b>0.9499</b> | <b>\$7,983,069</b> | <b>\$7,768,155</b> |
| <b>Total Tax Credits (Eligible Basis Method)</b> |               | <b>\$840,407</b>   | <b>\$817,782</b>   |
| <b>Syndication Proceeds</b>                      |               | <b>\$7,983,069</b> | <b>\$7,768,155</b> |
| <b>Requested Tax Credits</b>                     |               | <b>\$810,175</b>   |                    |
| <b>Syndication Proceeds</b>                      |               | <b>\$7,695,892</b> |                    |
| <b>Gap of Syndication Proceeds Needed</b>        |               | <b>\$7,784,318</b> |                    |
| <b>Total Tax Credits (Gap Method)</b>            |               | <b>\$819,484</b>   |                    |

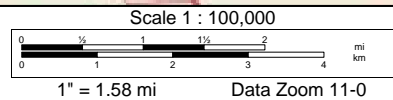
# Regent I Apartments



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# Applicant Evaluation

Project ID # **07416**

Name: **Regent I Beaumont**

City: **Beaumont**

LIHTC 9%  LIHTC 4%  HOME  BOND  HTF  SECO  ESGP  Other

No Previous Participation in Texas  Members of the development team have been disbarred by HUD

National Previous Participation Certification Received:  N/A  Yes  No

Noncompliance Reported on National Previous Participation Certification:  Yes  No

### Portfolio Management and Compliance

Total # of Projects monitored: 12

Projects in Material Noncompliance

Yes  No

# in noncompliance: 0

Projects zero to nine: 11

grouped ten to nineteen: 1

by score twenty to twenty-nine: 0

# monitored with a score less than thirty: 12

# not yet monitored or pending review: 4

Projects not reported Yes

in application No

# of projects not reported 0

#### Portfolio Monitoring

Not applicable

Review pending

No unresolved issues

Unresolved issues found

Unresolved issues found that

warrant disqualification

(Comments attached)

Reviewed by Karen Curtice

#### Single Audit

Not applicable

Review pending

No unresolved issues

Issues found regarding late cert

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

(Comments attached)

#### Portfolio Analysis

Not applicable

No unresolved issues

Not current on set-ups

Not current on draws

Not current on match

Date 6/8/2007

#### Multifamily Finance Production

Not applicable

Review pending

No unresolved issues

Unresolved issues found

Unresolved issues found that

warrant disqualification

(Comments attached)

Reviewer Shannon Roth

Date 6/8/2007

#### HOME

Not applicable

Review pending

No unresolved issues

Unresolved issues found

Unresolved issues found that

warrant disqualification

(Comments attached)

Reviewer Sandy M. Garcia

Date 6/8/2007

#### Real Estate Analysis

##### (Workout)

Not applicable

Review pending

No unresolved issues

Unresolved issues found

Unresolved issues found that

warrant disqualification

(Comments attached)

Reviewer D. Burrell

Date 6/8/2007

#### Community Affairs

No relationship

Review pending

No unresolved issues

Unresolved issues found

Unresolved issues found that

warrant disqualification

(Comments attached)

Reviewer EEF

Date 6/11/2007

#### Office of Colonia Initiatives

Not applicable

Review pending

No unresolved issues

Unresolved issues found

Unresolved issues found that

warrant disqualification

(Comments attached)

Reviewer RAUL GONZALES

Date 6/8/2007

#### Financial Administration

No delinquencies found

Delinquencies found

Reviewer Melissa M. Whitehead

Date 6/9/2007

None at this time

**03011**

**Elder Street Lofts**

**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**BOARD ACTION REQUEST**  
**June 28, 2007**

**Action Item**

Presentation, Discussion and Possible Action for a 2003 Housing Tax Credit (“HTC”) Amendment Appeal.

**Requested Action**

Approve, Deny or Approve with Amendments a determination on the appeal.

**Background and Recommendations**

**HTC #03011, Elder Street Lofts (formerly Jefferson Davis Artist Lofts)**

On April 4, 2007 the owner requested approval of amendments to the original application. The owner proposed laundry hook-ups in each unit but did not provide the hook-ups as proposed. To compensate, the owner installed a computer line/phone jack in all bedrooms and mini-blinds or window coverings for all windows. The substitution was greater in point value than the original proposal and a community laundry room was constructed to satisfy the laundry needs of the property. Garbage disposers were also proposed but not installed. Although disposers were not a threshold item in 2003, the owner requested that microwave ovens in each unit, sound isolation in each bedroom and green space on the built-up section of the roof that were all included in the development in excess of the amenities originally proposed, be accepted as substitutes for the disposers that were proposed but not installed.

On June 1, 2007 the amendments were approved administratively however the owner has requested a waiver of the penalty points associated with the amendments. The owner’s request to have the penalties waived is the action for the Board’s consideration.

§49.9(c) of the 2007 Qualified Allocation Plan and Rules, entitled, “Adherence to Obligations,” states in part:

Effective December 1, 2006, if a Development Owner does not produce the Development as represented in the Application and in any amendments approved by the Department subsequent to the Application, or does not provide the necessary evidence for any points received by the required deadline:

(1) the Development Owner must provide a plan to the Department, for approval and subsequent implementation, that incorporates additional amenities to compensate for the non-conforming components; and

(2) the Board will opt either to terminate the Application and rescind the Commitment Notice, Determination Notice or Carryover Allocation Agreement as applicable or the Department must:

(A) reduce the score for Applications for tax credits that are submitted by an Applicant or Affiliate related to the Development Owner of the non-conforming

Development by ten points for the two Application Rounds concurrent to, or following, the date that the non-conforming aspect, or lack of financing, was identified by the Department; and

(B) prohibit eligibility to apply for tax credits for a Tax-Exempt Bond Development that are submitted by an Applicant or Affiliate related to the Development Owner of the non-conforming Development for 12 months from the date that the non-conforming aspect, or lack of financing, was identified by the Department.

Owner: Jefferson Davis Artist Loft, LP  
General Partner: Jeff Davis, LLC  
Developers: Avenue Community Development Corporation; Artspace Projects, Inc. (Developer and sole member of GP)  
Principals/Interested Parties: Same as above – nonprofit organizations  
Syndicator: Apollo Housing Capital, L.L.C.  
Interim/Mortgage Lenders: Southwest Bank of Texas, N.A.  
City of Houston  
Avenue Community Development Corporation  
Artspace Projects, Inc.  
City/County: Houston/Harris  
Set-Aside: General  
Type of Area: Urban  
Type of Development: Rehabilitation  
Population Served: General Population  
Units: 27 HTC units and 7 market rate units  
2003 Allocation: \$280,733  
Allocation per HTC Unit: \$10,398  
Prior Board Actions: 7/03 – Approved award of tax credits  
Underwriting Reevaluation:

**Staff Recommendation:** Staff recommends denying the waiver of the penalty points.

**Penalty Assessment:** Ten points will be deducted from the scores of any nine percent applications submitted by affiliates of the applicant in the two application rounds that are concurrent with or immediately succeeding (i.e., the 2007-2008 rounds) the date that a nonconforming use was identified by the Department. No four percent applications will be accepted from any affiliate until twelve months after the date that the nonconforming uses were identified by the Department (such date to be determined).



**03011**

**Appeal  
Documentation**

# LOCKE LIDDELL & SAPP LLP

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June 15 2007

Mr. Michael Gerber  
Executive Director  
Texas Department of Housing and Community Affairs  
221 West 11<sup>th</sup> Street  
Austin, Texas 78701

**RECEIVED**

JUN 18 2007

**DEPUTY ED.**

Re: Elder Street Lofts/Houston (the "**Project**")  
TDHCA No. 003011

Dear Mr. Gerber:

We have been engaged to represent the owner of the above-referenced Project. The Owner submitted an amendment request, seeking TDHCA approval for the omission of certain amenities in the Project and the inclusion and substitution of other amenities. The amendment was approved administratively by TDHCA staff in a letter dated June 1, 2007. That letter indicated that the penalties of Section 49.9(c) of the 2007 QAP would apply to this circumstance. This letter serves as an appeal of the imposition of penalties on the owner and its affiliates, Artspace Projects, Inc. ("**Artspace**") and Avenue Community Development Corporation ("**Avenue CDC**").

## **Background Information**

Elder Street Lofts is an adaptive reuse of the historic Jefferson Davis Hospital in Houston. The project was co-developed by affiliates of Artspace and Avenue CDC. As the 51% owner of the general partner, Artspace controlled the development process and made all day-to-day decisions related to the Project.

Shortly after closing of the financing for the Project, the staff member of Artspace who worked on the tax credit application left the organization and his tasks were assumed by another Artspace employee as project coordinator. The project coordinator had significant experience with tax credit and historic properties, but no prior experience in Texas. Consequently, as rehabilitation of this adaptive reuse project proceeded, decisions were made by Artspace without knowledge of the implications under the Texas rules.

The decisions made include the omission of certain amenities and the inclusion and substitution of other amenities in the Project. The owner believes these changes benefit the Project overall and result in a more livable community for the residents. The omissions and substitutions do not impact the Project's satisfaction of tax credit threshold or selection criteria.

As you know, the process by which TDHCA considers and approves amendment requests has evolved over time. The TDHCA Process and Requirements for Obtaining Approval of Application Amendments provides in relevant part as follows:

In general, if a request is not deemed to be a "material alteration" as indicated by government code, the Executive Director will approve or deny the amendment request. For material alterations, the Board must vote on whether to approve the amendment.

Section 49.17(d)(4) of the 2007 QAP defines the term "material alteration" as follows:

- (4) Material alteration of a Development includes, but is not limited to:
  - (A) a significant modification of the site plan;
  - (B) a modification of the number of units or bedroom mix of units;
  - (C) a substantive modification of the scope of tenant services;
  - (D) a reduction of three percent or more in the square footage of the units or common areas;
  - (E) a significant modification of the architectural design of the Development;
  - (F) a modification of the residential density of the Development of at least five percent;
  - (G) an increase or decrease in the site acreage of greater than 10% from the original site under control and proposed in the Application; and
  - (H) any other modification considered significant by the Board. (emphasis added).

Effective December 1, 2006, the stakes regarding amendment requests were raised. Section 49.9(c) of the 2007 QAP indicates that penalties can be applied in connection with certain changes to tax credit projects. As TDHCA staff began to administer these penalties, it became apparent that there were differences in interpretation among TDHCA staff and the ownership community as to how the penalties would be applied. Discussions were held, at the Board's request, and TDHCA General Counsel published an interpretive memo, which was ratified by the TDHCA Board on March 20, 2007.

That interpretive memo states in relevant part as follows:

"Amendments that do not require Board approval or amendments that are approved by the Board are not subject to penalty points." (emphasis added)

and

"For amendments that are not currently considered by the Board and therefore not considered material by the Board, the penalty points would also not apply." (emphasis added).

Moreover, when the interpretive memo was presented to the Board, staff stated:

For amendments that are not currently considered by the Board, and therefore not considered material by the Board, the penalty points would also not apply.

Because the amendment request for the Project was approved by you without being submitted to the Board for consideration, it must be assumed that the approved amendment did not constitute a "material alteration" pursuant to Section 49.17(d) of the QAP. Accordingly, the application of penalty points pursuant to Section 49.9(c) of the 2007 QAP to the Project's approved amendment request seems to be directly opposed to the General Counsel's statement in his interpretive memo.

### **Conclusion and Request**

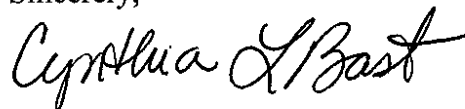
We hereby request that the penalties of Section 49.9(c) of the 2007 QAP be deemed to not apply to the owner and its affiliates, Artspace and Avenue.

- Because the amendment request was not submitted to the Board but was approved by staff, it is deemed to be non-material.
- General Counsel's interpretive memo indicates that these penalties do not apply to non-material amendments approved by the staff and not submitted to the Board.
- The omission and substitution of amenities do not impact threshold or selection criteria for this Project.
- The amenities omitted and substituted have resulted in a better overall home and community for the residents.

Finally, if this appeal is denied and a determination is made to apply the penalties, we respectfully request that the penalties be applied to Artspace but not to Avenue CDC. All of these decisions were made by Artspace, and Avenue CDC, as a minority participant, had no control over them.

If the Executive Director denies this appeal, the applicant requests to have it heard by the Board at the next available Board meeting. Feel free to contact us if additional information would be helpful to your decision. Thank you.

Sincerely,



Cynthia L. Bast

Appeal Letter  
Page 4

cc: Robbye Meyer  
Audrey Martin  
*TDHCA*

Mary Lawler  
*Avenue CDC*

Will Law  
*Artspace*

Erin Jones  
*Winthrop & Weinstine*

3272715v2

**03011**

**Executive Director  
Amendment Approval**



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

Rick Perry  
GOVERNOR

Michael Gerber  
EXECUTIVE DIRECTOR

BOARD MEMBERS  
Elizabeth Anderson, *Chair*  
Shadrick Bogany  
C. Kent Conine  
Sonny Flores  
Gloria Ray  
Norberto Salinas

June 1, 2007

Ms. Erin Jones  
Attorney-at-Law  
Winthrop & Weinstine, P.A.  
225 South Sixth Street, Suite 3500  
Minneapolis, Minnesota 55402-4629

Re: Elder Street Lofts (the Development), Houston  
Housing Tax Credit Development No. 03011

Dear Ms. Jones:

The Texas Department of Housing and Community Affairs is in receipt of your letter dated April 4, 2007. Your letter discussed several changes that were made in building the development in comparison to the original proposal described in the application. The changes and associated issues are discussed individually below.

One change discussed was that laundry hook-ups in each unit were not provided as proposed. A community laundry room was constructed to satisfy a selection made in Threshold to provide either a community laundry room or hook-ups in each unit. However, laundry "hook-ups" were specifically represented in the scoring section of the application and two points were awarded for that representation. Because no points were offered for the community laundry room that was built, the application would have scored two points less, in retrospect. To compensate, you installed a computer line/phone jack in all bedrooms (worth 2 points) and mini-blinds or window coverings for all windows (worth 2 points). The points associated with the compensating features are adequate to offset the points for the hook-ups that were not installed. Although your counsel's letter discusses twenty-five year architectural shingle roofing as a compensating feature, a significant part of the roof was not covered with these shingles and points would not have been awarded for this item.

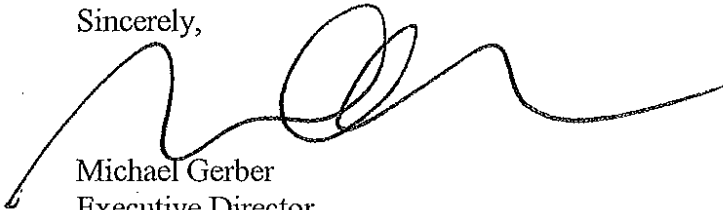
Garbage disposals were also proposed but not installed in the development. This feature was represented in the Specifications and Amenities exhibit of the application but was not a Threshold item. Your counsel's letter requests that the microwave ovens in each unit, sound isolation in each bedroom and green space on the built-up section of the roof that were all included in the development in excess of the amenities originally proposed, be accepted as substitutes for the disposers that were proposed but not installed.

Your request is granted. This letter will be forwarded to our Portfolio Management and Compliance Division and to the Real Estate Analysis Division. Please include this letter with the submission of your cost certification.

In conjunction with this approval, a penalty will be applied to any affiliate of the applicant of the subject development as specified in §49.9(c)(2). Pursuant to Title 10 §1.8 of the Texas Administrative Code, an appeal to waive this assessment of the penalty may be presented to the Board. If you intend to file an appeal, please complete the enclosed form and return it to the Department by facsimile at (512) 475-0764. This form and your appeal must be received by the Department no later than 12:00pm on June 6, 2007, for your appeal to be included on the June 14, 2007 Board meeting.

Thank you for your letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gerber", with a long horizontal flourish extending to the right.

Michael Gerber  
Executive Director

MFP/bs

Cc: Patricia Murphy, Manager of Compliance  
Raquel Morales, Senior Cost Certification Specialist



**03011**

**Amendment Request**

April 4, 2007

Erin D. Jones  
(612) 604-6730  
ejones@winthrop.com

**VIA ELECTRONIC MAIL & FEDERAL EXPRESS**

Mr. Ben Sheppard  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

Re: Elder Street Lofts (f/k/a Jefferson Davis Artist Lofts) (the "Development")  
TDHCA No.: 03011

Dear Mr. Sheppard:

We represent Jefferson Davis Artist Lofts Limited Partnership (the "Owner") with respect to the above-referenced Development. This letter is being submitted to request approval of certain proposed amendments to the Development's Uniform Housing Programs Application (the "Application") with respect to unit amenities and quality features to be provided at the Development. A check in the amount of \$2,500 has been provided to the Texas Department of Housing and Community Affairs (the "Department") with respect to this request for amendment.

There are several places throughout the Application referencing the amenities to be available at the Development. Construction of the Development has been completed and there appear to be inconsistencies in the reporting of the Development amenities and the amenities that have been incorporated into the completed Development. Accordingly, the Owner is proposing to amend its Application to properly reflect the in-unit amenities and quality features offered by the completed Development.

**Laundry Amenities.**

Exhibit 3, Activity Overview (the "Activity Overview"), specified that there would be a community laundry room on-site at the Development, but did not specify that laundry equipment or connections would be provided in the Development's units. Similarly, in the Development Certification Form - Tab 3A ("Tab 3A"), the Owner committed to provide a "community laundry room and/or laundry hook-ups in Units" (emphasis added), and the provision of only a community laundry room would satisfy this commitment. However, in the Provision of Unit Amenities - Tab 4C ("Tab 4C"), the Owner specified that laundry connections would be provided "in every Unit at no extra charge to the tenant." Consistent with the amenities listed at Tab 4C of the Application, in Section 4(C) of the Self-Scoring Form - Tab 1G (the "Self-Scoring Form") it appears that the Owner claimed points for in-unit laundry connections. The amenities committed to in Tab 4C, covered entries, laundry connections, and greater than 75% masonry on

the exterior of the Development, would correspond with the 10 points claimed by the Owner in Section 4(C) of the Self-Scoring Form.

While the Application did not consistently specify that laundry connections would be provided in each unit in the Development, it does appear that the Development's plans and specifications originally contemplated providing laundry connections in each of the units. The Development's plans also contemplated a community laundry room, as specified in the Application. The completed Development does include a community laundry room facility containing four (4) coin-operated washing machines and four (4) coin-operated dryers (the "Community Laundry Room"). The provision of this amenity is consistent with the Activity Overview and Tab 3A. However, the provision of a Community Laundry Room as a Development amenity, without also providing in-unit laundry connections, does not appear to correspond with the points claimed on the Self-Scoring Form.

The Owner acknowledges that a request for amendment to the Application should have been submitted prior to making a final determination to eliminate the in-unit laundry connections. Jeff Davis, LLC is the general partner of the Owner (the "General Partner"). A single-member limited liability company of which Artspace Projects, Inc., a Minnesota nonprofit corporation ("Artspace"), is the sole member, is a 51% member of the General Partner. As the 51% member of the General Partner, Artspace had primary responsibility for oversight of the design and planned rehabilitation of the Development. Shortly after the construction loan closing, Artspace experienced a staffing change. The individual who had been involved in the Application process and was familiar with the Self-Scoring Form left Artspace. Oversight of the design and rehabilitation of the Development was assumed by another individual at Artspace (the "New Project Coordinator"). The New Project Coordinator was not familiar with the procedures of the Department or the specific commitment in the Application to provide in-unit laundry connections. The New Project Coordinator, however, had been with Artspace for many years and was very familiar with Artspace's missions and the overall design of each of its affordable housing developments throughout the United States. Based on this familiarity, the New Project Coordinator made a determination to eliminate the in-unit laundry connections.

Artspace's stated missions include the fostering of low-income housing and the promotion of the arts. Artspace achieves these stated missions by creating and fostering a sense of community and association in each of its affordable housing developments. The inclusion of community space in its affordable housing developments is essential to creating this sense of community and association. The Community Laundry Room is a clean and spacious room that not only provides the Development's residents with a clean and safe environment in which to do laundry, but it also doubles as a community meeting room, both formally and informally, for the residents of the Development. Formally, the residents of the Development conduct planned meetings in the Community Laundry Room. Informally, the Community Laundry Room provides the residents with the opportunity to meet and socialize when it is used for its laundry functions.

The opportunity for informal and unplanned socialization offered by the Community Laundry Room may seem insignificant, but it is vital to achieving the intended sense of community and association. For this reason, Artspace has never provided in-unit laundry connections in its

developments. In reviewing the plans and specifications after the Construction Loan Closing, the New Project Coordinator immediately noticed the inclusion of in-unit laundry connections as being inconsistent with the intent in all of Artspace's developments to foster a sense of community. No conversations occurred in connection with the staffing change that would have alerted the New Project Coordinator to the commitment in the Self-Scoring Form or any other reason for including the in-unit connections. It was because of an unfamiliarity with the Department's processes that an amendment to the Application was not requested once this design inconsistency was discovered.

In addition to fostering a sense of community and association, the Community Laundry Room, rather than in-unit laundry connections, is more consistent with the overall design of the Development units. The Development contains loft-style units with open floor plans. The amount of space that would be consumed by in-unit laundry equipment to be hooked into provided laundry connections would not be consistent with the overall size, configuration, and design of the loft-style units in the Development.

Furthermore, based on its experience with other multifamily affordable housing developments, the Owner determined that the Community Laundry Room would provide more than sufficient on-site access to laundry facilities for the Development Residents. The property manager for the Development has confirmed that the Community Laundry Room has more than met the needs of the residents.

While the Owner did eliminate the in-unit laundry connections as an amenity, additional amenities and quality features were added to the Development during the rehabilitation process that were not committed to in Tab 4C. These additional amenities and quality features were more consistent with the intended mission and style of the Development and of more direct benefit to the Development and a greater number of its residents. As a result of these additional amenities and quality features, the Development remains qualified for the 10 points claimed in Section 4(C) of the Self-Scoring Form. Specifically, the Development contains the following unit amenities and quality features:

| <b><u>Unit Amenities and Quality Features</u></b>  | <b><u>Points</u></b> |
|--|----------------------|
| Covered entries ( <i>previously committed to</i> )   | 2                    |
| Computer line/phone jack available in all bedrooms ( <i>not previously committed to</i> )          | 2                    |
| Mini blinds or window coverings for all windows ( <i>not previously committed to</i> )             | 2                    |
| Twenty-five year architectural shingle roofing <sup>1</sup> ( <i>not previously committed to</i> ) | 2                    |
| Greater than 75% masonry on exterior ( <i>previously committed to</i> )                            | 6                    |
| <b>TOTAL</b>   | <b>14</b>            |

Therefore, the Development includes enough unit amenities and quality features, including those not previously committed to, in order to qualify for 14 points (capped at a maximum of 10 points per the Self-Scoring Form), and the points claimed on the Self-Scoring Form in the Application remain unchanged.

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<sup>1</sup> The 25-year architectural shingle roofing has been incorporated into the Development on the pitched roof only. Please see additional discussions below regarding the roof materials.

Furthermore, additional upgrades were added to the Development that otherwise do not impact the Developments scoring for provision of unit amenities and quality features, but which do provide significant benefit to the residents of the Development and the Development overall. These upgrades included:

- Upgraded cabinets in kitchens
- Microwave provided in each unit
- Sound isolation in unit bedrooms providing sound isolation from adjoining unit and hallway noise
- Stems added to the track lighting in units making the track lighting easier to use, manipulate, and direct to the resident's specific needs
- Fourth floor flat roof upgraded to include approximately 840 square feet of "green roof" space<sup>2</sup>

The elimination of the in-unit laundry connections did not result in a adverse change for the residents of the Development. The Owner views the provision of in-unit laundry connections as inconsistent both with (i) the intent to foster a sense of community and association and (ii) the overall design of the loft-style units in the Development. The property manager for the Development has indicated that the Community Laundry Room provides more than sufficient on-site laundry access for the Development's residents. Furthermore, the additional unit amenities added to the Development provide more direct benefits for a greater number of the residents of the Development. The in-unit laundry connections would have been beneficial only to those residents who had their own equipment. In addition, the 25-year architectural shingle roofing on the pitched roof of the Development and the green roof space on the fourth floor flat roof provide a significant benefit to the overall Development by extending the life of the Development's roof, and are quality features that the Owner had not committed to previously.

### **Roof Materials.**

In the Activity Overview, the Owner committed to built-up rock for the Development's fourth floor flat roof and mission tile for the Development's pitched roof. Once construction began, and the extent of damage to the pitched roof was more fully discovered, the Owner made a determination to use 25-year architectural composition shingle for the pitched roof rather than mission tile. The use of the 25-year architectural composition shingle is of significant benefit to the overall Development by extending the life of the roof and is a quality feature not previously committed to by the Owner. The 25-year architectural composition shingling was approved by the Texas Historical Commission and did not have any impact on the Development's historic rehabilitation credits. Furthermore, as discussed above, the Development's fourth floor flat roof includes approximately 840 square feet of "green roof" space. As with the 25-year architectural composition shingle on the pitched roof, the addition of the green roof benefits the Development by significantly extending the life of the flat roof. Furthermore, the green roof space makes the flat roof, which is used by the residents of the Development, a more visually appealing space.

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<sup>2</sup> Please see additional discussions regarding roof.

The Owner acknowledges that a request for amendment to the Application should have been submitted prior to making the final determinations regarding the composition shingle and the green roof space. However, both of these modifications are upgrades of significant benefit to the Development and do not adversely impact the residents of the Development or the Development overall. The failure to submit the request for amendment before the upgrades were incorporated into the Development was due to the New Project Manager's unfamiliarity with the Department's amendment procedures.

### **Garbage Disposals and Ceiling Fans.**

In the Activity Overview, the Owner committed to provide garbage disposals in the unit kitchens and to provide ceiling fans. These amenities were eliminated from the Development. However, as discussed above, many other in-unit amenities and quality features were added that the Owner had not committed to previously. Again, these additional in-unit amenities and quality features include:

- Computer line/phone jack available in all bedrooms
- Mini blinds or window coverings for all windows
- Upgraded cabinets in kitchens
- Microwave provided in each unit
- Sound isolation in unit bedrooms providing sound isolation from adjoining unit and hallway noise
- Stems added to the track lighting in units making the track lighting easier to use, manipulate, and direct to the resident's specific needs
- Twenty-five year architectural shingle roofing on pitched roof
- Fourth floor flat roof upgraded to include approximately 840 square feet of "green roof" space

Because of all the additional amenities and quality features added to the Development, the elimination of the garbage disposals and ceiling fans did not have an overall adverse impact on the residents of the Development or the Development as a whole. As with the other amenity modifications being requested, the Owner inadvertently failed to seek the Department's approval for the elimination of the garbage disposals and ceiling fans because of the New Project Manager's unfamiliarity with the Department's formal amendment procedures.

Accordingly, the Owner proposes to amend its Application (i) to remove from the Application its commitment to provide in-unit laundry connections, mission tile, garbage disposals, and ceiling fans (as indicated on the Self-Scoring Form, Tab 4C, the Activity Overview, and elsewhere throughout the Application (if applicable)), and (ii) to include in the Application a commitment to provide the following unit amenities and/or quality features: (1) computer line/phone jack in each bedroom, (2) mini blinds or window coverings for all windows, (3) microwaves, (4) sound isolation in unit bedrooms, (5) twenty-five year architectural shingle roofing, and (6) green roof space. These requested amendments do not impact the scoring on the Application and the

Mr. Ben Sheppard

April 4, 2007

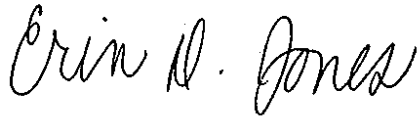
Page 6

residents of the Development and the Development as a whole are significantly benefited by these requested amendments.

If you have any questions or require additional information, or if you contemplate making a determination to deny the requested amendments to the Application, please contact Erin Jones (612-604-6730). If the requested amendments require Board approval, please include this request for consideration at the next Board meeting possible.

Sincerely,

WINTHROP & WEINSTINE, P.A.

A handwritten signature in cursive script that reads "Erin D. Jones".

Erin D. Jones

Enclosures

cc: Mr. Will Law  
Mr. Dean Crowell  
Ms. Mary Lawler  
Cynthia L. Bast, Esq.  
Christine Richardson, Esq.

3141654v6  
File No.: 4886.37

  
WINTHROP WEINSTINE  
ATTORNEYS AND COUNSELORS AT LAW

April 17, 2007

Erin D. Jones  
(612) 604-6730  
ejones@winthrop.com

Mr. Ben Sheppard  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

VIA ELECTRONIC MAIL

Re: Supplement to Request for Approval of Amendment to Application  
Elder Street Lofts (f/k/a Jefferson Davis Artist Lofts) (the "Development")  
TDHCA No.: 03011

Dear Mr. Sheppard:

This letter is being provided as follow-up on behalf of Jefferson Davis Artist Lofts Limited Partnership (the "Owner") with respect to the request for approval of certain proposed amendments to the Uniform Housing Programs Application (the "Application") of the Development, which request for approval was submitted to the Texas Department of Housing and Community Affairs (the "Department") on Thursday, April 5, 2007 (the "Request"). The Owner hereby amends the Request by providing that ceiling fans will be installed in the living room and each sleeping room of each unit in the Development to satisfy the threshold requirement set forth in Section 49.9(e)(4)(F)(v) of the Department's 2003 Qualified Allocation Plan.

Installing a ceiling fan in the living room and each sleeping room of each unit in the Development will require 85 ceiling fans. Attached to this letter are estimates obtained by the Owner for the cost of purchasing and installing the ceiling fans. The Development's architect will provide a written certification to appropriate Department staff once installation of the ceiling fans has been completed.

If you have any questions or require additional information, please contact the undersigned.

Sincerely,

WINTHROP & WEINSTINE, P.A.

  
Erin D. Jones

Attachments

cc: Mr. Will Law  
Mr. Dean Crowell  
Mr. John Gross

3188434v1  
File No.: 4886.37



**07302**  
**Casa Alton**

**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**BOARD ACTION REQUEST**  
**June 28, 2007**

**Action Item**

Presentation, Discussion and Possible Action for 2007 Competitive Housing Tax Credit (“HTC”) Appeals.

**Requested Action**

Approve, Deny or Approve with Amendments a determination on the appeal.

**Background and Recommendations**

**Casa Alton - 07302**

This Applicant is appealing the eligibility of the scoring determination for points awarded pursuant to §49.9(i)(11) of the 2007 Qualified Allocation Plan and Rules (“QAP”), Housing Needs Characteristics.

The points awarded under §49.9(i)(11) of the 2007 QAP were reduced because of the following:

Pursuant to §49.9(i)(11) of the 2007 QAP, “each Application may receive a score if correctly requested in the self score form based on objective measures of housing need in the Area where the Development is located.” §49.3(11) of the 2007 QAP defines Area as “(A) The geographic area contained within the boundaries of: (i) An incorporated place or (ii) Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census.”

The Department publishes a reference manual and a procedures manual each year to be used for the housing tax credit program for that year. All information is updated annually prior to the application program year. The manual includes a series of resource documents and data including information concerning the housing needs around the state. It specifically includes the “Housing Needs Score”. The source data used for the housing need calculation is used consistently throughout many agency documents each year, including the Regional Allocation Formula and is applied consistently across agency programs.

The Applicant requested, and was awarded, six points under §49.9(i)(11) of the 2007 QAP based on the location of the Development in the Alton North CDP. In a challenge received by the Department on May 23, 2007, a party unrelated to the Application asserted that the Development is located in Alton, not North Alton, the Area for which the point request was made. Information provided in the challenge affirms that the proposed Development is in fact located in the City of Alton due to a city annexation. This was confirmed by the City’s Planning Director and the Applicant. Although the Development site was located in the Alton North CDP according to the

2000 Decennial Census, the site has since been annexed into the City of Alton. The most current location of a proposed Development is used to determine the Area for which points may be awarded under §49.9(i)(11) of the 2007 QAP. The proposed Development is located in Alton; therefore the Application score for this item was revised and four points (for Alton) were awarded instead of six (for Alton North) for Housing Needs Characteristics.

The Applicant's appeal is based on several assertions: because data from the 2000 Decennial Census is used to establish housing need, using the location of the Development as established using a more recent date is not a valid methodology; the source of Department information regarding many threshold and selection requirements of the 2007 QAP is the 2000 Decennial Census; the Department awarded points to an Application for a proposed Development on the same site based on the Development's location in the Alton North CDP; the QAP does not establish precedence for the two options that may be used to determine Area; the proposed Development is located in the Alton North CDP as established by the 2000 Decennial Census; and the information in the Department's Reference Manual for Alton does not apply to the Development site because the site was included in the Alton North CDP at the time of the 2000 Decennial Census.

The current location of a Development, not its location seven years ago (as of the most recent Decennial Census), is used to evaluate eligibility for points based on demographic information from the most recent Decennial Census. This methodology has been consistently applied to all Applications during the 2007 Application Round.

As to the assertion regarding decisions made in 2006, each year the Department must evaluate the information available in the Application based on Department rule. Even when the exact language of the rule and/or specific Application circumstances do not change, information in the Application may be different from information presented in previous Applications. While the Department's goal is to be as consistent as possible and provide signposts to interested parties, where there is a fundamental disagreement with previous interpretations based on new information presented to the Department, there is room for and an obligation to be sure that rules are adhered to.

The 2007 QAP explicitly states that an Application will be awarded points "based on objective measures of housing need in the Area where the Development is located." The QAP does not indicate that the location of the Development as of the most recent Decennial Census should be used. The proposed Development is located in Alton; therefore four points were awarded based on the Development's location in Alton, rather than six points based on the location within the Alton North CDP.

Relevant documentation related to this appeal is provided behind the Board Action Request.

|                               |   |
|-------------------------------|---|
| Applicant:                    | Alton Housing Development, L.P.             |
| Site Location:                | NW Corner Trosper Rd. & Proposed Oxford St. |
| City / County:                | Alton / Hidalgo County                      |
| Regional Allocation Category: | Rural                                       |
| Set-Aside:                    | USDA  |
| Population Served:            | General                                     |
| Region:                       | 11  |
| Type of Development:          | New Construction                            |
| Units:                        | 76  |
| Credits Requested:            | \$705,994                                   |

**Staff Recommendation:** The Executive Director denied the original appeal. Staff is recommending that the Board also deny the appeal.

**07302**  
**Appeal**  
**Documentation**



# Rufino Contreras Affordable Housing Corporation, Inc.

908 E. 5th Street, Suite 201, Austin, TX 78702- Tel. (512) 474-5003 Fax- (512) 474-5010  
a subsidiary corporation of the National Farm Workers Service Center, Inc.

June 19, 2007

Ms. Audrey Martin  
Multifamily Finance Division  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin TX 78711

Re: Scoring Notice Appeal, HTC Application 07302, Casa Alton

Dear Ms Martin,

Please accept this letter as additional documentation for the appeal to the scoring notice previously sent for the above referenced project. In our previous letter (dated May 25 in response to a challenge to the application 07302), we pointed to several instances in the QAP and Reference Manual that used the 2000 Census as a source of information for determining area, place, and characteristics of those places. We have since discovered one more instance in which the 2000 census is referenced.

The 2007 AHNS Methodology (on the TDHCA website) states that "an adjusted number of households with cost burden is calculated based on the difference between the area's population *in the 2000 Census* and the most recent State Data Center population estimate."

It also states "the number of households assisted using TDHCA funding since the Census was taken (April 1, 2000) is subtracted from the adjusted number..." in order to determine the level of affordable housing need.

The AHNS methodology references the QAP definition of area as "a CDP as established by the U.S. Census Bureau for the most recent *Decennial Census*." This QAP definition was also mentioned in our previous letter.

Finally, the AHNS methodology notes that "the definition of 'population' *in state law*...is the population shown by the most recent federal *decennial census*."

Again we argue that the TDHCA, by referencing the 2000 Census and the Decennial Census as a source of information regarding HTC applications, implies that this is also a valid source for determining the place where a site is located. We therefore again request that the application 07302 be awarded 6 points for the 2007 Affordable Housing Needs Score.

Thank you for your consideration.

Sincerely,

Jean Coburn  
Project Manager

Attachment:  
2007 AHNS Methodology



## ATTACHMENT A

### 2007 AHNS METHODOLOGY

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#### Background

The AHNS scoring criterion is used to evaluate HOME, Housing Tax Credit (HTC), and Housing Trust Fund (HTF) applications. The formula is submitted annually for public comment. The final version is published in the SLIHP.

While not specifically legislated by the state, the AHNS helps address other need based funding allocation requirements by responding to:

- an IRS Section 42 requirement that the selection criteria used to award the HTC funding must include "housing needs characteristics."
- State Auditor's Office (SAO) and Sunset findings that called for the use of objective, need based criteria to award TDHCA's funding.

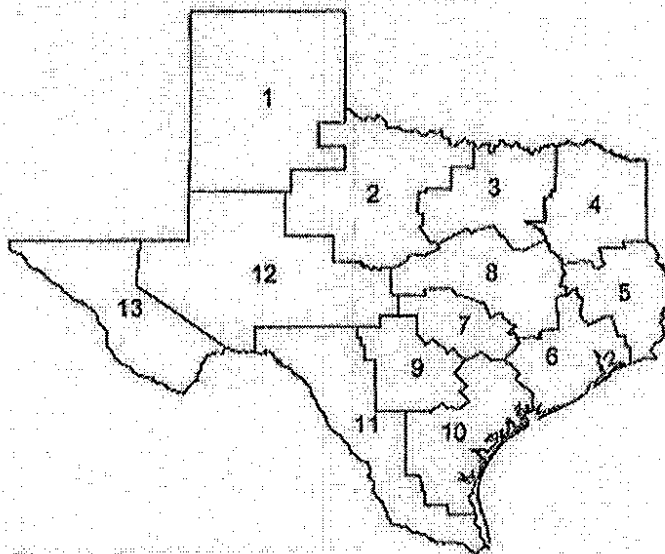


Figure 1. State Service Regions

The AHNS is an extension of the TDHCA Regional Allocation Formula (RAF) in that it provides a comparative assessment of each area's level of need relative to the other areas within its State Service Region. Through the AHNS, applicants are encouraged to request funding to serve communities that have a high level of need.

The HOME and HTF/HTC programs use slightly modified versions of the AHNS because the programs have different eligible activities, households, and geographical areas. Under §2306.111(c) of the Texas Government Code, at least 95 percent of HOME funding is set aside for non-participating jurisdictions. Therefore, the HOME AHNS only uses need data for non-participating jurisdictions.

#### Methodology

The following steps measure each area's level of affordable housing need.

- 1) The Census number of households at or below 80% AMFI with cost burden establishes baseline for each area's number of households in need of housing assistance. The type of household considered for this baseline varies by activity.
  - a) Renter data is used for the rental development (RD), tenant based rental assistance (TBRA), and down payment assistance (DPA) scores.
  - b) Owner data is used for the owner occupied rehabilitation (OCC) score.
- 2) For each activity, an adjusted number of households with cost burden is calculated based on the difference between the area's population in the 2000 Census and the most recent State Data Center population estimate.
- 3) The number of households assisted using TDHCA funding since the Census was taken (April 1, 2000) is subtracted from the adjusted number of households with cost burden. The resulting number shows the area's estimated remaining need.
  - a) For HTC and HTF scores, RD activity is used;

- b) For HOME TBRA and RD scores, TBRA<sup>1</sup> and RD activity is used;
  - c) For HOME DPA scores, First Time Homebuyer and HOME DPA activity is used; and
  - d) For HOME OCC scores, HOME OCC activity is used.
- 4) The estimated remaining need measure is used to quantify the area's level of need for each scoring activity as measured by the ratio of the area's households in need to the area's total households. This ratio shows the concentration of need within an area.
  - 5) A sliding scale that compares each area's level of need to the region's other areas is used to assign points to each area based on its relative concentration of need (maximum of 7 points).

#### **Rural and Exurban/Urban Need**

Section 2306.111(d) of the Government Code requires the RAF to consider rural and urban/exurban areas in its distribution of funds. To assist with this distribution, each area is classified using the RAF's geographic area definitions.

The RAF uses the following definitions to categorize rural and urban/exurban areas.

1. Area - The geographic area contained within the boundaries of:
  - a. an incorporated place, or
  - b. a Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census.
2. Rural - An Area that is:
  - a. outside the boundaries of a metropolitan statistical area (MSA); or
  - b. within the boundaries of a MSA, if the Area has a population of 20,000<sup>2</sup> or less and does not share a boundary with an Area that has a population greater than 20,000.<sup>3</sup>
  - c. For the HTC AHNS, areas that are eligible for new construction or rehabilitation funding by TX-USDA-RHS are also considered rural.
3. Urban/Exurban - Any Area that does not satisfy the Rural definition.
4. Rental development activities that occur outside an Area shall use the rural or urban/exurban designation of the closest Area.

For the HOME program, a county score is used for activities that will serve more than one Area within a county. If multiple counties or Areas in multiple counties will be served by an application, then the county scores will be averaged. Participating Jurisdictions (PJ) receive a score of zero.

<sup>1</sup> Because of the limited duration of TBRA, a conversion factor was used to equate the value of a voucher to an affordable housing unit. This factor equated the voucher duration divided by the number of years since the Census. For 2007, this is 2 years/7 years or an approximate reduction in the number of households in need by 29 percent for each TBRA voucher.

<sup>2</sup> The definition of "population" in state law (Sec. 311.005(3), Government Code) is "the population shown by the most recent federal decennial census." Because of this requirement, the decennial census place population must be used to make the area type determination.

<sup>3</sup> Applicants may petition TDHCA to update the "Rural" designation of an incorporated area within a metropolitan statistical area by providing a letter from a local official. Such letter must clearly indicate that the area's incorporated boundary touches the boundary of another incorporated area with a population of over 20,000. To treat applicants equitably, such letter must be provided to TDHCA prior to the commencement of the pre-application submission period for HTC applications, or application submission period for HOME applications.





# Rufino Contreras Affordable Housing Corporation, Inc.

908 E. 5th Street, Suite 201, Austin, TX 78702- Tel. (512) 474-5003 Fax- (512) 474-5010  
a subsidiary corporation of the National Farm Workers Service Center, Inc.

May 25, 2007

Ms. Audrey Martin  
Multifamily Finance Division  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, TX 78711

Re: Challenge to 2007 HTC Application 07302, Casa Alton

Dear Ms Martin,

Please accept this letter as a response to the challenge to the above referenced application. Casa Alton should be considered to be located in Alton North, not Alton, and receive the 6 points requested in the application for Affordable Housing Needs Score.

The challenge argues that the proposed site, on northwest corner of Trospen Road and proposed Oxford Street is in the City of Alton and not in Alton North according to the US Census's 2005 city and town information. We argue that this source of information is not valid in determining the place or area in which a site is located.

There is not a single instance of the TDHCA referring applicants to US Census 2005 data and there are at least four instances in the 2007 Qualified Allocation Plan and Rules and at least three instances in the Reference Manual which refer to the most recent decennial census (i.e. the 2000 Census) as the source of data:

- §49.3 (11) (A) defines Area as the geographic area contained within the boundaries of...Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census. (Exhibit A)
- §49.6 (g) states that...the Board will not allocate housing tax credits for a...Development located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tracts as established by the U.S. Census Bureau for the most recent Decennial Census. (Exhibit B)
- §49.6 (h) (1) state that staff will only recommend a 30% increase in Eligible Basis if...(2) The Development is located in a Qualified Census Tract that has less than 40% Housing Tax Credit Units per households in the tract as established by the U.S. Census Bureau for the most recent Decennial Census. (Exhibit C)
- §49.8 (i) (15) states that applications may qualify to receive 7 points if the Development is not located in a Rural Area and has a population less than 100,000 based on the most current Decennial Census. (Exhibit D)
- The 2007 Reference Manual List of Items on the TDHCA website directs applicants to go to <http://qct.huduser.org/index.html> in order to find Qualified Census Tracts and Difficult Development Areas. This web page is a Qualified Census Tract Generator that states that the





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2007 QCTs are based on new metropolitan area geography and a new, more detailed tabulation of household income at the census tract level from the 2000 Census. (Exhibit E)

- The Reference Manual also directs applicants to the 2007 Housing Tax Credit Site Demographic Characteristics as of 4/12/2007 Board Meeting – Place Level. This document states that a site located outside the boundaries of a place (*as designated by the 2000 U.S. Census*) will use the Affordable Housing Needs Score of the place whose boundary is closest to the site. (Exhibit F)
- The Reference Manual also directs applicants to the 2007 Housing Tax Credit Site Demographic Characteristics as of April 12, 2007 Board Meeting - Tract Level. This document lists the 2000 U.S. Census as the tract data source. (Exhibit G)

In addition to the references to the Decennial Census in the QAP and Reference Manual, the TDHCA staff accepted a response to a deficiency notice to application #060047, stating that the same site should be considered in Alton North, not the City of Alton. A copy of the deficiency and response are attached as well.

The TDHCA, by referencing the 2000 Census and the Decennial Census as a source of information regarding HTC applications, not only implies that this is a valid source for determining the Area where a site is located but also states such:

§49.3 (11) (A) The geographic area contained within the boundaries of:

- (i) An incorporated place or
- (ii) Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census.

The QAP does not specify which of these two options, or definitions, takes precedence. Though the site where 07302 is proposed to be developed has been annexed into City of Alton boundaries in the recent past, it is also in the Alton North CDP as established by the 2000 census. In essence both definitions are true. However, given that we are relying upon the Reference Manual (and thus the 2000 Census) for other data, we cannot include our site in Alton without invalidating all of the other data we rely upon for application purposes.

If the TDHCA required applicants use the most recent site location boundaries in determining Area, updated on an annual basis as cities annex land block by block, then all data pertaining to these Areas would need to be updated as well. For instance, changing the geographical boundaries of any Area would necessitate a change in that place's population, HTC units in place, Place Per Capita/TX Per Capita, and possibly the Area Type. These new boundaries would also result in changes regarding the items previously mentioned in the QAP, namely issues such as determining census tracts that have more than 30% Housing Tax Credit Units per household, Eligible Basis, and Exurban points. Since this data is not updated on an annual basis, the TDHCA and the applicants rely on more static data, namely the decennial census, to keep all statistics pertinent.

If we were to designate Alton and not Alton North as our development's Area, the information cited in the Reference Manual for Alton would not apply to our site location. For example, the Reference Manual states that Alton has a population of 4,384. That population statistic does not include the





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geographical area where our proposed development would be located, does not include the people who live on land annexed by the City of Alton since 2000. If we were to designate Alton and not Alton North as our Area, ALL data we would draw from the Reference Manual would be irrelevant to the geographical location of our project. Therefore, it is the Alton North data in the Reference Manual that most accurately reflects the population and housing characteristics of our geography.

Based on this information, we request that application 07302 receive 6 points for the 2007 Affordable Housing Needs Score.

Sincerely,

Jean Coburn  
Project Manager



# EXHIBIT A

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

(4) **Applicable Fraction**--The fraction used to determine the Qualified Basis of the qualified low-income building, which is the smaller of the Unit fraction or the floor space fraction, all determined as provided in the Code, §42(c)(1).

(5) **Applicable Percentage**--The percentage used to determine the amount of the Housing Tax Credit for any Development (New Construction, Reconstruction, and/or Rehabilitation), as defined more fully in the Code, §42(b).

(A) For purposes of the Application, the Applicable Percentage will be projected at :

(i) 40 basis points over the current applicable percentage for 70 percent present value credits, pursuant to §42(b) of the Code for the month in which the Application is submitted to the Department, or

(ii) 15 basis points over the current applicable percentage for 30 percent present value credits, pursuant to §42(b) of the Code for the month in which the Application is submitted to the Department.

(B) For purposes of making a credit recommendation at any other time, the Applicable Percentage will be based in order of priority on:

(i) The percentage indicated in the Agreement and Election Statement, if executed; or

(ii) The actual applicable percentage as determined by the Code, §42(b), if all or part of the Development has been placed in service and for any buildings not placed in service the percentage will be the actual percentage as determined by Code, §42(b) for the most current month; or

(iii) The percentage as calculated in subparagraph (A) of this paragraph if the Agreement and Election Statement has not been executed and no buildings have been placed in service.

(6) **Applicant**--Any Person or Affiliate of a Person who files a Pre-Application or an Application with the Department requesting a Housing Credit Allocation. (§2306.6702)

(7) **Application**--An application, in the form prescribed by the Department, filed with the Department by an Applicant, including any exhibits or other supporting material. (§2306.6702)

(8) **Application Acceptance Period**--That period of time during which Applications for a Housing Credit Allocation from the State Housing Credit Ceiling may be submitted to the Department as more fully described in §49.9(a) and §49.21 of this title. For Tax-Exempt Bond Developments this period is the date the Volume 1 and 2 are submitted or the date the reservation is issued by the Texas Bond Review Board, whichever is earlier, and for Rural Rescue Applications this is that period of time stated in the Rural Rescue Policy.

(9) **Application Round**--The period beginning on the date the Department begins accepting Applications for the State Housing Credit Ceiling and continuing until all available Housing Tax Credits from the State Housing Credit Ceiling (as stipulated by the Department) are allocated, but not extending past the last day of the calendar year. (§2306.6702)

(10) **Application Submission Procedures Manual**--The manual produced and amended from time to time by the Department which sets forth procedures, forms, and guidelines for the filing of Pre-Applications and Applications for Housing Tax Credits.

(11) **Area**--

(A) The geographic area contained within the boundaries of:

(i) An incorporated place or

(ii) Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census.

(B) For Developments located outside the boundaries of an incorporated place or CDP, the Development shall take up the Area characteristics of the incorporated place or CDP whose boundary is nearest to the Development site.

(12) **Area Median Gross Income (AMGI)**--Area median gross household income, as determined for all purposes under and in accordance with the requirements of the Code, §42.

(13) **At-Risk Development**--a Development that: (§2306.6702)

(A) has received the benefit of a subsidy in the form of a below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive under at least one of the following federal laws, as applicable:

(i) Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. §17151);

(ii) Section 236, National Housing Act (12 U.S.C. §1715z-1);

(iii) Section 202, Housing Act of 1959 (12 U.S.C. §1701q);

(iv) Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. §1701s);

(v) the Section 8 Additional Assistance Program for housing Developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development;

(vi) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development;

(vii) Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. §§1484, 1485, and 1486); or

(viii) Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. §42), and

# EXHIBIT B

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

Applications are not subject to these Housing Tax Credit limitations, and Tax-Exempt Bond Developments will not count towards the total limit on tax credits per Applicant. The limitation does not apply (§2306.6711(b)):

(1) to an entity which raises or provides equity for one or more Developments, solely with respect to its actions in raising or providing equity for such Developments (including syndication related activities as agent on behalf of Investors);

(2) to the provision by an entity of "qualified commercial financing" within the meaning of the Code (without regard to the 80% limitation thereof);

(3) to a Qualified Nonprofit Organization or other not-for-profit entity, to the extent that the participation in a Development by such organization consists only of the provision of loan funds, grants or social services; and

(4) to a Development Consultant with respect to the provision of consulting services, provided the Development Consultant fee received for such services does not exceed 10% of the fee to be paid to the Developer (or 20% for Qualified Nonprofit Developments), or \$150,000, whichever is greater.

### (e) Limitations on the Size of Developments.

(1) The minimum Development size will be 16 Units if the Development involves Housing Tax Credits. The minimum Development size will be 4 Units if the funding source only involves the Housing Trust Fund or HOME Program.

(2) Rural Developments involving any New Construction (excluding New Construction of non-residential buildings) will be limited to 76 Units. Rural Developments involving only Rehabilitation do not have a size limitation.

(3) Developments involving any New Construction (excluding New Construction of non-residential buildings), that are not Tax-Exempt Bond Developments, will be limited to 252 Total Units, wherein the maximum Department administered Units will be limited to 200 Units. Tax-Exempt Bond Developments will be limited to 252 Total Units. These maximum Unit limitations also apply to those Developments which involve a combination of Rehabilitation, Reconstruction, and New Construction. Developments that consist solely of acquisition/Rehabilitation or Rehabilitation only may exceed the maximum Unit restrictions.

(4) For those Developments which are a second phase or are otherwise adjacent to an existing tax credit Development unless such proposed Development is being constructed to provide replacement of previously existing affordable multifamily units on its site (in a number not to exceed the original units being replaced, unless a market study supports the absorption of additional units) or that were originally located within a one mile radius from the proposed Development, the combined Unit total for the Developments may not exceed the maximum allowable Development size, unless the first phase has been completed and has attained Sustaining Occupancy (as defined in §1.31 of this title) for at least six months.

(f) **Limitations on the Location of Developments.** Staff will only recommend, and the Board may only allocate, housing tax credits from the Credit Ceiling to more than one Development from the Credit Ceiling in the same calendar year if the Developments are, or will be, located more than one linear mile apart as determined by the Department. If the Board forward commits credits from the following year's allocation of credits, the Development is considered to be in the calendar year in which the Board votes, not in the year of the Credit Ceiling. This limitation applies only to communities contained within counties with populations exceeding one million (which for calendar year 2007 are Harris, Dallas, Tarrant and Bexar Counties). For purposes of this rule, any two sites not more than one linear mile apart are deemed to be "in a single community." (§2306.6711) This restriction does not apply to the allocation of housing tax credits to Developments financed through the Tax-Exempt Bond program, including the Tax-Exempt Bond Developments under review and existing Tax-Exempt Bond Developments in the Department's portfolio. (§2306.67021)

(g) **Limitations of Development in Certain Census Tracts.** Staff will not recommend and the Board will not allocate housing tax credits for a Competitive Housing Tax Credit or Tax Exempt Bond Development located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tract as established by the U.S. Census Bureau for the most recent Decennial Census unless the Applicant:

(1) In an area whose population is less than 100,000;

(2) Proposes only Reconstruction or Rehabilitation (excluding New Construction of non-residential buildings); or,

(3) Submits to the Department an approval of the Development referencing this rule in the form of a resolution from the governing body of the appropriate municipality or county containing the Development. For purposes of this paragraph, evidence of the local government approval must be received by the Department no later than April 2, 2007 (or for Tax-Exempt Bond Developments no later than 14 days before the Board meeting where the credits will be committed). These ineligible census tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

# EXHIBIT C

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

(h) **Limitations on Developments Proposing to Qualify for a 30% Increase in Eligible Basis.** Staff will only recommend a 30% increase in Eligible Basis:

(1) If the Development proposing to build in a Hurricane Rita Gulf Opportunity Zone (Rita GO Zone), which was designated as a Difficult to Develop Area as determined by HB4440, is able to be placed in service by December 31, 2008 (or date as revised by the Internal Revenue Service) as certified in the Application; or,

(2) The Development is located in a Qualified Census Tract that has less than 40% Housing Tax Credit Units per households in the tract as established by the U.S. Census Bureau for the most recent Decennial Census. Developments located in a Qualified Census Tract that has in excess of 40% Housing Tax Credit Units per households in the tract are not eligible to qualify for a 30% increase in Eligible Basis, which would otherwise be available for the Development site pursuant to the Code, §42(d)(5)(C), unless the Development is proposing only Reconstruction or Rehabilitation (excluding New Construction of non-residential buildings). These ineligible Qualified Census Tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

(i) **Rehabilitation Costs.** Developments involving Rehabilitation must establish that the Rehabilitation will substantially improve the condition of the housing and will involve at least \$12,000 per Unit in direct hard costs (including site work, contingency, contractor profit, overhead and general requirements) unless financed with TX-USDA-RHS in which case the minimum is \$6,000.

(j) **Unacceptable Sites.** Developments will be ineligible if the Development is located on a site that is determined to be unacceptable by the Department.

(k) **Appeals and Administrative Deficiencies for Site and Development Restrictions.** An Application or Development found to be in violation under subsections (a) - (h) of this section will be notified in accordance with the Administrative Deficiency process described in §49.9(d)(4) of this title. They may also utilize the appeals process described in §49.17(b) of this title.

### §49.7. Regional Allocation Formula; Set-Asides; Redistribution of Credits.

(a) **Regional Allocation Formula.** As required by §2306.111(d), Texas Government Code, the Department uses a regional distribution formula developed by the Department to distribute credits from the State Housing Credit Ceiling to all urban/exurban areas and rural areas. The formula is based on the need for housing assistance, and the availability of housing resources in those urban/exurban areas and rural areas, and the Department uses the information contained in the Department's annual state low income housing plan and other appropriate data to develop the formula. This formula establishes separate targeted tax credit amounts for rural areas and urban/exurban areas within each of the Uniform State Service Regions. Each Uniform State Service Region's targeted tax credit amount will be published on the Department's web site. The regional allocation for rural areas is referred to as the Rural Regional Allocation and the regional allocation for urban/exurban areas is referred to as the Urban/Exurban Regional Allocation. Developments qualifying for the Rural Regional Allocation must meet the Rural Development definition. At least 5% of each region's allocation for each calendar year shall be allocated to Developments which are financed through TX-USDA-RHS, that meet the definition of a Rural Development, do not exceed 76 Units if proposing any New Construction (excluding New Construction of non-residential buildings), and have filed an "Intent to Request 2007 Housing Tax Credits" form by the Pre-Application submission deadline. These Developments will be attributed to the Rural Regional Allocation in each region where they are located. Developments financed through TX-USDA-RHS's 538 Guaranteed Rural Rental Housing Program will be considered under this set-aside. Any Rehabilitation or Reconstruction of an existing 515 development that retains the 515 loan and restrictions, regardless of the source or nature of additional financing, will be considered under this set-aside. Commitments of 2007 Housing Tax Credits issued by the Board in 2006 will be applied to each Set-Aside, Rural Regional Allocation, Urban/Exurban Regional Allocation and TX-USDA-RHS Allocation for the 2007 Application Round as appropriate.

(b) **Set-Asides.** An Applicant may elect to compete in as many of the following Set-Asides for which the proposed Development qualifies: (§2306.111(d))

(1) At least 10% of the State Housing Credit Ceiling for each calendar year shall be allocated to Qualified Nonprofit Developments which meet the requirements of the Code, §42(h)(5). Qualified Nonprofit Organizations must have the Controlling interest in the Qualified Nonprofit Development applying for this Set-Aside. If the organization's Application is filed on behalf of a limited partnership, the Qualified Nonprofit Organization must be the controlling managing General Partner. If the organization's Application is filed on behalf of a limited liability company, the Qualified Nonprofit Organization must be the controlling Managing Member. Additionally, a Qualified Nonprofit Development submitting an Application in the nonprofit set-aside must have the nonprofit entity or its nonprofit affiliate or subsidiary be the Developer or a co-Developer as evidenced in the development agreement. (§2306.6729 and §2306.6706(b))

# EXHIBIT D

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

paragraph. Areas qualifying under any one of the subparagraphs (A) - (G) of this paragraph will receive 4 points. An Application may only receive points under one of the subparagraphs (A) - (G) of this paragraph.

(A) A geographical Area which is an Economically Distressed Area; a Colonia; or a Difficult Development Area (DDA) as specifically designated by the Secretary of HUD at the time of Application submission (§2306.127).

(B) a designated state or federal empowerment/enterprise zone, urban enterprise community, or urban enhanced enterprise community. Such Developments must submit a letter and a map from a city/county official verifying that the proposed Development is located within such a designated zone. Letter should be no older than 6 months from the first day of the Application Acceptance Period. (General Appropriation Act, Article VII, Rider 6; §2306.127)

(C) the Development is located in a county that has received an award as of November 15, 2006, within the past three years, from the Texas Department of Agriculture's Rural Municipal Finance Program or Real Estate Development and Infrastructure Program. Cities which have received one of these awards are categorized as awards to the county as a whole so Developments located in a different city than the city awarded, but in the same county, will still be eligible for these points.

(D) the Development is located in a census tract which has a median family income (MFI), as published by the United States Bureau of the Census (U.S. Census), that is higher than the median family income for the county in which the census tract is located. This comparison shall be made using the most recent data available as of the date the Application Round opens the year preceding the applicable program year. Developments eligible for these points must submit evidence documenting the median income for both the census tract and the county. These Census Tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

(E) the proposed Development will serve families with children (at least 70% of the Units must have an eligible bedroom mix of two bedrooms or more) and is proposed to be located in an elementary school attendance zone of an elementary school that has an academic rating of "Exemplary" or "Recognized," or comparable rating if the rating system changes. The date for consideration of the attendance zone is that in existence as of the opening date of the Application Round and the academic rating is the most current rating determined by the Texas Education Agency as of that same date. (§42(m)(1)(C)(vii))

(F) the proposed Development will expand affordable housing opportunities for low-income families with children outside of poverty areas. This must be demonstrated by showing that the Development will serve families with children (at least 70% of the Units must have an eligible bedroom mix of two bedrooms or more) and that the census tract in which the Development is proposed to be located has no greater than 10% poverty population according to the most recent census data. (§42(m)(1)(C)(vii)) These Census Tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

(15) **Exurban Developments (Development characteristics).** (§2306.6725(a)(4); §42(m)(1)(C)(i)) Applications may qualify to receive 7 points if the Development is not located in a Rural Area and has a population less than 100,000 based on the most current Decennial Census

(16) **Demonstration of Community Support other than Quantifiable Community Participation:** If an Applicant requests these points on the self scoring form and correctly certifies to the Department that there are no neighborhood organizations that meet the Department's definition of Neighborhood Organization pursuant to §49.9(i)(2)(A)(iv) of this title and 12 points were awarded under paragraph (2) of this subsection, then that Applicant may receive two points for each letter of support submitted from a community or civic organization that serves the community in which the site is located. Letters of support must identify the specific Development and must state support of the specific Development at the proposed location. The community or civic organization must provide some documentation of its existence in the community to include, but not be limited to, listing of services and/or members, brochures, annual reports, etc. Letters of support from organizations that are not active in the area that includes the location of the Development will not be counted. For purposes of this item, community and civic organizations do not include neighborhood organizations, governmental entities, taxing entities or educational activities. Letters of support received after March 1, 2007, will not be accepted for this item. Two points will be awarded for each letter of support submitted in the Application, not to exceed 7 points. Should an Applicant elect this option and the Application receives letters in opposition by March 1, 2007, then two points will be subtracted from the score for each letter in opposition, provided that the letter is from an organization serving the community. At no time will the Application, however, receive a score lower than zero for this item.

(17) **Developments in Census Tracts with No Other Existing Developments Supported by Tax Credits:** The Application may receive 7 points if the proposed Development is located in a census tract in which there are no other existing developments supported by housing tax credits. Applicant must provide evidence of the census

# Qualified Census Tract Table Generator

This page allows you to generate Low-Income Housing Tax Credit (LIHTC) Qualified Census Tract (QCT) tables for individual counties, individual metropolitan areas, nonmetropolitan parts of individual States, all counties in a single State, the complete table for all metropolitan areas, and the complete table for all nonmetropolitan parts of States. Simply click the appropriate button below.

Geocoded lists of all Qualified Census Tracts are available in WinZip-archived dBase files. | [2006](#) | [2007](#) |

## Notes on 2007 QCTs

The 2007 QCTs are based on new metropolitan area geography and a new, more detailed tabulation of household income at the census tract level from the 2000 Census. See the latest [Designation Notice](#) for information on the application of new metropolitan area geography. An explanation of the new, more detailed tabulation of household income at the census tract level from the 2000 Census used to designate the 2007 QCTs, and a downloadable data file, are available [here](#).

Excel spreadsheets containing the [data](#) used to designate the 2007 QCTs are available [here](#). The designation [algorithm](#) can be read [here](#).

[Select Individual County/Metro Area/Nonmetro State Table](#)

Select Year:

2006

2007

[Generate Complete Metro Table](#)

The Complete Metro Table is available as an Adobe Acrobat (\*.PDF) file formatted for optimal printing. | [2006](#) | [2007](#) |

Select Year:

2006

2007

[Generate Complete Nonmetro Table](#)

The Complete Nonmetro Table is available as an Adobe Acrobat (\*.PDF) file formatted for optimal printing. | [2006](#) | [2007](#) |

## Difficult Development Area Tables

Select Year:

2006 (updated to include changes related to the Gulf Opportunity Zone Act of 2005)

2007

[Generate DDA Tables](#)

The Difficult Development Area tables are available as Adobe Acrobat (\*.PDF) files formatted for optimal printing.

| [Metro DDAs 2006](#) | [Nonmetro DDAs 2006](#) | | [Metro DDAs 2007](#) | [Nonmetro DDAs 2007](#)

To determine the census tract number for a particular address, visit the [HUD User GIS Service -- Low-Income Housing Tax Credit Qualified Census Tract \(QCT\) Locator](#), or for Guam and Northern Marianas Island locations, the [Small Business Administration \(SBA\) HUB Zone Locator](#).



# EXHIBIT F



## 2007 Housing Tax Credit Site Demographic Characteristics as of 04/12/2007 Board Meeting

### Place Level - Sorted by Place

**Instructions:**

A site located outside the boundaries of a place (as designated by the 2000 U.S. Census) will use the Affordable Housing Need Score of the place whose boundary is closest to the site.

If information for a specific place is not included in the table, then contact TDHCA's Division of Policy and Public Affairs at (512) 475-3976. All other questions relating to scoring an application should be submitted in writing to Jason Burr via email at [jason.burr@tdhca.state.tx.us](mailto:jason.burr@tdhca.state.tx.us).

**Notes:**

(1) These area designations may be updated when TX-USDA-RHS releases the 2007 areas eligible for funding or applicants may petition TDHCA to update the "Rural" designation of a place within a metropolitan statistical area by providing a letter from a local official. Such letter must clearly indicate that the place has an incorporated area boundary that touches the boundary of another place with a population of over 20,000. Such petitions should be submitted to the TDHCA Division of Policy and Public Affairs via email at [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us) or fax at (512) 475-3746. To treat all applicants equitably, such letter must be provided to TDHCA prior to the commencement of the pre-application submission period for HTC applications. The results of such petitions will be posted on the HTC application updates portion of the website at <http://www.tdhca.state.tx.us/ihhc.htm> and any changes to the area designations will be e-mailed to the applicant contact e-mail addresses as listed in the application.

(2) QAP 49.9(i)(11), Affordable Housing Needs Score - The number represented for the place is the number of points that may be requested for a Competitive Housing Tax Credit Application for the 2007 Application Round.

(3) QAP 49.9(i)(15), Exurban Points - The "Yes" or "No" in this column for each place indicates whether a Competitive Housing Tax Credit Application in the place is eligible for Exurban points.

(4) QAP 49.5(a)(7), 2X Per Capita - A "Yes" in this column for a place indicates that the place violates the 2X per capita limitation; a "No" indicates that the place does not violate the 2X per capita limitation. HTC Unit Data is based on Board approvals through 12/14/2006. Population data is based on Texas State Data Center 06 Population Estimate. A site located outside the boundaries of an incorporated place will use the County HTC per capita. The HTC per capita status of the Census Designated Places (CDP) shown in the table below is based on the county per capita.

| Region | Place                 | County      | Area Type-Rural or Urban/ Exurban (1) | 2000 Census Population | Affordable Housing Need Score (2)<br>Eligible for Exurban Points (3) | HTC Units in Place | Place Per Capita/ TX Per Capita<br>FI Per Cap > 2x TX Per Cap (4) | CDP | Status Changed from Previous Analysis |
|--------|-----------------------|-------------|---------------------------------------|------------------------|--|--------------------|---|-----|---------------------------------------|
| 8      | Abbott                | Hill        | Rural                                 | 300                    | 5 No   | 0                  | 0 No  |     |                                       |
| 1      | Abernathy             | Hale        | Rural                                 | 2839                   | 5 No   | 24                 | 1.17 No   |     |                                       |
| 2      | Abilene               | Taylor      | Urb./Exurb.                           | 115930                 | 6 No   | 823                | 0.97 No   |     |                                       |
| 11     | Abram-Perezville      | Hidalgo     | Rural                                 | 5444                   | 7 No   | 0                  | 0 No  | Yes |                                       |
| 12     | Ackerly               | Dawson      | Rural                                 | 245                    | 5 No   | 0                  | 0 No  |     |                                       |
| 3      | Addison               | Dallas      | Urb./Exurb.                           | 14166                  | 5 Yes  | 0                  | 0 No  |     |                                       |
| 1      | Adrian                | Oldham      | Rural                                 | 169                    | 7 No   | 0                  | 0 No  |     |                                       |
| 13     | Agua Dulce (El Paso)  | El Paso     | Rural                                 | 738                    | 4 No   | 0                  | 0 No  | Yes |                                       |
| 10     | Agua Dulce (Nueces)   | Nueces      | Rural                                 | 737                    | 6 No   | 0                  | 0 No  |     |                                       |
| 10     | Airport Road Addition | Brooks      | Rural                                 | 132                    | 4 No   | 0                  | 0 No  | Yes |                                       |
| 11     | Alamo                 | Hidalgo     | Urb./Exurb.                           | 14760                  | 4 Yes  | 290                | 2.25 Yes  |     |                                       |
| 9      | Alamo Heights         | Bexar       | Urb./Exurb.                           | 7319                   | 5 Yes  | 0                  | 0 No  |     |                                       |
| 4      | Alba                  | Wood        | Rural                                 | 430                    | 7 No   | 0                  | 0 No  |     |                                       |
| 2      | Albany                | Shackelford | Rural                                 | 1921                   | 6 No   | 40                 | 2.98 Yes  |     |                                       |
| 6      | Aldine                | Harris      | Urb./Exurb.                           | 13979                  | 4 Yes  | 120                | 1.13 No   | Yes |                                       |
| 3      | Aledo                 | Parker      | Rural                                 | 1726                   | 6 No   | 0                  | 0 No  |     |                                       |
| 10     | Alfred-South La Palc  | Jim Wells   | Rural                                 | 451                    | 4 No   | 0                  | 0 No  | Yes |                                       |
| 10     | Alice                 | Jim Wells   | Rural                                 | 19010                  | 5 Yes  | 196                | 1.36 No   |     |                                       |
| 10     | Alice Acres           | Jim Wells   | Rural                                 | 491                    | 4 No   | 0                  | 0 No  | Yes |                                       |

# EXHIBIT G



## 2007 Housing Tax Credit Site Demographic Characteristics as of April 12, 2007 Board Meeting Tract Level - Sorted by County then Tract Tract Data Source: U.S. Census 2000

The complete tract identifier used by the Census Bureau is below provided (i.e. 48001950800). The first five digits are the state and county code. The remaining six digits are the tract code. Often in general use, only the tract code is shown with a decimal prior to the final two digits. For example, the above referenced tract would be shown as 9506.00.

Applicants may petition TDHCA to update the unit concentration data if they believe that the number of HTC units in the tract is in error. Such petition must be provided to the TDHCA Division of Policy and Public Affairs via email at [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us) or fax at (512) 475-3746 prior to the commencement of the pre-application submission period for HTC applications. The results of such petitions will be posted on the HTC application updates portion of the website at <http://www.tdhca.state.tx.us/lihtc.htm> and any changes to the area designations will be e-mailed to the applicant contact e-mail addresses as listed in the application.

**Notes:**

- (1) QAP §49.9(i)(14)(D), Tract MFI > County MFI Points - If "Yes", the Application is eligible for points pursuant to this section.
- (2) QAP §49.9(i)(14)(F), Developments Outside of Poverty Areas - If "Yes", the Application is eligible for points pursuant to this section.
- (3) QAP §49.9(i)(17), Developments Located in Census Tracts with No Other HTC Developments - If "Yes", the Application is eligible for points pursuant to this section.
- (4) QAP ineligibility item 49.6(g): If "Yes", New Construction Applications are ineligible for Housing Tax Credits unless the Applicant submits to the Department an approval of the Development referencing this rule in the form of a resolution from the governing body of the appropriate municipality or county containing the Development by the required deadlines outlined in the QAP.
- (5) For QAP ineligibility item 49.6(h), if "Yes", not eligible for the 130% Eligible Basis Increase.

| Tract ID    | County   | 2000 Tract Median Family Income | 2000 County Median Family Income | Eligible for §49.9(i)(14)(D) Tract MFI > County MFI Points? (1) | 2000 Tract Population | 2000 Tract Poverty Population | Eligible for Poverty < 10% Points? (2) | Eligible for §49.9(i)(17)? (3) | Ineligible Tract? (4) | Ineligible For 130% Basis Boost? (5) |
|-------------|----------|---------------------------------|----------------------------------|---|-----------------------|-------------------------------|--|--------------------------------|-----------------------|--------------------------------------|
| 48001950100 | Anderson | 38571                           | 37513                            | Yes   | 4449                  | 626                           | No                                     | No                             | no                    | no                                   |
| 48001950200 | Anderson | 40391                           | 37513                            | Yes   | 3371                  | 509                           | No                                     | Yes                            | no                    | no                                   |
| 48001950300 | Anderson | 40278                           | 37513                            | Yes   | 738                   | 117                           | No                                     | Yes                            | no                    | no                                   |
| 48001950400 | Anderson | 57788                           | 37513                            | Yes   | 14381                 | 3                             | Yes                                    | Yes                            | no                    | no                                   |
| 48001950500 | Anderson | 31223                           | 37513                            | No  | 3954                  | 981                           | No                                     | No                             | no                    | no                                   |
| 48001950600 | Anderson | 37769                           | 37513                            | Yes   | 6363                  | 1127                          | No                                     | Yes                            | no                    | no                                   |
| 48001950700 | Anderson | 26736                           | 37513                            | No  | 2353                  | 677                           | No                                     | No                             | no                    | no                                   |
| 48001950800 | Anderson | 37319                           | 37513                            | No  | 4955                  | 815                           | No                                     | No                             | no                    | no                                   |
| 48001950900 | Anderson | 40071                           | 37513                            | Yes   | 8744                  | 995                           | No                                     | No                             | no                    | no                                   |
| 48001951000 | Anderson | 38264                           | 37513                            | Yes   | 5801                  | 804                           | No                                     | No                             | no                    | no                                   |
| 48003950100 | Andrews  | 56406                           | 37017                            | Yes   | 1525                  | 151                           | Yes                                    | Yes                            | no                    | no                                   |
| 48003950200 | Andrews  | 39816                           | 37017                            | Yes   | 5607                  | 822                           | No                                     | No                             | no                    | no                                   |
| 48003950300 | Andrews  | 29211                           | 37017                            | No  | 3519                  | 753                           | No                                     | Yes                            | no                    | no                                   |

07302

Executive Director  
Appeal Response



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

*www.tdhca.state.tx.us*

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EXECUTIVE DIRECTOR

BOARD MEMBERS  
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Shadrick Bogany  
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Sonny Flores  
Gloria Ray  
Norberto Salinas

June 18, 2007

Ms. Jean Coburn  
Alton Housing Development, L.P.  
908 E. 5th Street, # 201  
Austin, TX 78702  
Telephone: (512) 474-5003  
Facsimile: (512) 474-5010

**Re: Appeal Received for Casa Alton – 07302**

Dear Ms. Coburn:

### Appeal Review

I have carefully reviewed the Application you submitted, as well as the appeal received by the Texas Department of Housing and Community Affairs (the "Department") on June 11, 2007 regarding points awarded under §49.9(i)(11) of the 2007 Qualified Allocation Plan and Rules ("QAP"), Housing Needs Characteristics.

Pursuant to §49.9(i)(11) of the 2007 QAP, "each Application may receive a score if correctly requested in the self score form based on objective measures of housing need in the Area where the Development is located." §49.3(11) of the 2007 QAP defines Area as "(A) The geographic area contained within the boundaries of: (i) An incorporated place or (ii) Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census." The current location of a proposed Development is used to determine the Area for which points may be awarded under §49.9(i)(11) of the 2007 QAP. The proposed Development is located in Alton; therefore the Application received four points for Housing Needs Characteristics.

You appealed the eligibility of the letter by asserting several points: because data from the 2000 Decennial Census is used to establish housing need, using the location of the Development as established using a more recent date is not a valid methodology; the source of Department information regarding many threshold and selection requirements of the 2007 QAP is the 2000 Decennial Census; the Department awarded points to an Application for a proposed Development on the same site based on the Development's location in the Alton North CDP; the QAP does not establish precedence for the two options that may be used to determine Area; the proposed Development is located in the Alton North CDP as established by the 2000 Decennial

Census; and the information in the Department's Reference Manual for Alton does not apply to the Development site because the site was included in the Alton North CDP at the time of the 2000 Decennial Census.

The proposed Development Site is currently located within the City of Alton, as confirmed by the City's Planning Director and the Applicant. The current location of a Development, not its location as of the most recent Decennial Census, is used to evaluate eligibility for points based on demographic information from the most recent Decennial Census. This methodology has been consistently applied to all applications during the 2007 Application Round.

As to your point regarding decisions made in 2006, each year the Department must evaluate the information available in the Application based on Department rule. Even when the exact language of the rule and/or specific Application circumstances do not change, information in the Application may be different from information presented in previous Applications. While the Department's goal is to be as consistent as possible and provide signposts to interested parties, where there is a fundamental disagreement with previous interpretations based on new information presented to the Department, there is room for and an obligation to be sure that rules are adhered to.

The 2007 QAP explicitly states that an Application will be awarded points "based on objective measures of housing need in the Area where the Development is located." The QAP does not indicate that the location of the Development as of the most recent Decennial Census should be used. The proposed Development is located in Alton; therefore four points were awarded based on the Development's location in Alton, rather than six points based on the location within the Alton North CDP.

**Appeal Determination**

Your appeal is denied.

Pursuant to §49.17(b)(4) of the 2007 QAP, an appeal has been filed with the Board and will be considered by the Board at the June 28, 2007 Board meeting. Board appeal documentation must still be submitted by 5:00 p.m. Tuesday, June 19, 2007 to be placed with the June 28, 2007 Board materials. If no documentation is submitted, the appeal documentation to the Executive Director will be utilized.

If you have questions or comments, please call (512) 475-3340.

Sincerely,

Michael Gerber  
Executive Director

**07302**  
**Challenge**

May 23, 2007.

Ms. Audrey Martin  
Multifamily Finance Production  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, TX 78711

RE: Challenge to 2007 HTC Application 07302, Casa Alton

Dear Ms. Martin:

Please accept this letter as a formal challenge to application 07302, Casa Alton. In this application, it appears that the applicant has elected 6 points under Section 49.9(i)(11) for the 2007 Affordable Housing Needs Score. According to our research, the Casa Alton development site is located within the City of Alton, and should have received 4 points for this item instead of 6.

According to the place-level data from the *2007 Housing Tax Credit Site Demographics Characteristics as of April 12, 2007 Board Meeting*, 6 points may be elected for developments in Alton North (See Attachment 1). As also highlighted here, developments in Alton should receive 4 points.

In Volume 4, Tab 13, of application 07302, it confirms that the applicant considers the development site to be in Alton North (See Attachment 2). As such, the applicant elected 6 points for "Housing Needs Characteristics" in Volume 4, Tab 1 (Attachment 3).

However, according to our research, this development site is currently located within the city limits of the City of Alton.

The map from Volume 2, Tab 3, shows that the site is located on the west side of Trospen Rd. and approximately west of Diamond Head Avenue (Attachment 4). I have also included a flood zone map with the site location outlined, as found in Volume 3, Tab 2, of application 07302 (Attachment 5).

In 2000, this location was outside of the City of Alton and within the Alton North CDP. A map from the US Census website depicting the 2000 places and census tracts is attached, with the 07302 site marked in blue (Attachment 6).

However, according to the US Census's 2005 city and town information, the site is located within the City of Alton. A map from the US Census website depicting the 2005 cities and towns is attached, with the 07302 site marked in blue (Attachment 7).

We have also included a letter from the David Deleon, Planning Director with the City of Alton, that confirms that the 07302 development site is indeed located within the city limits of the City of Alton (Attachment 8). The letter includes a map with the land tract of the site outlined in orange with the proposed 07302 site plan outlined in yellow. For clarification, I have also printed out the first page of the site purchase contract contained in Volume 3, Tab 2, of application 07302 confirming that the site is located in tract 42-4, the same tract that Mr. Deleon references in his letter. I have also included the site plan from Volume 2, Tab 4, of application 07302 confirming the outline of the development site with the map from the letter. Furthermore, I have included the

zoning letter from Mr. Deleon with the City of Alton that was included in Volume 3, Tab 2, of application 07302 that certifies that the development site is zoned per the City of Alton's Comprehensive Zoning Plan.

According to guidance received from the Department, the current location of the development site should be used for both the Affordable Housing Needs Score and the 2x per Capita items. Email documentation of this guidance is included as Attachment 9. It specifically states that "Although 2000 census data is used, the current location of the development should be used for both items."

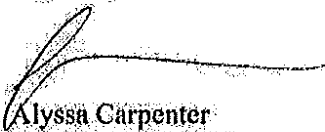
Alton North is a Census Designated Place, which by definition is an unincorporated area. Because the 07302 site is now located in an incorporated area known as Alton, it cannot be considered as being within a CDP.

Based on this information, application 07302 should have elected and received 4 points under Section 49.9(i)(11) for the 2007 Affordable Housing Needs Score because the proposed development site is currently located within the City of Alton. This should be a deduction of 2 points, as they should not have elected 6 points because the site is not located in the Alton North CDP.

We respectfully request that TDHCA review this matter and reconsider the AHNS points awarded to application 07302.

Please contact me at (512) 789-1295 if you have any questions.

Regards,



Alyssa Carpenter  
Ph: (512) 789-1295  
Fax: (512) 233-2269  
Email: [ajearpen@gmail.com](mailto:ajearpen@gmail.com)

**Attachments:**

1. Page from 2007 Housing Tax Credit Site Demographics Characteristics as of April 12, 2007 Board Meeting with Alton North and Alton highlighted.
2. Page from Volume 4, Tab 13, of application 07302 with Alton North circled.
3. Page from Volume 4, Tab 1, of application 07302 with Housing Needs Characteristics score highlighted.
4. Page from Volume 2, Tab 3, of application 07302 with map of area and site designated as a star.
5. Page from Volume 3, Tab 2, of application 07302 with site outlined.
6. Map from the US Census website depicting the 2000 places and census tracts with the 07302 site marked in blue.
7. Map from the US Census website depicting the 2005 cities and towns with the 07302 site marked in blue.
8. Letter from City of Alton confirming 07302 development site is located within the city limits of the City of Alton. First page of the property contract for development site from Volume 3, Tab 2, of application 07302. Site plan from Volume 2, Tab 4, of application 07302. Zoning letter from Volume 3, Tab 2, of application 07302.
9. April 23, 2007, email from Audrey Martin clarifying that a development should use its current location for AHNS and 2x per Capita items.



ATTACHMENT 1

| Region | Place               | County       | Area Type-Rural or Urban/Exurban (1) | 2000 Census Population | Affordable Housing Need Score (2) | Eligible for Exurban Points (3) | HFC Units in Place | Place Per Capita TX Per Capita (4) | Place Per Cap > 2x TX Per Cap (4) | GDP | Status Changed from Previous Analysis |
|--------|---------------------|--------------|--------------------------------------|------------------------|-----------------------------------|---------------------------------|--------------------|------------------------------------|-----------------------------------|-----|---------------------------------------|
| 3      | Allen               | Collin       | Urb./Exurb.                          | 43554                  | 6                                 | Yes                             | 94                 | 0.19                               | No                                |     |                                       |
| 3      | Alma                | Ellis        | Rural                                | 302                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 13     | Alpine              | Brewster     | Rural                                | 5786                   | 7                                 | No                              | 92                 | 2.04                               | Yes                               |     |                                       |
| 4      | Alto                | Cherokee     | Rural                                | 1190                   | 5                                 | No                              | 32                 | 3.43                               | Yes                               |     |                                       |
| 11     | Alto Bonito         | Starr        | Rural                                | 689                    | 4                                 | No                              | 0                  | 0                                  | No                                | Yes |                                       |
| 14     | Alton               | Hidalgo      | Rural                                | 4984                   | 4                                 | No                              | 106                | 1.86                               | No                                |     |                                       |
| 11     | Alton North         | Hidalgo      | Rural                                | 5051                   | 6                                 | No                              | 0                  | 0                                  | No                                | Yes |                                       |
| 3      | Alvarado            | Johnson      | Rural                                | 3288                   | 5                                 | No                              | 24                 | 0.84                               | No                                |     |                                       |
| 6      | Alvin               | Brazoria     | Urb./Exurb.                          | 21413                  | 6                                 | Yes                             | 246                | 1.46                               | No                                |     |                                       |
| 3      | Alvord              | Wise         | Rural                                | 1007                   | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 1      | Amarillo            | Potter       | Urb./Exurb.                          | 173627                 | 6                                 | No                              | 1434               | 1.05                               | No                                |     |                                       |
| 6      | Ames                | Liberty      | Rural                                | 1079                   | 5                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 1      | Amherst             | Lamb         | Rural                                | 791                    | 5                                 | No                              | 9                  | 1.51                               | No                                |     |                                       |
| 6      | Anahuac             | Chambers     | Rural                                | 2210                   | 6                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 8      | Anderson            | Grimes       | Rural                                | 257                    | 4                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 7      | Anderson Mill       | Williamson   | Urb./Exurb.                          | 8953                   | 6                                 | Yes                             | 0                  | 0                                  | No                                | Yes |                                       |
| 12     | Andrews             | Andrews      | Rural                                | 9652                   | 6                                 | No                              | 24                 | 0.36                               | No                                |     |                                       |
| 6      | Angleton            | Brazoria     | Rural                                | 18130                  | 6                                 | No                              | 248                | 1.78                               | No                                |     |                                       |
| 3      | Angus               | Navarro      | Rural                                | 334                    | 5                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Anna                | Collin       | Rural                                | 1225                   | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Annetta             | Parker       | Rural                                | 1108                   | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Annetta North       | Parker       | Rural                                | 467                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Annetta South       | Parker       | Rural                                | 555                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 4      | Annona              | Red River    | Rural                                | 282                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 2      | Anson               | Jones        | Rural                                | 2558                   | 4                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 13     | Anthony             | El Paso      | Urb./Exurb.                          | 3850                   | 4                                 | Yes                             | 60                 | 1.99                               | No                                |     | Yes                                   |
| 1      | Anton               | Hockley      | Rural                                | 1200                   | 4                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 5      | Appleby             | Nacogdoch    | Rural                                | 444                    | 6                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 8      | Aquilla             | Hill         | Rural                                | 136                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 10     | Aransas Pass        | San Patricio | Rural                                | 8138                   | 5                                 | No                              | 100                | 1.67                               | No                                |     |                                       |
| 2      | Archer City         | Archer       | Rural                                | 1848                   | 5                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 6      | Arcola              | Fort Bend    | Rural                                | 1048                   | 6                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Argyle              | Denton       | Urb./Exurb.                          | 2365                   | 5                                 | Yes                             | 0                  | 0                                  | No                                |     |                                       |
| 3      | Arlington           | Tarrant      | Urb./Exurb.                          | 332969                 | 8                                 | No                              | 2989               | 1.11                               | No                                |     |                                       |
| 4      | Arp                 | Smith        | Rural                                | 901                    | 4                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 11     | Arroyo Alto         | Cameron      | Rural                                | 320                    | 4                                 | No                              | 0                  | 0                                  | No                                | Yes |                                       |
| 11     | Arroyo Colorado Est | Cameron      | Rural                                | 755                    | 7                                 | No                              | 0                  | 0                                  | No                                | Yes |                                       |
| 11     | Arroyo Gardens-La   | Cameron      | Rural                                | 732                    | 4                                 | No                              | 0                  | 0                                  | No                                | Yes |                                       |
| 11     | Asherton            | Dimmit       | Rural                                | 1342                   | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 2      | Aspermont           | Stonewall    | Rural                                | 1021                   | 5                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 6      | Atascocita          | Harris       | Urb./Exurb.                          | 35757                  | 6                                 | Yes                             | 0                  | 0                                  | No                                | Yes |                                       |
| 4      | Athens              | Henderson    | Rural                                | 11297                  | 5                                 | No                              | 156                | 1.71                               | No                                |     |                                       |
| 4      | Atlanta             | Cass         | Rural                                | 5745                   | 5                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Aubrey              | Denton       | Rural                                | 1500                   | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 3      | Aurora              | Wise         | Rural                                | 853                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |
| 7      | Austin              | Travis       | Urb./Exurb.                          | 656562                 | 6                                 | No                              | 8316               | 1.61                               | No                                |     |                                       |
| 10     | Austwell            | Refugio      | Rural                                | 192                    | 7                                 | No                              | 0                  | 0                                  | No                                |     |                                       |

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Units

|    |                         |              |             |        |   |     |      |       |     |     |
|----|-------------------------|--------------|-------------|--------|---|-----|------|-------|-----|-----|
| 10 | Alice                   | Jim Wells    | Rural       | 19010  | 5 | Yes | 196  | 1.378 | No  |     |
| 10 | Alice Acres             | Jim Wells    | Rural       | 491    | 4 | No  | 0    | 0     | No  | Yes |
| 3  | Allen                   | Collin       | Urb./Exurb. | 43554  | 6 | Yes | 94   | 0.188 | No  |     |
| 3  | Alma                    | Ellis        | Rural       | 302    | 7 | No  | 0    | 0     | No  |     |
| 13 | Alpine                  | Brewster     | Rural       | 5786   | 7 | No  | 92   | 2.065 | Yes |     |
| 4  | Alto                    | Cherokee     | Rural       | 1180   | 5 | No  | 32   | 3.474 | Yes |     |
| 11 | Alto Bonito             | Starr        | Rural       | 569    | 4 | No  | 0    | 0     | No  | Yes |
| 11 | Alton                   | Hidalgo      | Rural       | 4384   | 4 | No  | 108  | 1.681 | No  |     |
| 11 | Alton North             | Hidalgo      | Rural       | 6051   | 6 | No  | 0    | 0     | No  | Yes |
| 3  | Alvarado                | Johnson      | Rural       | 3288   | 5 | No  | 24   | 0.645 | No  |     |
| 6  | Alvin                   | Brazoria     | Urb./Exurb. | 21413  | 6 | Yes | 304  | 1.621 | No  |     |
| 3  | Alvord                  | Wise         | Rural       | 1007   | 7 | No  | 0    | 0     | No  |     |
| 1  | Amarillo                | Potter       | Urb./Exurb. | 173627 | 8 | No  | 1434 | 1.065 | No  |     |
| 6  | Ames                    | Liberty      | Rural       | 1079   | 6 | No  | 0    | 0     | No  |     |
| 1  | Amherst                 | Lamb         | Rural       | 791    | 5 | No  | 9    | 1.531 | No  |     |
| 6  | Anahuac                 | Chambers     | Rural       | 2210   | 6 | No  | 0    | 0     | No  |     |
| 8  | Anderson                | Grimes       | Rural       | 257    | 4 | No  | 0    | 0     | No  |     |
| 7  | Anderson Mill           | Williamson   | Urb./Exurb. | 8953   | 6 | Yes | 0    | 0     | No  | Yes |
| 12 | Andrews                 | Andrews      | Rural       | 9652   | 6 | No  | 24   | 0.355 | No  |     |
| 6  | Angleton                | Brazoria     | Rural       | 18130  | 6 | No  | 248  | 1.798 | No  |     |
| 3  | Angus                   | Navarro      | Rural       | 334    | 5 | No  | 0    | 0     | No  |     |
| 3  | Anna                    | Collin       | Rural       | 1225   | 7 | No  | 0    | 0     | No  |     |
| 3  | Annetta                 | Parker       | Rural       | 1108   | 7 | No  | 0    | 0     | No  |     |
| 3  | Annetta North           | Parker       | Rural       | 467    | 7 | No  | 0    | 0     | No  |     |
| 3  | Annetta South           | Parker       | Rural       | 555    | 7 | No  | 0    | 0     | No  |     |
| 4  | Annona                  | Red River    | Rural       | 282    | 7 | No  | 0    | 0     | No  |     |
| 2  | Anson                   | Jones        | Rural       | 2556   | 4 | No  | 0    | 0     | No  |     |
| 13 | Anthony                 | El Paso      | Urb./Exurb. | 3850   | 4 | Yes | 60   | 2.016 | Yes |     |
| 1  | Anton                   | Hockley      | Rural       | 1200   | 4 | No  | 0    | 0     | No  |     |
| 6  | Appleby                 | Nacogdoches  | Rural       | 444    | 6 | No  | 0    | 0     | No  |     |
| 8  | Aquilla                 | Hill         | Rural       | 136    | 7 | No  | 0    | 0     | No  |     |
| 10 | Arances Pass            | San Patricio | Rural       | 8138   | 6 | No  | 100  | 1.585 | No  |     |
| 2  | Archer City             | Archer       | Rural       | 1848   | 5 | No  | 0    | 0     | No  |     |
| 6  | Arcola                  | Fort Bend    | Rural       | 1048   | 6 | No  | 0    | 0     | No  |     |
| 3  | Argyle                  | Denton       | Urb./Exurb. | 2385   | 5 | Yes | 0    | 0     | No  |     |
| 3  | Arlington               | Tarrant      | Urb./Exurb. | 332669 | 6 | No  | 2969 | 1.12  | No  |     |
| 4  | Arp                     | Smith        | Rural       | 901    | 4 | No  | 0    | 0     | No  |     |
| 11 | Arroyo Alto             | Cameron      | Rural       | 320    | 4 | No  | 0    | 0     | No  | Yes |
| 11 | Arroyo Colorado Estates | Cameron      | Rural       | 755    | 7 | No  | 0    | 0     | No  | Yes |
| 11 | Arroyo Gardens-La Tina  | Cameron      | Rural       | 732    | 4 | No  | 0    | 0     | No  | Yes |
| 11 | Asherton                | Dimmit       | Rural       | 1342   | 7 | No  | 0    | 0     | No  |     |
| 2  | Aspermont               | Stonewall    | Rural       | 1021   | 5 | No  | 0    | 0     | No  |     |
| 6  | Atascocita              | Harris       | Urb./Exurb. | 35787  | 6 | Yes | 0    | 0     | No  | Yes |
| 4  | Athens                  | Henderson    | Rural       | 11297  | 5 | No  | 156  | 1.732 | No  |     |
| 4  | Atlanta                 | Cass         | Rural       | 5745   | 5 | No  | 0    | 0     | No  |     |
| 3  | Aubrey                  | Denton       | Rural       | 1500   | 7 | No  | 0    | 0     | No  |     |
| 3  | Aurora                  | Wise         | Rural       | 853    | 7 | No  | 0    | 0     | No  |     |
| 7  | Austin                  | Trevi        | Urb./Exurb. | 658562 | 6 | No  | 8064 | 1.577 | No  |     |
| 10 | Austwell                | Refugio      | Rural       | 192    | 7 | No  | 0    | 0     | No  |     |
| 4  | Avery                   | Red River    | Rural       | 482    | 6 | No  | 0    | 0     | No  |     |
| 4  | Avinger                 | Cass         | Rural       | 494    | 7 | No  | 0    | 0     | No  |     |
| 3  | Azle                    | Tarrant      | Urb./Exurb. | 9800   | 5 | Yes | 140  | 1.891 | No  |     |
| 6  | Baciff                  | Galveston    | Urb./Exurb. | 6862   | 7 | Yes | 0    | 0     | No  | Yes |
| 3  | Bailey                  | Fannin       | Rural       | 213    | 7 | No  | 0    | 0     | No  |     |

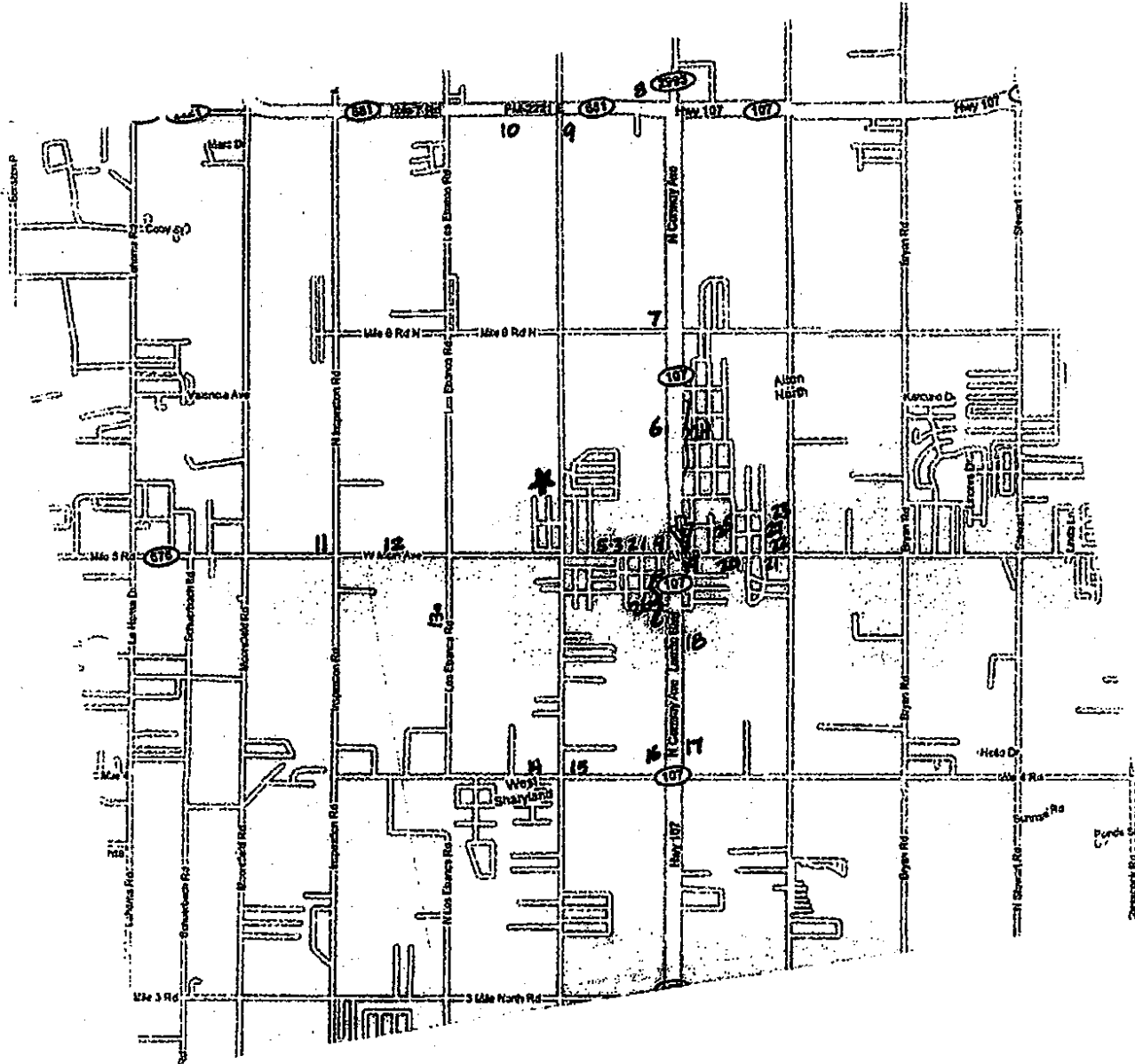
ATTACHMENT B



Instructions: Complete the following form and indicate all points requested for this Application. All evidence as required by §49.9(i) must be submitted as outlined in the Application Submission Procedures Manual.

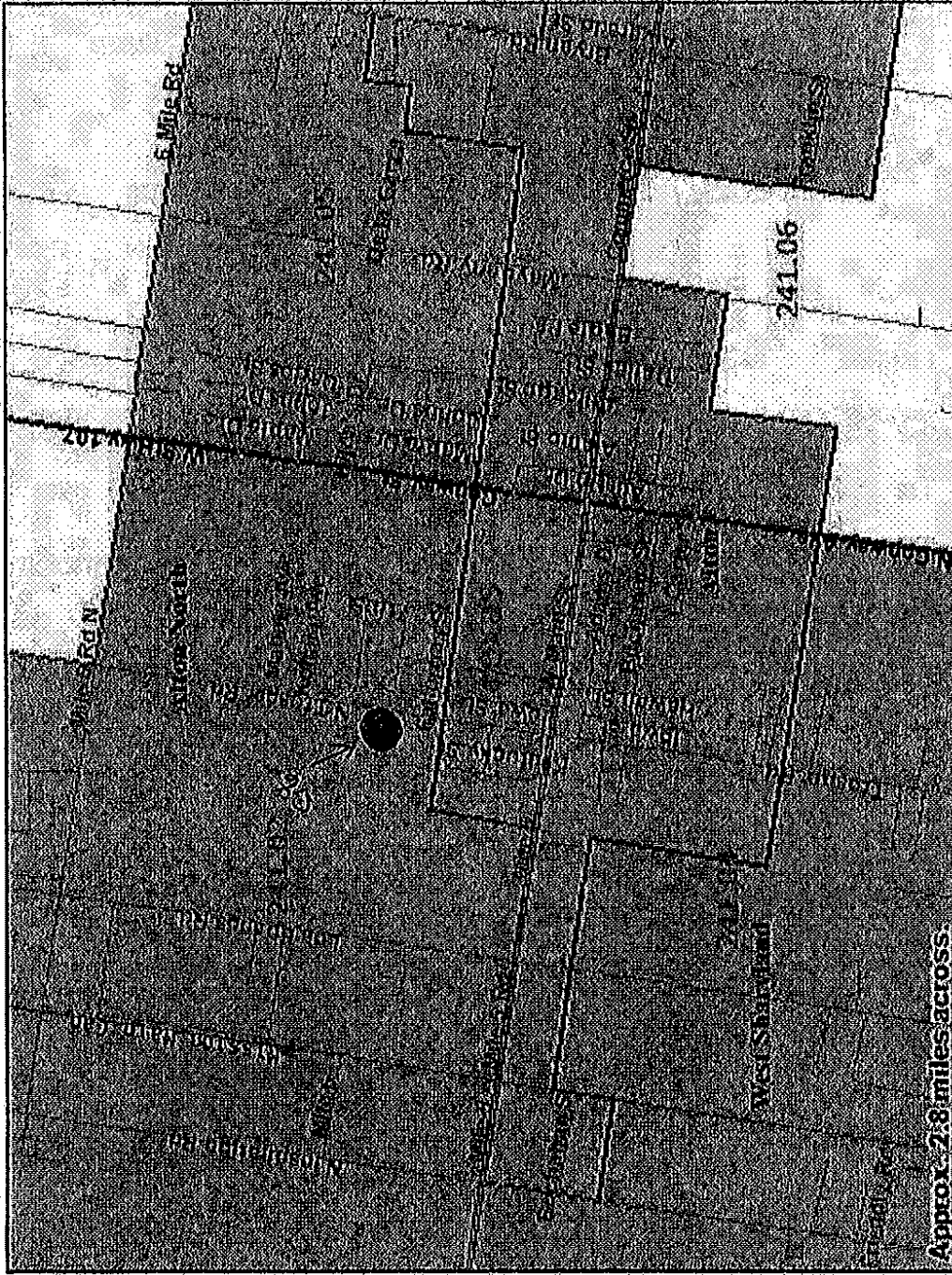
| §49.9(i) | ASPM Tab # | Point Category  | Points Requested         |
|----------|------------|---|--------------------------|
| (1)      | 2          | Financial Feasibility of the Development (28 points)  | 28                       |
| (2)      |            | Quantifiable Community Participation (Points Not Requested in Self Score)   | N/A                      |
| (3)      | 3          | The Income Levels of Tenants of the Development (22 Point Maximum)  | 22                       |
| (4)      | 4          | The Size of the Units (Development Characteristics) (20 Points Maximum for Part A and B combined)   | 20                       |
| (5)      | 5          | The Commitment of Development Funding by Local Political Subdivisions (18 Points Maximum)   | 18                       |
| (6)      |            | The Level of Community Support from State Elected Officials (Points Not Requested in Self Score)  | N/A                      |
| (7)      | 6          | The Rent Levels of the Units (12 Points Maximum)  | 12                       |
| (8)      | 7          | The Cost of the Development by Square Foot (Development Characteristics) (10 Points)  | 10                       |
| (9)      | 8          | The Services to be Provided to Tenants of the Development (8 Points Maximum for Part A and B Combined)  | 8                        |
| (10)     | N/A        | Rehabilitation or Reconstruction (7 Points)   | 0                        |
| (11)     | N/A        | Housing Needs Characteristics (7 Points Maximum)  | 0                        |
| (12)     | 9          | Development Includes the Use of Existing Housing as part of a Community Revitalization Plan (Development Characteristics) (7 Points)  | 0                        |
| (13)     | 10         | Pre-Application Participation Incentive Points (6 Points)   | 6                        |
| (14)     | 11         | Development Location (4 Points)   | 4                        |
| (15)     | N/A        | Exurban Developments (Development characteristics) (7 Points)   | 0                        |
| (16)     | 12         | Demonstration of Community Support other than Quantifiable Community Participation (To be awarded points, points must be requested by checking the box, but points are not added into Total Self Score) | <input type="checkbox"/> |
| (17)     | 13         | Developments in Census Tracts with No Other Existing Developments Supported by Tax Credits (7 Points)   | 2                        |
| (18)     | 14         | Tenant Populations with Special Housing Needs (4 Points)  | 4                        |
| (19)     | 15         | Length of Affordability Period (4 Points Maximum)   | 4                        |
| (20)     | 16         | Site Characteristics (+4 Points Maximum for Part A and B Combined. Note: may be as low as -3 Points)  | 4                        |
| (21)     | 17         | Development Size (3 Points)   | 0                        |
| (22)     | 18         | Qualified Census Tracts with Revitalization (1 Point)   | 0                        |
| (23)     | 19         | Sponsor Characteristics (2 Points)  | 0                        |

ATTACHMENT 4





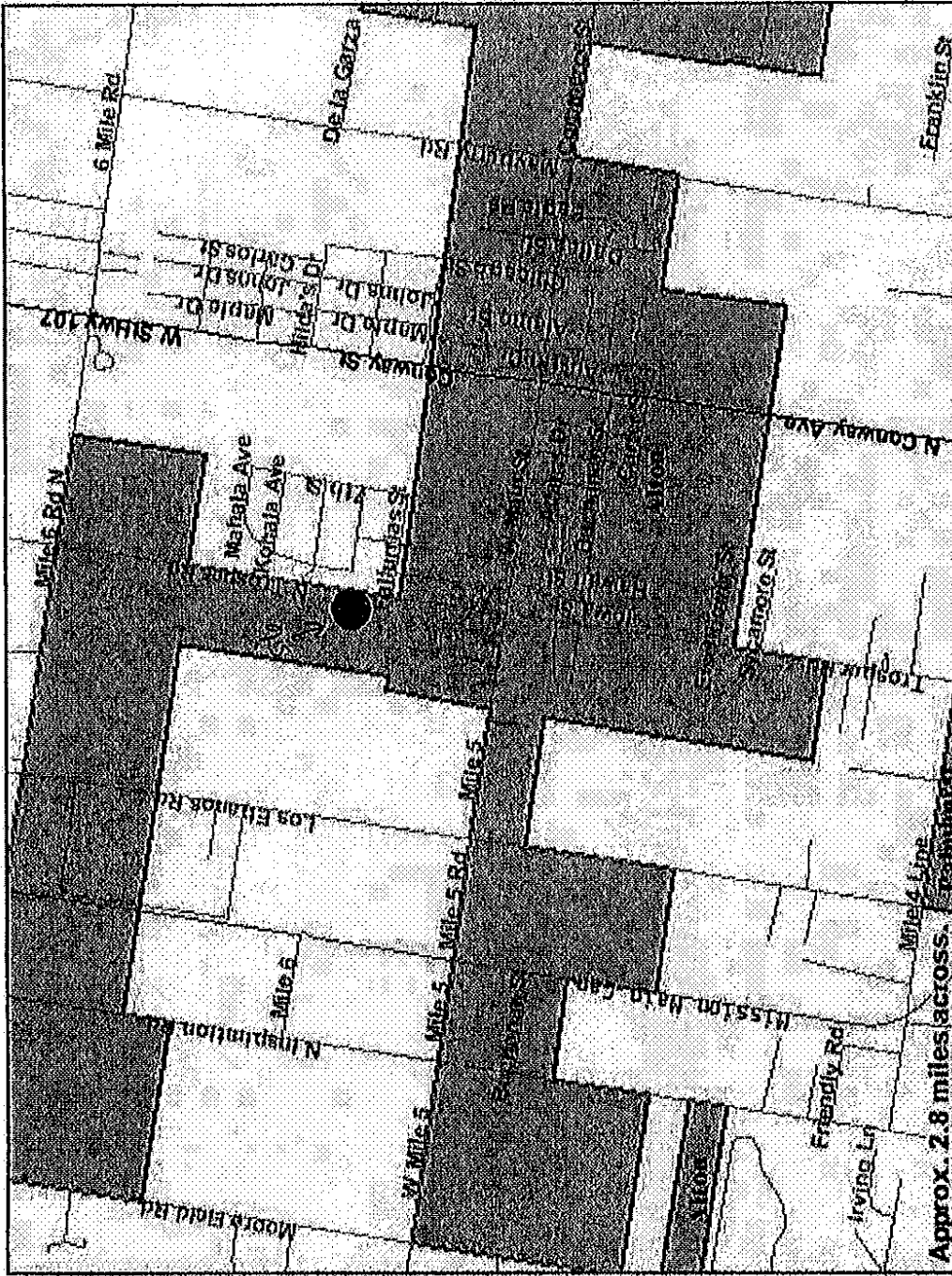
ATTACHMENT 6



- Boundaries**
- State
  - County
  - Census Tract
  - Place
  - Place
- Features**
- Major Road
  - Street
  - Stream/Waterbody
  - Stream/Waterbody

US Census  
2000 Census tracts & blocks

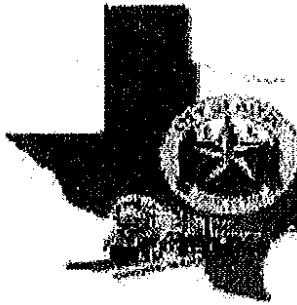
ATTACHMENT 7



US Census  
2005 cities + towns

- Boundaries**
- State
  - '05 County
  - '05 Place
  - '05 Place
- Features**
- Major Road
  - Street
  - Stream/Waterbody
  - Stream/Waterbody

ATTACHMENT 8



# CITY OF ALTON

CITY OF ALTON TEXAS

205 West Main Ave. Alton, Texas

May 22, 2007

RE: Trospen Rd. Development

To Whom It May Concern:

The City of Alton confirms based on the attached map, that the proposed development along N. Trospen Rd. (42-4) is inside of the city's current city boundaries.

If anyone has any further questions regarding this matter, please call me at (956) 581-2733.

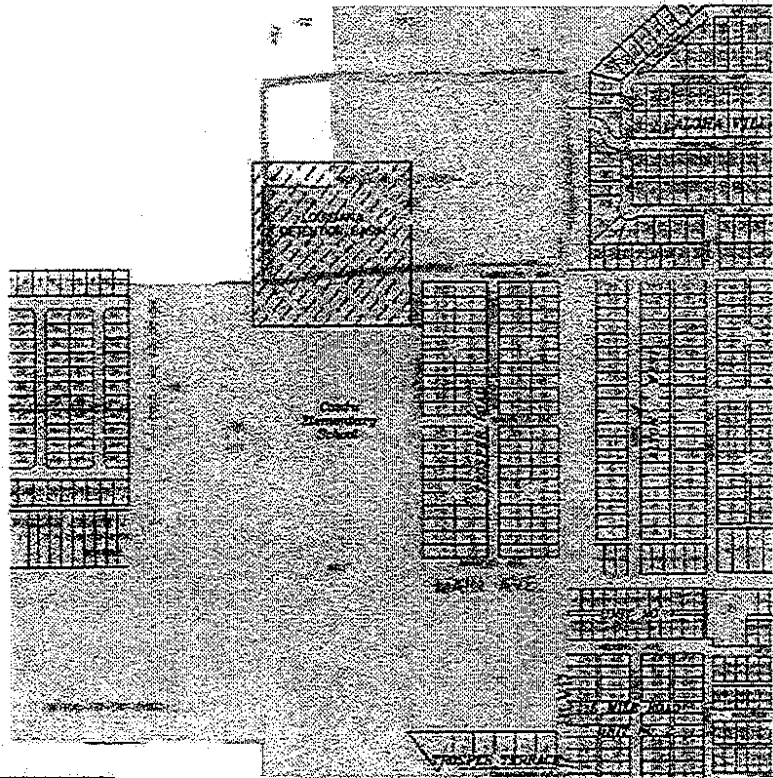
Sincerely,

*David DeLeon*

David DeLeon  
Planning Director  
City of Alton  
"City on the Grow"

A handwritten signature in black ink, appearing to read "David DeLeon", is written over the typed name and title.





Proposed Casa Alton TDHCA# 07302  
Development

11x8.5ft

**UNIMPROVED PROPERTY CONTRACT**

1. **PARTIES:** CARLOS L. GUERRA and EUGENIO BOTELLO (Seller) agrees to sell and convey to NATIONAL FARM WORKERS SERVICE CENTER, INC., a Texas corporation (Buyer) and Buyer agrees to buy from Seller the property described below.
2. **PROPERTY:** A TRACT OF LAND OUT OF THE SOUTH 26.00 ACRES OUT OF LOT 42.4 WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT 'A', known as \_\_\_\_\_, or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (the Property).
3. **SALES PRICE:**
  - A. Cash portion of Sales Price, payable by Buyer at closing  
\$22,000.00 Per acre based on survey. Estimate \$ 439,780.00
  - B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium) \$ 0
  - C. Sales Price (Sum of A and B) \$ 439,780.00
4. **FINANCING:** Not Applicable
5. **EARNEST MONEY:** in five business days of execution of this contract by both parties, Buyer shall deposit \$10,000.00 as non-refundable earnest money of which \$1,000.00 is the option fee described below with FIDELITY NATIONAL TITLE CO., as escrow agent, at 515 CONGRESS AVE., Suite 1310, Austin, Texas 78701. All earnest money will be credited to the sales price. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.
6. **TITLE POLICY AND SURVEY:**
  - A. **TITLE POLICY:** Seller shall furnish to Buyer at Seller's and Buyer's equal expense an owner policy of title insurance (the Title Policy) issued by FIDELITY NATIONAL TITLE CO. (the Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
    - (1) Restrictive covenants common to the platted subdivision in which the Property is located.
    - (2) The standard printed exception for standby fees, taxes and assessments.
    - (3) Liens created as part of the financing described in Paragraph 4.
    - (4) Utility easements created by the dedication deed or plat of the subdivision in

Initialed for identification by Buyer and Seller \_\_\_\_\_





February 16, 2007.

Ms. Monica Poss.

Dear Ms. Poss,

This letter certifies that the Southeast part of the Lot 42-4 West Addition to Sharyland is currently zoned Residential Division 3 as per City of Alton Comprehensive Zoning Plan.

Should you have any questions regarding this matter, please call me at (956) 581-2733.

Sincerely,

*David Deleon*

David Deleon  
Planning and Zoning Director  
City of Alton

ATTACHMENT 9



alyssa.carpenter <ajcarpen@gmail.com>

## AHNS and 2x per Capita Questions

Audrey Martin <audrey.martin@tdhca.state.tx.us>

Mon, Apr 23, 2007 at 4:19 PM

To: alyssa.carpenter <ajcarpen@gmail.com>

Cc: brenda.hull@tdhca.state.tx.us, Robbye Meyer <rmeyer@tdhca.state.tx.us>

Alyssa,

The municipality in which the development is now located should be used for AHNS and 2X per capita. Although 2000 census data is used, the current location of the development should be used for both items. Please let me know if this changes anything for one of your applications.

As for 07153, according to my records a threshold review has not been performed.

Please let me know if you have any other questions.

Thanks,

Audrey M. Martin

Competitive HTC Program Administrator

Texas Department of Housing and Community Affairs

Ph: (512) 475-3872

Fax: (512) 475-0764

[audrey.martin@tdhca.state.tx.us](mailto:audrey.martin@tdhca.state.tx.us)

[Quoted text hidden]

**07302**  
**Challenge Response**



# Rufino Contreras Affordable Housing Corporation, Inc.

908 E. 5th Street, Suite 201, Austin, TX 78702- Tel. (512) 474-5003 Fax- (512) 474-5010  
a subsidiary corporation of the National Farm Workers Service Center, Inc.

May 25, 2007

Ms. Audrey Martin  
Multifamily Finance Division  
Texas Department of Housing and Community Affairs  
PO Box 13941  
Austin, TX 78711

Re: Challenge to 2007 HTC Application 07302, Casa Alton

Dear Ms Martin,

Please accept this letter as a response to the challenge to the above referenced application. Casa Alton should be considered to be located in Alton North, not Alton, and receive the 6 points requested in the application for Affordable Housing Needs Score.

The challenge argues that the proposed site, on northwest corner of Trospen Road and proposed Oxford Street is in the City of Alton and not in Alton North according to the US Census's 2005 city and town information. We argue that this source of information is not valid in determining the place or area in which a site is located.

There is not a single instance of the TDHCA referring applicants to US Census 2005 data and there are at least four instances in the 2007 Qualified Allocation Plan and Rules and at least three instances in the Reference Manual which refer to the most recent decennial census (i.e. the 2000 Census) as the source of data:

- §49.3 (11) (A) defines Area as the geographic area contained within the boundaries of...Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census. (Exhibit A)
- §49.6 (g) states that...the Board will not allocate housing tax credits for a...Development located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tracts as established by the U.S. Census Bureau for the most recent Decennial Census. (Exhibit B)
- §49.6 (h) (1) state that staff will only recommend a 30% increase in Eligible Basis if...(2) The Development is located in a Qualified Census Tract that has less than 40% Housing Tax Credit Units per households in the tract as established by the U.S. Census Bureau for the most recent Decennial Census. (Exhibit C)
- §49.8 (i) (15) states that applications may qualify to receive 7 points if the Development is not located in a Rural Area and has a population less than 100,000 based on the most current Decennial Census. (Exhibit D)
- The 2007 Reference Manual List of Items on the TDHCA website directs applicants to go to <http://qct.huduser.org/index.html> in order to find Qualified Census Tracts and Difficult Development Areas. This web page is a Qualified Census Tract Generator that states that the





# Rufino Contreras Affordable Housing Corporation, Inc.

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a subsidiary corporation of the National Farm Workers Service Center, Inc.

2007 QCTs are based on new metropolitan area geography and a new, more detailed tabulation of household income at the census tract level from the 2000 Census. (Exhibit E)

- The Reference Manual also directs applicants to the 2007 Housing Tax Credit Site Demographic Characteristics as of 4/12/2007 Board Meeting – Place Level. This document states that a site located outside the boundaries of a place (*as designated by the 2000 U.S. Census*) will use the Affordable Housing Needs Score of the place whose boundary is closest to the site. (Exhibit F)
- The Reference Manual also directs applicants to the 2007 Housing Tax Credit Site Demographic Characteristics as of April 12, 2007 Board Meeting - Tract Level. This document lists the 2000 U.S. Census as the tract data source. (Exhibit G)

In addition to the references to the Decennial Census in the QAP and Reference Manual, the TDHCA staff accepted a response to a deficiency notice to application #060047, stating that the same site should be considered in Alton North, not the City of Alton. A copy of the deficiency and response are attached as well.

The TDHCA, by referencing the 2000 Census and the Decennial Census as a source of information regarding HTC applications, not only implies that this is a valid source for determining the Area where a site is located but also states such:

§49.3 (11) (A) The geographic area contained within the boundaries of:

- (i) An incorporated place or
- (ii) Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census.

The QAP does not specify which of these two options, or definitions, takes precedence. Though the site where 07302 is proposed to be developed has been annexed into City of Alton boundaries in the recent past, it is also in the Alton North CDP as established by the 2000 census. In essence both definitions are true. However, given that we are relying upon the Reference Manual (and thus the 2000 Census) for other data, we cannot include our site in Alton without invalidating all of the other data we rely upon for application purposes.

If the TDHCA required applicants use the most recent site location boundaries in determining Area, updated on an annual basis as cities annex land block by block, then all data pertaining to these Areas would need to be updated as well. For instance, changing the geographical boundaries of any Area would necessitate a change in that place's population, HTC units in place, Place Per Capita/TX Per Capita, and possibly the Area Type. These new boundaries would also result in changes regarding the items previously mentioned in the QAP, namely issues such as determining census tracts that have more than 30% Housing Tax Credit Units per household, Eligible Basis, and Exurban points. Since this data is not updated on an annual basis, the TDHCA and the applicants rely on more static data, namely the decennial census, to keep all statistics pertinent.

If we were to designate Alton and not Alton North as our development's Area, the information cited in the Reference Manual for Alton would not apply to our site location. For example, the Reference Manual states that Alton has a population of 4,384. That population statistic does not include the







## Rufino Contreras Affordable Housing Corporation, Inc.

908 E. 5th Street, Suite 201, Austin, TX 78702- Tel. (512) 474-5003 Fax- (512) 474-5010  
a subsidiary corporation of the National Farm Workers Service Center, Inc.

geographical area where our proposed development would be located, does not include the people who live on land annexed by the City of Alton since 2000. If we were to designate Alton and not Alton North as our Area, ALL data we would draw from the Reference Manual would be irrelevant to the geographical location of our project. Therefore, it is the Alton North data in the Reference Manual that most accurately reflects the population and housing characteristics of our geography.

Based on this information, we request that application 07302 receive 6 points for the 2007 Affordable Housing Needs Score.

Sincerely,

Jean Coburn  
Project Manager



# EXHIBIT A

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

(4) **Applicable Fraction**--The fraction used to determine the Qualified Basis of the qualified low-income building, which is the smaller of the Unit fraction or the floor space fraction, all determined as provided in the Code, §42(c)(1).

(5) **Applicable Percentage**--The percentage used to determine the amount of the Housing Tax Credit for any Development (New Construction, Reconstruction, and/or Rehabilitation), as defined more fully in the Code, §42(b).

(A) For purposes of the Application, the Applicable Percentage will be projected at :

(i) 40 basis points over the current applicable percentage for 70 percent present value credits, pursuant to §42(b) of the Code for the month in which the Application is submitted to the Department, or

(ii) 15 basis points over the current applicable percentage for 30 percent present value credits, pursuant to §42(b) of the Code for the month in which the Application is submitted to the Department.

(B) For purposes of making a credit recommendation at any other time, the Applicable Percentage will be based in order of priority on:

(i) The percentage indicated in the Agreement and Election Statement, if executed; or

(ii) The actual applicable percentage as determined by the Code, §42(b), if all or part of the Development has been placed in service and for any buildings not placed in service the percentage will be the actual percentage as determined by Code, §42(b) for the most current month; or

(iii) The percentage as calculated in subparagraph (A) of this paragraph if the Agreement and Election Statement has not been executed and no buildings have been placed in service.

(6) **Applicant**--Any Person or Affiliate of a Person who files a Pre-Application or an Application with the Department requesting a Housing Credit Allocation. (§2306.6702)

(7) **Application**--An application, in the form prescribed by the Department, filed with the Department by an Applicant, including any exhibits or other supporting material. (§2306.6702)

(8) **Application Acceptance Period**--That period of time during which Applications for a Housing Credit Allocation from the State Housing Credit Ceiling may be submitted to the Department as more fully described in §49.9(a) and §49.21 of this title. For Tax-Exempt Bond Developments this period is the date the Volume 1 and 2 are submitted or the date the reservation is issued by the Texas Bond Review Board, whichever is earlier, and for Rural Rescue Applications this is that period of time stated in the Rural Rescue Policy.

(9) **Application Round**--The period beginning on the date the Department begins accepting Applications for the State Housing Credit Ceiling and continuing until all available Housing Tax Credits from the State Housing Credit Ceiling (as stipulated by the Department) are allocated, but not extending past the last day of the calendar year. (§2306.6702)

(10) **Application Submission Procedures Manual**--The manual produced and amended from time to time by the Department which sets forth procedures, forms, and guidelines for the filing of Pre-Applications and Applications for Housing Tax Credits.

(11) **Area**--

(A) The geographic area contained within the boundaries of:

(i) An incorporated place or

(ii) Census Designated Place (CDP) as established by the U.S. Census Bureau for the most recent Decennial Census.

(B) For Developments located outside the boundaries of an incorporated place or CDP, the Development shall take up the Area characteristics of the incorporated place or CDP whose boundary is nearest to the Development site.

(12) **Area Median Gross Income (AMGI)**--Area median gross household income, as determined for all purposes under and in accordance with the requirements of the Code, §42.

(13) **At-Risk Development**--a Development that: (§2306.6702)

(A) has received the benefit of a subsidy in the form of a below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive under at least one of the following federal laws, as applicable:

(i) Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. §17151);

(ii) Section 236, National Housing Act (12 U.S.C. §1715z-1);

(iii) Section 202, Housing Act of 1959 (12 U.S.C. §1701q);

(iv) Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. §1701s);

(v) the Section 8 Additional Assistance Program for housing Developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development;

(vi) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development;

(vii) Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. §§1484, 1485, and 1486); or

(viii) Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. §42), and

# EXHIBIT B

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

Applications are not subject to these Housing Tax Credit limitations, and Tax-Exempt Bond Developments will not count towards the total limit on tax credits per Applicant. The limitation does not apply (§2306.6711(b)):

(1) to an entity which raises or provides equity for one or more Developments, solely with respect to its actions in raising or providing equity for such Developments (including syndication related activities as agent on behalf of investors);

(2) to the provision by an entity of "qualified commercial financing" within the meaning of the Code (without regard to the 80% limitation thereof);

(3) to a Qualified Nonprofit Organization or other not-for-profit entity, to the extent that the participation in a Development by such organization consists only of the provision of loan funds, grants or social services; and

(4) to a Development Consultant with respect to the provision of consulting services, provided the Development Consultant fee received for such services does not exceed 10% of the fee to be paid to the Developer (or 20% for Qualified Nonprofit Developments), or \$150,000, whichever is greater.

### (e) Limitations on the Size of Developments.

(1) The minimum Development size will be 16 Units if the Development involves Housing Tax Credits. The minimum Development size will be 4 Units if the funding source only involves the Housing Trust Fund or HOME Program.

(2) Rural Developments involving any New Construction (excluding New Construction of non-residential buildings) will be limited to 76 Units. Rural Developments involving only Rehabilitation do not have a size limitation.

(3) Developments involving any New Construction (excluding New Construction of non-residential buildings), that are not Tax-Exempt Bond Developments, will be limited to 252 Total Units, wherein the maximum Department administered Units will be limited to 200 Units. Tax-Exempt Bond Developments will be limited to 252 Total Units. These maximum Unit limitations also apply to those Developments which involve a combination of Rehabilitation, Reconstruction, and New Construction. Developments that consist solely of acquisition/Rehabilitation or Rehabilitation only may exceed the maximum Unit restrictions.

(4) For those Developments which are a second phase or are otherwise adjacent to an existing tax credit Development unless such proposed Development is being constructed to provide replacement of previously existing affordable multifamily units on its site (in a number not to exceed the original units being replaced, unless a market study supports the absorption of additional units) or that were originally located within a one mile radius from the proposed Development, the combined Unit total for the Developments may not exceed the maximum allowable Development size, unless the first phase has been completed and has attained Sustaining Occupancy (as defined in §1.31 of this title) for at least six months.

(f) **Limitations on the Location of Developments.** Staff will only recommend, and the Board may only allocate, housing tax credits from the Credit Ceiling to more than one Development from the Credit Ceiling in the same calendar year if the Developments are, or will be, located more than one linear mile apart as determined by the Department. If the Board forward commits credits from the following year's allocation of credits, the Development is considered to be in the calendar year in which the Board votes, not in the year of the Credit Ceiling. This limitation applies only to communities contained within counties with populations exceeding one million (which for calendar year 2007 are Harris, Dallas, Tarrant and Bexar Counties). For purposes of this rule, any two sites not more than one linear mile apart are deemed to be "in a single community." (§2306.6711) This restriction does not apply to the allocation of housing tax credits to Developments financed through the Tax-Exempt Bond program, including the Tax-Exempt Bond Developments under review and existing Tax-Exempt Bond Developments in the Department's portfolio. (§2306.67021)

(g) **Limitations of Development in Certain Census Tracts.** Staff will not recommend and the Board will not allocate housing tax credits for a Competitive Housing Tax Credit or Tax Exempt Bond Development located in a census tract that has more than 30% Housing Tax Credit Units per total households in the census tract as established by the U.S. Census Bureau for the most recent Decennial Census unless the Applicant:

(1) In an area whose population is less than 100,000;

(2) Proposes only Reconstruction or Rehabilitation (excluding New Construction of non-residential buildings); or,

(3) Submits to the Department an approval of the Development referencing this rule in the form of a resolution from the governing body of the appropriate municipality or county containing the Development. For purposes of this paragraph, evidence of the local government approval must be received by the Department no later than April 2, 2007 (or for Tax-Exempt Bond Developments no later than 14 days before the Board meeting where the credits will be committed). These ineligible census tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

# EXHIBIT C

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

(h) **Limitations on Developments Proposing to Qualify for a 30% increase in Eligible Basis.** Staff will only recommend a 30% increase in Eligible Basis:

(1) If the Development proposing to build in a Hurricane Rita Gulf Opportunity Zone (Rita GO Zone), which was designated as a Difficult to Develop Area as determined by HB4440, is able to be placed in service by December 31, 2008 (or date as revised by the Internal Revenue Service) as certified in the Application; or,

(2) The Development is located in a Qualified Census Tract that has less than 40% Housing Tax Credit Units per households in the tract as established by the U.S. Census Bureau for the most recent Decennial Census. Developments located in a Qualified Census Tract that has in excess of 40% Housing Tax Credit Units per households in the tract are not eligible to qualify for a 30% increase in Eligible Basis, which would otherwise be available for the Development site pursuant to the Code, §42(d)(5)(C), unless the Development is proposing only Reconstruction or Rehabilitation (excluding New Construction of non-residential buildings). These ineligible Qualified Census Tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

(i) **Rehabilitation Costs.** Developments involving Rehabilitation must establish that the Rehabilitation will substantially improve the condition of the housing and will involve at least \$12,000 per Unit in direct hard costs (including site work, contingency, contractor profit, overhead and general requirements) unless financed with TX-USDA-RHS in which case the minimum is \$6,000.

(j) **Unacceptable Sites.** Developments will be ineligible if the Development is located on a site that is determined to be unacceptable by the Department.

(k) **Appeals and Administrative Deficiencies for Site and Development Restrictions.** An Application or Development found to be in violation under subsections (a) - (h) of this section will be notified in accordance with the Administrative Deficiency process described in §49.9(d)(4) of this title. They may also utilize the appeals process described in §49.17(b) of this title.

### §49.7. Regional Allocation Formula; Set-Asides; Redistribution of Credits.

(a) **Regional Allocation Formula.** As required by §2306.111(d), Texas Government Code, the Department uses a regional distribution formula developed by the Department to distribute credits from the State Housing Credit Ceiling to all urban/exurban areas and rural areas. The formula is based on the need for housing assistance, and the availability of housing resources in those urban/exurban areas and rural areas, and the Department uses the information contained in the Department's annual state low income housing plan and other appropriate data to develop the formula. This formula establishes separate targeted tax credit amounts for rural areas and urban/exurban areas within each of the Uniform State Service Regions. Each Uniform State Service Region's targeted tax credit amount will be published on the Department's web site. The regional allocation for rural areas is referred to as the Rural Regional Allocation and the regional allocation for urban/exurban areas is referred to as the Urban/Exurban Regional Allocation. Developments qualifying for the Rural Regional Allocation must meet the Rural Development definition. At least 5% of each region's allocation for each calendar year shall be allocated to Developments which are financed through TX-USDA-RHS, that meet the definition of a Rural Development, do not exceed 76 Units if proposing any New Construction (excluding New Construction of non-residential buildings), and have filed an "Intent to Request 2007 Housing Tax Credits" form by the Pre-Application submission deadline. These Developments will be attributed to the Rural Regional Allocation in each region where they are located. Developments financed through TX-USDA-RHS's 538 Guaranteed Rural Rental Housing Program will be considered under this set-aside. Any Rehabilitation or Reconstruction of an existing 515 development that retains the 515 loan and restrictions, regardless of the source or nature of additional financing, will be considered under this set-aside. Commitments of 2007 Housing Tax Credits issued by the Board in 2006 will be applied to each Set-Aside, Rural Regional Allocation, Urban/Exurban Regional Allocation and TX-USDA-RHS Allocation for the 2007 Application Round as appropriate.

(b) **Set-Asides.** An Applicant may elect to compete in as many of the following Set-Asides for which the proposed Development qualifies: (§2306.111(d))

(1) At least 10% of the State Housing Credit Ceiling for each calendar year shall be allocated to Qualified Nonprofit Developments which meet the requirements of the Code, §42(h)(5). Qualified Nonprofit Organizations must have the Controlling interest in the Qualified Nonprofit Development applying for this Set-Aside. If the organization's Application is filed on behalf of a limited partnership, the Qualified Nonprofit Organization must be the controlling managing General Partner. If the organization's Application is filed on behalf of a limited liability company, the Qualified Nonprofit Organization must be the controlling Managing Member. Additionally, a Qualified Nonprofit Development submitting an Application in the nonprofit set-aside must have the nonprofit entity or its nonprofit affiliate or subsidiary be the Developer or a co-Developer as evidenced in the development agreement. (§2306.6729 and §2306.6706(b))

# EXHIBIT D

## 2007 Housing Tax Credit Program Qualified Allocation Plan and Rules

paragraph. Areas qualifying under any one of the subparagraphs (A) - (G) of this paragraph will receive 4 points. An Application may only receive points under one of the subparagraphs (A) - (G) of this paragraph.

(A) A geographical Area which is an Economically Distressed Area; a Colonia; or a Difficult Development Area (DDA) as specifically designated by the Secretary of HUD at the time of Application submission (§2306.127).

(B) a designated state or federal empowerment/enterprise zone, urban enterprise community, or urban enhanced enterprise community. Such Developments must submit a letter and a map from a city/county official verifying that the proposed Development is located within such a designated zone. Letter should be no older than 6 months from the first day of the Application Acceptance Period. (General Appropriation Act, Article VII, Rider 6; §2306.127)

(C) the Development is located in a county that has received an award as of November 15, 2006, within the past three years, from the Texas Department of Agriculture's Rural Municipal Finance Program or Real Estate Development and Infrastructure Program. Cities which have received one of these awards are categorized as awards to the county as a whole so Developments located in a different city than the city awarded, but in the same county, will still be eligible for these points.

(D) the Development is located in a census tract which has a median family income (MFI), as published by the United States Bureau of the Census (U.S. Census), that is higher than the median family income for the county in which the census tract is located. This comparison shall be made using the most recent data available as of the date the Application Round opens the year preceding the applicable program year. Developments eligible for these points must submit evidence documenting the median income for both the census tract and the county. These Census Tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

(E) the proposed Development will serve families with children (at least 70% of the Units must have an eligible bedroom mix of two bedrooms or more) and is proposed to be located in an elementary school attendance zone of an elementary school that has an academic rating of "Exemplary" or "Recognized," or comparable rating if the rating system changes. The date for consideration of the attendance zone is that in existence as of the opening date of the Application Round and the academic rating is the most current rating determined by the Texas Education Agency as of that same date. (§42(m)(1)(C)(vii))

(F) the proposed Development will expand affordable housing opportunities for low-income families with children outside of poverty areas. This must be demonstrated by showing that the Development will serve families with children (at least 70% of the Units must have an eligible bedroom mix of two bedrooms or more) and that the census tract in which the Development is proposed to be located has no greater than 10% poverty population according to the most recent census data. (§42(m)(1)(C)(vii)) These Census Tracts are outlined in the 2007 Housing Tax Credit Site Demographic Characteristics Report.

(15) **Exurban Developments (Development characteristics).** (§2306.6725(a)(4); §42(m)(1)(C)(i)) Applications may qualify to receive 7 points if the Development is not located in a Rural Area and has a population less than 100,000 based on the most current Decennial Census

(16) **Demonstration of Community Support other than Quantifiable Community Participation:** If an Applicant requests these points on the self scoring form and correctly certifies to the Department that there are no neighborhood organizations that meet the Department's definition of Neighborhood Organization pursuant to §49.9(i)(2)(A)(iv) of this title and 12 points were awarded under paragraph (2) of this subsection, then that Applicant may receive two points for each letter of support submitted from a community or civic organization that serves the community in which the site is located. Letters of support must identify the specific Development and must state support of the specific Development at the proposed location. The community or civic organization must provide some documentation of its existence in the community to include, but not be limited to, listing of services and/or members, brochures, annual reports, etc. Letters of support from organizations that are not active in the area that includes the location of the Development will not be counted. For purposes of this item, community and civic organizations do not include neighborhood organizations, governmental entities, taxing entities or educational activities. Letters of support received after March 1, 2007, will not be accepted for this item. Two points will be awarded for each letter of support submitted in the Application, not to exceed 7 points. Should an Applicant elect this option and the Application receives letters in opposition by March 1, 2007, then two points will be subtracted from the score for each letter in opposition, provided that the letter is from an organization serving the community. At no time will the Application, however, receive a score lower than zero for this item.

(17) **Developments in Census Tracts with No Other Existing Developments Supported by Tax Credits:** The Application may receive 7 points if the proposed Development is located in a census tract in which there are no other existing developments supported by housing tax credits. Applicant must provide evidence of the census

## Qualified Census Tract Table Generator

This page allows you to generate Low-Income Housing Tax Credit (LIHTC) Qualified Census Tract (QCT) tables for individual counties, individual metropolitan areas, nonmetropolitan parts of individual States, all counties in a single State, the complete table for all metropolitan areas, and the complete table for all nonmetropolitan parts of States. Simply click the appropriate button below.

Geocoded lists of all Qualified Census Tracts are available in WinZip-archived dBase files. | [2006](#) | [2007](#) |

### Notes on 2007 QCTs

The 2007 QCTs are based on new metropolitan area geography and a new, more detailed tabulation of household income at the census tract level from the 2000 Census. See the latest [Designation Notice](#) for information on the application of new metropolitan area geography. An explanation of the new, more detailed tabulation of household income at the census tract level from the 2000 Census used to designate the 2007 QCTs, and a downloadable data file, are available [here](#).

Excel spreadsheets containing the data used to designate the 2007 QCTs are available [here](#). The designation algorithm can be read [here](#).

Select Individual County/Metro Area/Nonmetro State Table

Select Year:

2006

2007 [Generate Complete Metro Table](#)

The Complete Metro Table is available as an Adobe Acrobat (\*.PDF) file formatted for optimal printing. | [2006](#) | [2007](#) |

Select Year:

2006

2007 [Generate Complete Nonmetro Table](#)

The Complete Nonmetro Table is available as an Adobe Acrobat (\*.PDF) file formatted for optimal printing. | [2006](#) | [2007](#) |

### Difficult Development Area Tables

Select Year:

2006 (updated to include changes related to the Gulf Opportunity Zone Act of 2005)

2007

[Generate DDA Tables](#)

The Difficult Development Area tables are available as Adobe Acrobat (\*.PDF) files formatted for optimal printing.

| [Metro DDAs 2006](#) | [Nonmetro DDAs 2006](#) | | [Metro DDAs 2007](#) | [Nonmetro DDAs 2007](#)

To determine the census tract number for a particular address, visit the [HUD User GIS Service -- Low-Income Housing Tax Credit Qualified Census Tract \(QCT\) Locator](#), or for Guam and Northern Marianas Island locations, the [Small Business Administration \(SBA\) HUB Zone Locator](#).

# EXHIBIT F



## 2007 Housing Tax Credit Site Demographic Characteristics as of 04/12/2007 Board Meeting Place Level - Sorted by Place

**Instructions:**

A site located outside the boundaries of a place (as designated by the 2000 U.S. Census) will use the Affordable Housing Need Score of the place whose boundary is closest to the site.

If information for a specific place is not included in the table, then contact TDHCA's Division of Policy and Public Affairs at (512) 475-3976. All other questions relating to scoring an application should be submitted in writing to Jason Burr via email at [jason.burr@tdhca.state.tx.us](mailto:jason.burr@tdhca.state.tx.us).

**Notes:**

(1) These area designations may be updated when TX-USDA-RHS releases the 2007 areas eligible for funding or applicants may petition TDHCA to update the "Rural" designation of a place within a metropolitan statistical area by providing a letter from a local official. Such letter must clearly indicate that the place has an incorporated area boundary that touches the boundary of another place with a population of over 20,000. Such petitions should be submitted to the TDHCA Division of Policy and Public Affairs via email at [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us) or fax at (512) 475-3746. To treat all applicants equitably, such letter must be provided to TDHCA prior to the commencement of the pre-application submission period for HTC applications. The results of such petitions will be posted on the HTC application updates portion of the website at <http://www.tdhca.state.tx.us/htc.htm> and any changes to the area designations will be e-mailed to the applicant contact e-mail addresses as listed in the application.

(2) QAP 49.9(i)(11), Affordable Housing Needs Score - The number represented for the place is the number of points that may be requested for a Competitive Housing Tax Credit Application for the 2007 Application Round.

(3) QAP 49.9(i)(15), Exurban Points - The "Yes" or "No" in this column for each place indicates whether a Competitive Housing Tax Credit Application in the place is eligible for Exurban points.

(4) QAP 49.5(a)(7), 2X Per Capita - A "Yes" in this column for a place indicates that the place violates the 2X per capita limitation; a "No" indicates that the place does not violate the 2X per capita limitation. HTC Unit Data is based on Board approvals through 12/14/2008. Population data is based on Texas State Data Center 06 Population Estimate. A site located outside the boundaries of an incorporated place will use the County HTC per capita. The HTC per capita status of the Census Designated Places (CDP) shown in the table below is based on the county per capita.

| Region | Place                | County      | Area Type-Rural or Urban/ Exurban (1) | 2000 Census Population | Affordable Housing Need Score (2)<br>Eligible for Exurban Points (3) | HTC Units in Place | Place Per Capita/ TX Per Capita<br>PI Per Cap > 2x TX Per Cap (4) | CDP | Status Changed from Previous Analysis |
|--------|----------------------|-------------|---------------------------------------|------------------------|--|--------------------|---|-----|---------------------------------------|
| 8      | Abbott               | Hill        | Rural                                 | 300                    | 5 No   | 0                  | 0 No  |     |                                       |
| 1      | Abernathy            | Hale        | Rural                                 | 2839                   | 5 No   | 24                 | 1.17 No   |     |                                       |
| 2      | Abilene              | Taylor      | Urb./Exurb.                           | 115930                 | 6 No   | 823                | 0.97 No   |     |                                       |
| 11     | Abram-Perezville     | Hidalgo     | Rural                                 | 5444                   | 7 No   | 0                  | 0 No  | Yes |                                       |
| 12     | Ackerly              | Dawson      | Rural                                 | 245                    | 5 No   | 0                  | 0 No  |     |                                       |
| 3      | Addison              | Dallas      | Urb./Exurb.                           | 14166                  | 5 Yes  | 0                  | 0 No  |     |                                       |
| 1      | Adrian               | Oldham      | Rural                                 | 159                    | 7 No   | 0                  | 0 No  |     |                                       |
| 13     | Agua Dulce (El Paso) | El Paso     | Rural                                 | 738                    | 4 No   | 0                  | 0 No  | Yes |                                       |
| 10     | Agua Dulce (Nueces)  | Nueces      | Rural                                 | 737                    | 6 No   | 0                  | 0 No  |     |                                       |
| 10     | Airport Road Additio | Brooks      | Rural                                 | 132                    | 4 No   | 0                  | 0 No  | Yes |                                       |
| 11     | Alamo                | Hidalgo     | Urb./Exurb.                           | 14760                  | 4 Yes  | 290                | 2.25 Yes  |     |                                       |
| 9      | Alamo Heights        | Bexar       | Urb./Exurb.                           | 7319                   | 5 Yes  | 0                  | 0 No  |     |                                       |
| 4      | Alba                 | Wood        | Rural                                 | 430                    | 7 No   | 0                  | 0 No  |     |                                       |
| 2      | Albany               | Shackelford | Rural                                 | 1921                   | 6 No   | 40                 | 2.98 Yes  |     |                                       |
| 6      | Aldine               | Harris      | Urb./Exurb.                           | 13979                  | 4 Yes  | 120                | 1.13 No   | Yes |                                       |
| 3      | Aledo                | Parker      | Rural                                 | 1726                   | 6 No   | 0                  | 0 No  |     |                                       |
| 10     | Alfred-South La Palc | Jim Wells   | Rural                                 | 451                    | 4 No   | 0                  | 0 No  | Yes |                                       |
| 10     | Alice                | Jim Wells   | Rural                                 | 19010                  | 5 Yes  | 196                | 1.36 No   |     |                                       |
| 10     | Alice Acres          | Jim Wells   | Rural                                 | 491                    | 4 No   | 0                  | 0 No  | Yes |                                       |

# EXHIBIT G



## 2007 Housing Tax Credit Site Demographic Characteristics as of April 12, 2007 Board Meeting Tract Level - Sorted by County then Tract

Tract Data Source: U.S. Census 2000

The complete tract identifier used by the Census Bureau is below provided (i.e. 48001950800). The first five digits are the state and county code. The remaining six digits are the tract code. Often in general use, only the tract code is shown with a decimal prior to the final two digits. For example, the above referenced tract would be shown as 9506.00.

Applicants may petition TDHCA to update the unit concentration data if they believe that the number of HTC units in the tract is in error. Such petition must be provided to the TDHCA Division of Policy and Public Affairs via email at [info@tdhca.state.tx.us](mailto:info@tdhca.state.tx.us) or fax at (512) 475-3746 prior to the commencement of the pre-application submission period for HTC applications. The results of such petitions will be posted on the HTC application updates portion of the website at <http://www.tdhca.state.tx.us/lihtc.htm> and any changes to the area designations will be e-mailed to the applicant contact e-mail addresses as listed in the application.

**Notes:**

- (1) QAP §49.9(i)(14)(D), Tract MFI > County MFI Points - If "Yes", the Application is eligible for points pursuant to this section.
- (2) QAP §49.9(i)(14)(F), Developments Outside of Poverty Areas - If "Yes", the Application is eligible for points pursuant to this section.
- (3) QAP §49.9(i)(17), Developments Located in Census Tracts with No Other HTC Developments - If "Yes", the Application is eligible for points pursuant to this section.
- (4) QAP ineligibility item 49.6(g): If "Yes", New Construction Applications are ineligible for Housing Tax Credits unless the Applicant submits to the Department an approval of the Development referencing this rule in the form of a resolution from the governing body of the appropriate municipality or county containing the Development by the required deadlines outlined in the QAP.
- (5) For QAP ineligibility item 49.6(h), if "Yes", not eligible for the 130% Eligible Basis Increase.

| Tract ID    | County   | 2000 Tract Median Family Income | 2000 County Median Family Income | Eligible for §49.9(i)(14)(D) Tract MFI > County MFI Points (1) | 2000 Tract Population | 2000 Tract Poverty Population | Eligible for Poverty < 10% Points? (2) | Eligible for §49.9(i)(17)? (3) | Ineligible Tract? (4) | Ineligible For 130% Basis Boost? (5) |
|-------------|----------|---------------------------------|----------------------------------|--|-----------------------|-------------------------------|--|--------------------------------|-----------------------|--------------------------------------|
| 48001950100 | Anderson | 38571                           | 37513                            | Yes  | 4449                  | 626                           | No                                     | No                             | no                    | no                                   |
| 48001950200 | Anderson | 40391                           | 37513                            | Yes  | 3371                  | 509                           | No                                     | Yes                            | no                    | no                                   |
| 48001950300 | Anderson | 40278                           | 37513                            | Yes  | 738                   | 117                           | No                                     | Yes                            | no                    | no                                   |
| 48001950400 | Anderson | 57788                           | 37513                            | Yes  | 14381                 | 3                             | Yes                                    | Yes                            | no                    | no                                   |
| 48001950500 | Anderson | 31223                           | 37513                            | No   | 3954                  | 981                           | No                                     | No                             | no                    | no                                   |
| 48001950600 | Anderson | 37769                           | 37513                            | Yes  | 6363                  | 1127                          | No                                     | Yes                            | no                    | no                                   |
| 48001950700 | Anderson | 26736                           | 37513                            | No   | 2353                  | 677                           | No                                     | No                             | no                    | no                                   |
| 48001950800 | Anderson | 37319                           | 37513                            | No   | 4955                  | 815                           | No                                     | No                             | no                    | no                                   |
| 48001950900 | Anderson | 40071                           | 37513                            | Yes  | 8744                  | 995                           | No                                     | No                             | no                    | no                                   |
| 48001951000 | Anderson | 38264                           | 37513                            | Yes  | 5801                  | 804                           | No                                     | No                             | no                    | no                                   |
| 48003950100 | Andrews  | 56406                           | 37017                            | Yes  | 1525                  | 151                           | Yes                                    | Yes                            | no                    | no                                   |
| 48003950200 | Andrews  | 39816                           | 37017                            | Yes  | 5607                  | 822                           | No                                     | No                             | no                    | no                                   |
| 48003950300 | Andrews  | 29211                           | 37017                            | No   | 3519                  | 753                           | No                                     | Yes                            | no                    | no                                   |



**07302**

**Initial Scoring Notice**



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2007 Application Round**  
**Final Scoring Notice - Competitive Housing Tax Credit Application**

Alton Housing Development, L.P.

Jean Coburn

908 E. 5th Street, # 201

Austin, TX 78702

Phone #: (512) 474-5003

Fax #: (512) 474-5010

Email: [jcoburn@nfwscmail.com](mailto:jcoburn@nfwscmail.com)

Date Issued: May 21, 2007

**THIS NOTICE WILL ONLY BE  
 TRANSMITTED VIA EMAIL**

Second Email: [mposs@nfwscmail.com](mailto:mposs@nfwscmail.com)

**RE: 2007 Competitive Housing Tax Credit (HTC) Application for Casa Alton**  
**TDHCA Number: 07302**

Attention: Jean Coburn

The Texas Department of Housing and Community Affairs (the "Department") has completed its Eligibility and Selection Criteria Review of the Application referenced above as further described in §49.9(d)(1) of the 2007 Qualified Allocation Plan and Rules ("QAP"). Below, a summary is provided of the score requested, as calculated by the Applicant, followed by the score requested, as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The next score shown is the score awarded to the Application by the Department, followed by the difference between the score requested (as calculated by the Department) and the score awarded. An explanation of the reason(s) for any differences, including points denied, is provided at the top of the second page of this notice. The next scoring items show the number of points awarded for each of the four categories for which points could not be requested by the applicant: Quantifiable Community Participation ("QCP") §49.9(i)(2) of the 2007 QAP; letters of support or opposition from State Senators; §49.9(i)(6) letters of support or opposition from State Representatives; and §49.9(i)(16), letters of community support other than QCP. This is followed, in bold, by the final cumulative number of points awarded by the Department to the Application.

Please note that if you were awarded points under §49.9(i)(5), or (25) of the 2007 QAP this notice only provides an explanation of any point deductions for those items. Please note that should this application receive an award of tax credits, at the time the executed Commitment Notice is required to be submitted, the Applicant or Development Owner must provide evidence of a commitment approved by the governing body of a local political subdivision for the sufficient local funding and a commitment approved by a qualifying private, state, or federal source to the Department. Qualifying sources other than those submitted in the Application may be submitted to the Department at the time the executed Commitment Notice is required to be submitted pursuant to §49.9(i)(5) and (25) of the 2007 QAP.

To the extent that a threshold review is not yet completed for this application, pursuant to §49.9(d)(3), the final score may still change, in which case you will be notified.

Allocation: Rural

Set Asides:  USDA  Non Profit  At Risk

|  |            |
|--|------------|
| Score Requested by Applicant (Does not include points for §§49.9(i)(2), (6) or (16) of the 2007 QAP):                | 154        |
| Score Requested as Calculated by Department (Does not include points for §§49.9(i)(2), (6) or (16) of the 2007 QAP): | 154        |
| Score Awarded by Department (Does not include points for §§49.9(i)(2), (6) or (16) of the 2007 QAP):                 | 153        |
| Difference between Requested and Awarded (Does not include points for §§49.9(i)(2), (6) or (16) of the 2007 QAP):    | 1          |
| Points Awarded for §49.9(i)(2), Quantifiable Community Participation:  | 12         |
| Points Awarded for §49.9(i)(6), Input from State Senator:  | 7          |
| Points Awarded for §49.9(i)(6), Input from State Representative:   | 7          |
| Points Awarded for §49.9(i)(16), Community Support Other than QCP:   | 0          |
| <b>Final Score Awarded to Application by Department:</b>   | <b>179</b> |



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2007 Application Round**  
**Final Scoring Notice - Competitive Housing Tax Credit Application**

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**Page 2 of Final Scoring Notice: 07302, Casa Alton**

**Explanation for Difference between Points Requested and Points Awarded by the Department  
(explanation does not include points for §§49.9(i)(2) and (6)):**

§49.9(i)(13) – Pre-Application Incentive Points: The final award of the Pre-Application was 146 points. In order to be awarded the full 6 points for participating in the Pre-Application process, the Application final score cannot be more than 5% greater than the Pre-Application score (no greater than 153 points). The final Application score exceeded the 5% variance (154 points). You selected Option A, which elects to cap the Application score at no greater than the 5% increase from Pre-Application score. Therefore, the revised final score is 153 points.

A formal appeals policy exists for the Competitive HTC Program. If you wish to appeal this scoring notice (including Set-Aside eligibility), you must file your appeal with the Department no later than 5:00 p.m., Tuesday, May 29, 2007. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department Board. THE DEPARTMENT STRONGLY SUGGESTS that you submit your appeal to the Executive Director no later than Friday, May 25, 2007 by 5:00 p.m. in order to allow an ED response to the appeal and any denied appeals to be added to the June 14, 2007 Board agenda. The restrictions and requirements relating to the appeals policy can be found in §49.17(b) of the 2007 QAP.

In an effort to increase the likelihood that Board appeals related to scoring and Set-Asides are heard at the June 14, 2007 Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director the form requests that the appeal automatically be added to the Board agenda. Note that the completion of the form will add the appeal to the agenda, however any additional information for the appeal to the Board must be received by the Department by 5:00 p.m. Tuesday, June 5, 2007. All appeals should be submitted to the attention of Audrey Martin.

A posting of all completed final Application scores will be publicized on the Department's website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) on Tuesday, May 22, 2007 at 5:00 p.m. A list of the Applications approved by staff to be considered by the Department's Board will be available on the website no later than June 21, 2007. If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Audrey Martin by facsimile (512) 475-0764 or (512) 475-1895 or email to [audrey.martin@tdhca.state.tx.us](mailto:audrey.martin@tdhca.state.tx.us).

Sincerely,

*Robbye Meyer*

Robbye Meyer  
Director of Multifamily Finance



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2007 Application Round**  
**Final Scoring Notice - Competitive Housing Tax Credit Application**

**Appeal Election Form: 07302, Casa Alton**

I am in receipt of my 2007 scoring notice and am filing a formal appeal to the Executive Director on or before May 29, 2007, although the Department recommends submission by May 25, 2007, for processing (attached).

**If my appeal is denied by the Executive Director, I:**

Do wish to appeal to the Board of Directors and request that my application be added to the June 14, 2007 Department Board of Directors meeting agenda. My appeal documentation which identifies my specific grounds for appeal, is attached. I understand that my Board appeal documentation must still be submitted by 5:00 p.m. Tuesday, June 5, 2007 to be placed with the June 14, 2007 Board materials. If no documentation is submitted, the appeal documentation to the Executive Director will be utilized.

Do not wish to appeal to the Board of Directors.

Note: If you do not wish to appeal this notice, you do not need to submit this form.

Signed *Juan Cabre*  
Title *Project manager*  
Date *5-29-07*

Please fax or email to the attention of Audrey Martin:  
Fax: (512) 475-0764 or (512) 475-1895  
Email: [audrey.martin@tdhca.state.tx.us](mailto:audrey.martin@tdhca.state.tx.us)

**07302**  
**Revised Scoring**  
**Notice**





**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2007 Application Round**  
**Revised Final Scoring Notice - Competitive Housing Tax Credit Application**

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**Page 2 of Final Scoring Notice: 07302, Casa Alton**

**Explanation for Difference between Points Requested and Points Awarded by the Department  
(explanation does not include points for §§49.9(i)(2) and (6)):**

§49.9(i)(11) - Housing Needs Characteristics: An Application is awarded points based on objective measures of housing need in the Area where the Development is located. In a challenge received by the Department on May 23, 2007, a party unrelated to the Application asserted that the Development is located in Alton, not North Alton, the Area for which the point request was made. You responded to the challenge by stating that because data from the Decennial Census is used to determine points awarded under this section, and because the Development was located in the Alton North CDP as of the last Decennial Census, the points for Alton North should be awarded. The Department determined that the current location of a Development, not its location as of the most recent Decennial Census, is used to evaluate eligibility for points based on demographic information from the most recent Decennial Census. Therefore, four points are awarded for this section, instead of six points. (Points Requested: 6, Points Awarded: 4)

A formal appeals policy exists for the Competitive HTC Program. If you wish to appeal this scoring notice (including Set-Aside eligibility), you must file your appeal with the Department no later than 5:00 p.m., Friday, June 15, 2007. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department Board. THE DEPARTMENT STRONGLY SUGGESTS that you submit your appeal to the Executive Director no later than Tuesday, June 12, 2007 by 5:00 p.m. in order to allow an ED response to the appeal and any denied appeals to be added to the June 28, 2007 Board agenda. The restrictions and requirements relating to the appeals policy can be found in §49.17(b) of the 2007 QAP.



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2007 Application Round**  
**Revised Final Scoring Notice - Competitive Housing Tax Credit Application**

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In an effort to increase the likelihood that Board appeals related to scoring and Set-Asides are heard at the June 28, 2007 Board meeting, the Department has provided an Appeal Election Form for all appeals submitted to the Executive Director. In the event an appeal is denied by the Executive Director the form requests that the appeal automatically be added to the Board agenda. Note that the completion of the form will add the appeal to the agenda, however any additional information for the appeal to the Board must be received by the Department by 5:00 p.m. Tuesday, June 19, 2007. All appeals should be submitted to the attention of Audrey Martin.

A posting of all completed final Application scores will be publicized on the Department's website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) on Tuesday, May 22, 2007 at 5:00 p.m. A list of the Applications approved by staff to be considered by the Department's Board will be available on the website no later than June 21, 2007. If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Audrey Martin by facsimile (512) 475-0764 or (512) 475-1895 or email to [audrey.martin@tdhca.state.tx.us](mailto:audrey.martin@tdhca.state.tx.us).

Sincerely,

*Robbye Meyer*

Robbye Meyer  
Director of Multifamily Finance







**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2007 Application Round**  
**Revised Final Scoring Notice - Competitive Housing Tax Credit Application**

**Appeal Election Form: 07302, Casa Allon**

I am in receipt of my 2007 scoring notice and am filing a formal appeal to the Executive Director on or before June 15, 2007, although the Department recommends submission by June 12, 2007, for processing (attached).

**If my appeal is denied by the Executive Director, I:**

Do wish to appeal to the Board of Directors and request that my application be added to the June 28, 2007 Department Board of Directors meeting agenda. My appeal documentation which identifies my specific grounds for appeal, is attached. I understand that my Board appeal documentation must still be submitted by 5:00 p.m. Tuesday, June 19, 2007 to be placed with the June 28, 2007 Board materials. If no documentation is submitted, the appeal documentation to the Executive Director will be utilized.

Do not wish to appeal to the Board of Directors.

Note: If you do not wish to appeal this notice, you do not need to submit this form.

Signed *Audrey Martin*  
Title *Project Manager*  
Date *6-11-07*

Please fax or email to the attention of Audrey Martin:  
Fax: (512) 475-0764 or (512) 475-1895  
Email: [audrey.martin@tdhca.state.tx.us](mailto:audrey.martin@tdhca.state.tx.us)

**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**BOARD ACTION REQUEST**

**June 28, 2007**

**Action Item**

Issue a list of Approved Applications (as of June 28) for Housing Tax Credits (“HTC”) in accordance with §2306.6724(e) of Texas Government Code.

**Requested Action**

Issue a list of Approved Applications (as of June 28) for Housing Tax Credits (“HTC”) in accordance with §2306.6724(e) of Texas Government Code from the 2007 State Housing Credit Ceiling.

**Background**

The Texas Department of Housing and Community Affairs’ (the “Department”) Board is required by §2306.6724(e) of Texas Government Code to “review the recommendations of department staff regarding applications and shall issue a list of approved applications each year in accordance with the qualified allocation plan no later than June 30.” Based on existing legal interpretation, attached hereto, this requirement is satisfied by staff recommending to the Board all existing approved applications, which include all active applications not currently withdrawn by the applicant or terminated by the Department. This statutory language does not require that the list approved by the Board during the June Board meeting be split into a preliminary determination of those applications that may be recommended for a commitment of housing tax credits. In July, as required by §2306.6724(f) of Texas Government Code, the Board “shall issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31.” At the July 30, 2007 Board meeting the list approved by the Board will clearly identify those applications being recommended for a Commitment Notice.

Therefore, attached is a list for Board approval of all current approved applications from which the July 30, 2007 awards of housing tax credits will be selected. There were 212 Pre-Applications submitted reflecting a total request for housing tax credits of \$156,807,174. Subsequently there were 111 full applications submitted with a total request for housing tax credits of \$86,638,613. At this time, six (6) of those applications have been withdrawn by the applicant. Therefore, there are 105 approved applications currently competing for housing tax credits. **Not all of the 105 approved applications will receive a commitment of housing tax credits; the list merely reflects the pool from which awarded applications will be selected.** The list attached, sorted by region, includes the current score for each active application as well as relevant application information. In addition to the 105 approved applications currently

competing for housing tax credits, the attached list includes applications that received a forward commitment by the Board in 2006 out of the 2007 State Housing Tax Credit Ceiling, and 2004 Developments that received credit increases out of 2007 State Housing Credit Ceiling pursuant to the Final Policy for Addressing Cost Increases for 2004 and 2005 Competitive Housing Tax Credit Developments. The Developments that received forward commitments and increased credits are included in the list and are indicated by an "A" in the column titled "Status" as they have already received an award from the 2007 cycle. The approved applications to be considered by the Board for an award at the July 30 meeting are indicated by a "P" in the "Status" column.

At this time, not all applications have been reviewed for financial feasibility or compliance history; all applications are subject to those reviews. Through this review some applications may be found to be financially infeasible or ineligible based on compliance history, in which case they will be removed from the list of approved applications. Further, the credit amount reflected on this list is the requested credit amount and may change to reflect a recommended credit amount and/or may have conditions placed on the allocation at the time of the July 30, 2007 commitments. In addition to applications that may be removed from the list for issues of financial feasibility, applications may also be added to or removed from the list of approved applications by the Executive Director as determinations are made on appeals.

#### **Staff Recommendation**

Staff recommends that the Board issue the attached recommended list of approved applications for 2007 Housing Tax Credits pursuant to §2306.6724(e).

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
**LEGAL DETERMINATION**

**TO:** Michael Gerber; Brooke Boston; Jen Joyce; FILE  
**FROM:** Kevin Hamby  
General Counsel  
**DATE:** June 14, 2006  
**RE:** 2006 List for June Meeting

**QUESTION PRESENTED:**

Question 1: Does the list provided to the Board at its June meeting require any input as to the possibility of award?

Question 2: Do we need to attach all the back up to the list approved by the Board at the June Board meeting?

**SHORT ANSWER:**

No.

**FACTS:**

Each year the Department produces a list related to the Low Income Housing Tax Credit Program for approval before June 30 as is required in statute for the Board. For the past several years, this list has included a prospective, though not reliable, list of people who could potentially receive an award if all the material issues were known at the time the list was created. Because the list has contained a potential though not final award structure, the interpretation has been to include all the relevant information as called for in the QAP for the Board's decision making ability.

This year, staff requested a legal opinion as to the type and amount of information that must be provided with the list approved on or before June 30.

## LEGAL ANALYSIS:

The relevant statutory section related to deadlines for the low income housing tax credit program is found in the Texas Government Code §2306.6724. The subsection relevant to the June deadline is (e) which states:

(e) The board shall review the recommendations of the department staff regarding applications and shall issue a list of **approved applications** each year in accordance with the qualified allocation plan not later than June 30. **(emphasis added)**

Also important to this legal review is subsection (f) which states:

(f) The board shall issue **final commitments for allocations** of housing tax credits each year in accordance with the qualified application plan not later than July 31. **(emphasis added)**

For purposes of this discussion the term application is defined in statute under Texas Government Code 2306.6702 as:

(2) "Application" means an application filed with the department by an applicant and includes any exhibits or other supporting materials.

Throughout Subchapter DD, the term "Application" is used as is described in the definition above and treated separate and apart from awards or allocations that are eventually voted upon by the Board.

I have reviewed the language in both pieces of legislation governing this section of the code since the 75<sup>th</sup> legislative session. The first bill did not contain this particular timeline and only required the July 31 allocation deadline. The second bill did alter the July date language by striking the text for allocation in subsection (e) and replacing it with the current text and then adding the current subsection (f). Clearly the legislative language indicated a document separate and apart from a final allocation due in July 31.

The QAP also clearly sets out that commitment notices are to be discussed in the July board meeting targeting several dates related to the "date of the July Board meeting at which the issuance of Commitment Notices shall be discussed." *See, §50.11 2006 QAP.*

In addition to reviewing the above referenced legislation, I held a discussion with the Department's Assistant Attorney General assigned through the Administrative Law Division about the plain language of the statute. After a review of the section, he concurred that the language indicated a clear and separate document from allocation was allowable under subsection (e).

The statutory requirement appears to only require a listing of applications that are currently approved by staff for participation in the allocation process for consideration of Low Income Housing Tax Credits. The only requirement of this section is a list recommended by the

Department and approved by the Board of **approved applications** indicating that these are the eligible applicants for award. There is no requirement that any further information be included with this list. The result would be anyone who believes they should have an application would be placed on notice that they are currently not being considered.

Additional information could be added, but there is no direct statutory requirement to exceed listing approved applicants who have successfully completed applications without regard to ultimate success or continuation in the process for the Board's approval.

**ANSWER:**

No there is no requirement to supply additional back up information with regard to the statutory requirement to provide a staff recommended list of approved applications.

**Presentation, Discussion and Issuance of a List of Approved Applications  
Applications Submitted for the 2007 Housing Tax Credit Competitive Cycle Sorted by Region, Allocation and Awarded  
Score (Pending Appeals and Challenges)**

**State Ceiling to be Allocated: \$47,560,357\***

| Region<br>File # | Status <sup>1</sup> | Development Name | Address | City | Allocation <sup>2</sup> | Set-Asides <sup>3</sup><br>USDA NP AR | LI<br>Units | Total<br>Units | Target <sup>4</sup><br>Population | Housing <sup>5</sup><br>Activity | ACQ <sup>6</sup> | Credit<br>Request | Owner<br>Contact | TDHCA<br>HOME | Awarded<br>Score | Notes <sup>7</sup> |
|------------------|---------------------|------------------|---------|------|-------------------------|---------------------------------------|-------------|----------------|-----------------------------------|----------------------------------|------------------|-------------------|------------------|---------------|------------------|--------------------|
|------------------|---------------------|------------------|---------|------|-------------------------|---------------------------------------|-------------|----------------|-----------------------------------|----------------------------------|------------------|-------------------|------------------|---------------|------------------|--------------------|

**Region: 1**

|   |  |  |  |
|---|--|--|--|
| <b>Allocation Information for Region 1:</b> | <b>Total Credits Available for Region: \$2,232,553</b> | <b>Rural Allocation: \$1,129,205</b>   | <b>Urban/Exurban Allocation: \$1,103,348</b> |
|   |  | <b>5% Required for USDA: \$111,628</b> | <b>15% Required for At-Risk: \$334,883</b>   |

**Applications Submitted in Region 1: Urban/Exurban**

|               |     |                              |                  |          |      |  |            |            |         |    |                                     |                  |              |                          |     |     |
|---------------|-----|------------------------------|------------------|----------|------|--|------------|------------|---------|----|-------------------------------------|------------------|--------------|--------------------------|-----|-----|
| 07016         | 1 A | Stone Hollow Village         | 1510 Cornell     | Lubbock  | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 112        | 140        | General | NC | <input type="checkbox"/>            | \$61,781         | Ron Hance    | <input type="checkbox"/> | 300 | BA  |
| <b>Total:</b> |     |                              |                  |          |      |  | <b>112</b> | <b>140</b> |         |    |                                     | <b>\$61,781</b>  |              |                          |     |     |
| 07219         | 1 P | Canyons Retirement Community | 2200 W. 7th Ave. | Amarillo | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 106        | 111        | Elderly | RH | <input checked="" type="checkbox"/> | \$879,582        | Jamie Hayden | <input type="checkbox"/> | 203 | REA |
| <b>Total:</b> |     |                              |                  |          |      |  | <b>106</b> | <b>111</b> |         |    |                                     | <b>\$879,582</b> |              |                          |     |     |
| <b>Total:</b> |     |                              |                  |          |      |  | <b>218</b> | <b>251</b> |         |    |                                     | <b>\$941,363</b> |              |                          |     |     |

**Applications Submitted in Region 1: Rural**

|               |     |                       |                                     |           |   |   |            |            |         |    |                                     |                 |                     |                          |     |     |
|---------------|-----|-----------------------|-------------------------------------|-----------|---|---|------------|------------|---------|----|-------------------------------------|-----------------|---------------------|--------------------------|-----|-----|
| 07074         | 1 A | La Mirage Villas      | 309 S.E. 15th                       | Perryton  | R | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 47         | 47         | General | RH | <input checked="" type="checkbox"/> | \$7,000         | Patrick A. Barbolla | <input type="checkbox"/> | 300 | BA  |
| 07039         | 1 A | Plainview Vistas      | 3200 Lexington                      | Plainview | R | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 60         | 76         | General | NC | <input type="checkbox"/>            | \$47,570        | Cathy Graugnard     | <input type="checkbox"/> | 300 | BA  |
| <b>Total:</b> |     |                       |                                     |           |   |   | <b>107</b> | <b>123</b> |         |    |                                     | <b>\$54,570</b> |                     |                          |     |     |
| 07137         | 1 P | Hampton Villages      | 1600 Blk of Alcock St.              | Pampa     | R | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 76         | 76         | General | NC | <input type="checkbox"/>            | \$1,038,857     | Tim Lang            | <input type="checkbox"/> | 190 | REA |
| 07131         | 1 P | StoneLeaf at Dalhart  | 1719 E. 1st St.                     | Dalhart   | R | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 76         | 76         | General | NC | <input type="checkbox"/>            | \$707,970       | Mike Sugrue         | <input type="checkbox"/> | 185 | REA |
| 07117         | 1 P | Deer Creek Apartments | SE Corner of W. Ellis St. & MLK St. | Levelland | R | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 64         | 64         | General | NC | <input type="checkbox"/>            | \$516,900       | Justin Zimmerman    | <input type="checkbox"/> | 149 | REA |

1 = Status of Award Abbreviation: Development Previously Awarded 2007 Housing Tax Credits=A, Pending/Non-Awarded Applications=P

2 = Allocation Abbreviation: Rural Regional Allocation=R, Urban/Exurban Regional Allocation=U/EX

3 = Set-Aside Abbreviation: TX-USDA-RHS=USDA, Nonprofit=NP, At-Risk=AR

4 = Target Population Abbreviation: Intergenerational=Intg, Elderly/Transitional=Eld/Trans

5 = Housing Activity: Rehabilitation=RH, Reconstruction=RC, New Construction=NC

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

7 = Notes: 2006 Applications Awarded from the 2007 Ceiling=FWD, 2004 Developments Awarded Binding Allocation Agreements from the 2007 Ceiling=BA, Pending Applications=PA, Terminated Applications=TERM, Withdrawn Applications=WITH, Pending/Active Applications being reviewed by Real Estate Analysis however does not imply a staff recommendation=REA

\* = The State Credit Ceiling is based on 2007 population figures, plus any returned credits as of the date of this publication from previous awards.

| Region<br>File #         | Status <sup>1</sup> | Development Name | Address | City | Allocation <sup>2</sup> | Set-Asides <sup>3</sup><br>USDA NP AR | LI<br>Units | Total<br>Units | Target <sup>4</sup><br>Population | Housing <sup>5</sup><br>Activity | ACQ <sup>6</sup> | Credit<br>Request | Owner<br>Contact | TDHCA<br>HOME | Awarded<br>Score | Notes <sup>7</sup> |
|--------------------------|---------------------|------------------|---------|------|-------------------------|---------------------------------------|-------------|----------------|-----------------------------------|----------------------------------|------------------|-------------------|------------------|---------------|------------------|--------------------|
|                          |                     |                  |         |      |                         | Total:                                | 216         | 216            |                                   |                                  |                  | \$2,263,727       |                  |               |                  |                    |
|                          |                     |                  |         |      |                         | Total:                                | 323         | 339            |                                   |                                  |                  | \$2,318,297       |                  |               |                  |                    |
| 7 Applications in Region |                     |                  |         |      |                         | Region Total:                         | 541         | 590            |                                   |                                  |                  | \$3,259,659       |                  |               |                  |                    |

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**Region: 2**

**Allocation Information for Region 2: Total Credits Available for Region: \$1,547,747**

|                                       |  |
|---------------------------------------|--|
| <b>Rural Allocation: \$797,228</b>    | <b>Urban/Exurban Allocation: \$750,519</b> |
| <b>5% Required for USDA: \$77,387</b> | <b>15% Required for At-Risk: \$232,162</b> |

**\*\*One previously awarded development, TDHCA number 060218, returned credits in the amount of \$214,749; this amount has been added to the original allocation for Region 2 Rural and to the state credit ceiling and is correctly reflected in the credits available.**

**Applications Submitted in Region 2: Urban/Exurban**

|       |     |                               |                                      |               |      |                          |                                     |                          |               |            |            |    |                          |                    |                       |                          |     |     |
|-------|-----|-------------------------------|--------------------------------------|---------------|------|--------------------------|-------------------------------------|--------------------------|---------------|------------|------------|----|--------------------------|--------------------|-----------------------|--------------------------|-----|-----|
| 07133 | 2 P | StoneLeaf at Tye              | 649 Scott St.                        | Tye           | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 118           | 118        | Intg       | NC | <input type="checkbox"/> | \$834,758          | Mike Sugrue           | <input type="checkbox"/> | 198 | REA |
| 07114 | 2 P | Washington Village Apartments | 600 Flood St.                        | Wichita Falls | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 96            | 96         | General    | NC | <input type="checkbox"/> | \$877,338          | Rick J. Deyoe         | <input type="checkbox"/> | 195 | REA |
| 07285 | 2 P | Anson Park Seniors            | Ambrocio Flores Jr. Rd. & Vogel Ave. | Abilene       | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 80            | 80         | Elderly    | NC | <input type="checkbox"/> | \$729,049          | Theresa Martin-Holder | <input type="checkbox"/> | 195 | REA |
| 07236 | 2 P | Green Briar Village Phase II  | Approx. SH 240 at Airport Dr.        | Wichita Falls | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 36            | 36         | General    | NC | <input type="checkbox"/> | \$375,091          | Randy Stevenson       | <input type="checkbox"/> | 191 | PA  |
|       |     |                               |                                      |               |      |                          |                                     |                          | <b>Total:</b> | <b>330</b> | <b>330</b> |    |                          | <b>\$2,816,236</b> |                       |                          |     |     |
|       |     |                               |                                      |               |      |                          |                                     |                          | <b>Total:</b> | <b>330</b> | <b>330</b> |    |                          | <b>\$2,816,236</b> |                       |                          |     |     |

**Applications Submitted in Region 2: Rural**

|                                 |     |                            |                                    |           |   |                                     |                          |                          |                      |            |            |    |                          |                    |                  |                          |     |     |
|---------------------------------|-----|----------------------------|------------------------------------|-----------|---|-------------------------------------|--------------------------|--------------------------|----------------------|------------|------------|----|--------------------------|--------------------|------------------|--------------------------|-----|-----|
| 07058                           | 2 A | Wildwood Trails Apartments | 1500 Davis Ln.                     | Brownwood | R | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 75                   | 75         | General    | NC | <input type="checkbox"/> | \$10,338           | Vaughn Zimmerman | <input type="checkbox"/> | 300 | BA  |
|                                 |     |                            |                                    |           |   |                                     |                          |                          | <b>Total:</b>        | <b>75</b>  | <b>75</b>  |    |                          | <b>\$10,338</b>    |                  |                          |     |     |
| 07294                           | 2 P | Grove at Brushy Creek      | NE Corner of El Dorado & Patterson | Bowie     | R | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 42                   | 48         | General    | NC | <input type="checkbox"/> | \$551,374          | Eric Hartzell    | <input type="checkbox"/> | 186 | REA |
| 07194                           | 2 P | 377 Villas                 | 4236 Hwy 377 S.                    | Brownwood | R | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 73                   | 76         | General    | NC | <input type="checkbox"/> | \$710,919          | Justin MacDonald | <input type="checkbox"/> | 184 | REA |
|                                 |     |                            |                                    |           |   |                                     |                          |                          | <b>Total:</b>        | <b>115</b> | <b>124</b> |    |                          | <b>\$1,262,293</b> |                  |                          |     |     |
|                                 |     |                            |                                    |           |   |                                     |                          |                          | <b>Total:</b>        | <b>190</b> | <b>199</b> |    |                          | <b>\$1,272,631</b> |                  |                          |     |     |
| <b>7 Applications in Region</b> |     |                            |                                    |           |   |                                     |                          |                          | <b>Region Total:</b> | <b>520</b> | <b>529</b> |    |                          | <b>\$4,088,867</b> |                  |                          |     |     |

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2 = Allocation Abbreviation: Rural Regional Allocation=R, Urban/Exurban Regional Allocation=U/EX

3 = Set-Aside Abbreviation: TX-USDA-RHS=USDA, Nonprofit=NP, At-Risk=AR

4 = Target Population Abbreviation: Intergenerational=Intg, Elderly/Transitional=Eld/Trans

5 = Housing Activity: Rehabilitation=RH, Reconstruction=RC, New Construction=NC

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

7 = Notes: 2006 Applications Awarded from the 2007 Ceiling=FWD, 2004 Developments Awarded Binding Allocation Agreements from the 2007 Ceiling=BA, Pending Applications=PA, Terminated Applications=TERM, Withdrawn Applications=WITH, Pending/Active Applications being reviewed by Real Estate Analysis however does not imply a staff recommendation=REA

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Region: 3

|                                      |   |                                 |                                       |
|--------------------------------------|---|---------------------------------|---------------------------------------|
| Allocation Information for Region 3: | Total Credits Available for Region: \$9,158,040 | Rural Allocation: \$702,956     | Urban/Exurban Allocation: \$8,455,084 |
|                                      |   | 5% Required for USDA: \$457,902 | 15% Required for At-Risk: \$1,373,706 |

Applications Submitted in Region 3: Urban/Exurban

|       |     |                             |                          |                |      |   |     |     |         |    |                                     |                    |                      |                          |     |     |
|-------|-----|-----------------------------|--------------------------|----------------|------|---|-----|-----|---------|----|-------------------------------------|--------------------|----------------------|--------------------------|-----|-----|
| 07001 | 3 A | Fairway Crossing            | 7229 Ferguson Rd.        | Dallas         | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 297 | 310 | General | RH | <input checked="" type="checkbox"/> | \$1,200,000        | Len Vilicic          | <input type="checkbox"/> | 301 | FWD |
| 07091 | 3 A | City Walk at Akard          | 511 N. Akard             | Dallas         | U/EX | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | 204 | 209 | General | RH | <input checked="" type="checkbox"/> | \$1,200,000        | John P. Greenan      | <input type="checkbox"/> | 301 | FWD |
| 07025 | 3 A | Villas of Seagoville        | 600 E. Malloy Bridge Rd. | Seagoville     | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 78  | 100 | Elderly | NC | <input type="checkbox"/>            | \$36,900           | Deborah A. Griffin   | <input type="checkbox"/> | 300 | BA  |
| 07028 | 3 A | Preston Trace Apartments    | 8660 Preston Trace Blvd. | Frisco         | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 38  | 40  | General | RH | <input checked="" type="checkbox"/> | \$9,490            | Dan Allgeier         | <input type="checkbox"/> | 300 | BA  |
| 07031 | 3 A | Frazier Fellowship          | 4700-4900 Hatcher St.    | Dallas         | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 60  | 76  | General | NC | <input type="checkbox"/>            | \$27,242           | Tim Lott             | <input type="checkbox"/> | 300 | BA  |
| 07017 | 3 A | Spring Oaks Apartments      | 4317 Shepherd Ln.        | Balch Springs  | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 128 | 160 | General | NC | <input type="checkbox"/>            | \$76,305           | Ron Pegram           | <input type="checkbox"/> | 300 | BA  |
| 07037 | 3 A | Renaissance Courts          | 308 S. Ruddell St.       | Denton         | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 120 | 150 | General | NC | <input type="checkbox"/>            | \$65,771           | Shirley Nell Hensley | <input type="checkbox"/> | 300 | BA  |
| 07040 | 3 A | Samaritan House             | 929 Hemphill Ave.        | Fort Worth     | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 126 | 126 | General | RH | <input checked="" type="checkbox"/> | \$59,531           | Steve Dutton         | <input type="checkbox"/> | 300 | BA  |
| 07053 | 3 A | Primrose at Highland        | 2100 Highland Ave.       | Dallas         | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 120 | 150 | Elderly | NC | <input type="checkbox"/>            | \$72,046           | Deepak Sulakhe       | <input type="checkbox"/> | 300 | BA  |
| 07024 | 3 A | Villas of Forest Hill       | 7400 Forest Hill Dr.     | Forest Hill    | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 78  | 100 | Elderly | NC | <input type="checkbox"/>            | \$36,629           | Deborah A. Griffin   | <input type="checkbox"/> | 300 | BA  |
|       |     |                             |                          |                |      | <b>Total: 1,249 1,421</b>   |     |     |         |    |                                     | <b>\$2,783,914</b> |                      |                          |     |     |
| 07289 | 3 P | Peachtree Seniors           | 5009 S. Peachtree Rd.    | Balch Springs  | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 144 | 144 | Elderly | NC | <input type="checkbox"/>            | \$1,161,000        | Ron Pegram           | <input type="checkbox"/> | 200 | REA |
| 07254 | 3 P | Evergreen at Farmers Branch | 11701 Mira Lago Blvd.    | Farmers Branch | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 90  | 90  | Elderly | NC | <input type="checkbox"/>            | \$1,200,000        | Bradley E. Forslund  | <input type="checkbox"/> | 200 | REA |
| 07149 | 3 P | Residences at Eastland      | 5500 Eastland St.        | Fort Worth     | U/EX | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 140 | 146 | General | NC | <input type="checkbox"/>            | \$1,200,000        | Dan Allgeier         | <input type="checkbox"/> | 195 | REA |

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| File #                                     | Region Status <sup>1</sup> | Development Name                          | Address  | City       | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>             |                          |                                     | LI Units     | Total Units | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>                    | Credit Request      | Owner Contact       | TDHCA HOME                          | Awarded Score | Notes <sup>7</sup> |
|--|----------------------------|---|--|------------|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------|-------------|--------------------------------|-------------------------------|-------------------------------------|---------------------|---------------------|-------------------------------------|---------------|--------------------|
|  |                            |   |  |            |                         | USDA                                | NP                       | AR                                  |              |             |                                |                               |                                     |                     |                     |                                     |               |                    |
| 07126                                      | 3 P                        | Oak Timbers-Caplin Drive                  | 1301 Caplin Dr. & 4801 S. Collins St.                      | Arlington  | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 112          | 112         | Elderly                        | NC                            | <input type="checkbox"/>            | \$897,393           | A.V. Mitchell       | <input type="checkbox"/>            | 195           | REA                |
| 07166                                      | 3 P                        | Jeremiah Seniors                          | 909 W. Hurst Blvd.   | Hurst      | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 135          | 135         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,061,170         | Tim Valentine       | <input type="checkbox"/>            | 193           | REA                |
| 07303                                      | 3 P                        | Villas on Raiford                         | Raiford Rd.  | Carrollton | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 172          | 180         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,200,000         | Chan II Pak         | <input type="checkbox"/>            | 190           | PA                 |
| 07104                                      | 3 P                        | Country Lane Seniors-Greenville Community | W side of O'Neal St., N. of U.S. Hwy 69 (Joe Ramsey Blvd.) | Greenville | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 98           | 102         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,118,156         | Kenneth H. Mitchell | <input type="checkbox"/>            | 190           | REA                |
| 07256                                      | 3 P                        | Evergreen at The Colony                   | NW Quadrant of SH 121 & Morning Star                       | The Colony | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 145          | 145         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,200,000         | Bradley E. Forslund | <input checked="" type="checkbox"/> | 189           | PA                 |
| 07101                                      | 3 P                        | Carpenter's Point                         | 3326 Mingo St.   | Dallas     | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 145          | 150         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,200,000         | George King, Jr.    | <input type="checkbox"/>            | 187           | PA                 |
| 07190                                      | 3 P                        | Stephen Austin School Apartments          | 1702 Wesley St.  | Greenville | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 36           | 36          | General                        | NC                            | <input type="checkbox"/>            | \$439,226           | Hollis Fitch        | <input type="checkbox"/>            | 182           | PA                 |
| 07191                                      | 3 P                        | Washington Hotel Lofts                    | 2612 Washington St.  | Greenville | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 36           | 36          | General                        | NC                            | <input type="checkbox"/>            | \$349,937           | Hollis Fitch        | <input type="checkbox"/>            | 175           | PA                 |
| 07245                                      | 3 P                        | Sphinx at Fiji Seniors                    | 201 Fran Way   | Dallas     | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 124          | 130         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,200,000         | Jay Oji             | <input type="checkbox"/>            | 161           | PA                 |
|  |                            |   |  |            |                         | <b>Total: 1,377</b>                 |                          |                                     | <b>1,406</b> |             |                                |                               |                                     | <b>\$12,226,882</b> |                     |                                     |               |                    |
|  |                            |   |  |            |                         | <b>Total: 2,626</b>                 |                          |                                     | <b>2,827</b> |             |                                |                               |                                     | <b>\$15,010,796</b> |                     |                                     |               |                    |
| <b>Applications Submitted in Region 3:</b> |                            | <b>Rural</b>                              |  |            |                         |                                     |                          |                                     |              |             |                                |                               |                                     |                     |                     |                                     |               |                    |
| 07069                                      | 3 A                        | Briarwood Apartments                      | 513 E. 6th St.   | Kaufman    | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 48           | 48          | General                        | RH                            | <input checked="" type="checkbox"/> | \$7,000             | Patrick A. Barbolla | <input type="checkbox"/>            | 300           | BA                 |
| 07032                                      | 3 A                        | Churchill at Commerce                     | 731 Culver   | Commerce   | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 90           | 100         | General                        | NC                            | <input type="checkbox"/>            | \$52,598            | Bradley E. Forslund | <input type="checkbox"/>            | 300           | BA                 |
|  |                            |   |  |            |                         | <b>Total: 138</b>                   |                          |                                     | <b>148</b>   |             |                                |                               |                                     | <b>\$59,598</b>     |                     |                                     |               |                    |
| 07272                                      | 3 P                        | Plantation Valley Estates                 | Hopkins Rd. & E. McCart St. (FM1173)                       | Krum       | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 76           | 76          | Elderly                        | NC                            | <input type="checkbox"/>            | \$669,317           | Alyssa Carpenter    | <input type="checkbox"/>            | 189           | REA                |
| 07167                                      | 3 P                        | Meadowlake Village Apartments             | 209 Grand Ave.   | Mabank     | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 40           | 40          | General                        | RH                            | <input checked="" type="checkbox"/> | \$174,797           | Warren Maupin       | <input type="checkbox"/>            | 113           | REA                |
|  |                            |   |  |            |                         | <b>Total: 116</b>                   |                          |                                     | <b>116</b>   |             |                                |                               |                                     | <b>\$844,114</b>    |                     |                                     |               |                    |
|  |                            |   |  |            |                         | <b>Total: 254</b>                   |                          |                                     | <b>264</b>   |             |                                |                               |                                     | <b>\$903,712</b>    |                     |                                     |               |                    |

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| Region                    | File # | Status <sup>1</sup> | Development Name | Address | City | Allocation <sup>2</sup>   | Set-Asides <sup>3</sup> | LI | Total | Target <sup>4</sup> | Housing <sup>5</sup> | ACQ <sup>6</sup> | Credit   | Owner   | TDHCA   | Awarded | Notes <sup>7</sup> |  |
|---------------------------|--------|---------------------|------------------|---------|------|---------------------------|-------------------------|----|-------|---------------------|----------------------|------------------|----------|---------|---------|---------|--------------------|--|
|                           |        |                     |                  |         |      |                           | USDA                    | NP | AR    | Units               | Units                | Population       | Activity | Request | Contact | HOME    | Score              |  |
| 26 Applications in Region |        |                     |                  |         |      | Region Total: 2,880 3,091 |                         |    |       |                     |                      | \$15,914,508     |          |         |         |         |                    |  |

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**Region: 4**

|   |  |  |  |
|---|--|--|--|
| <b>Allocation Information for Region 4:</b> | <b>Total Credits Available for Region:</b> \$2,435,373 | <b>Rural Allocation:</b> \$1,443,193   | <b>Urban/Exurban Allocation:</b> \$992,180 |
|   |  | <b>5% Required for USDA:</b> \$121,769 | <b>15% Required for At-Risk:</b> \$365,306 |

| Applications Submitted in Region 4: |     | Urban/Exurban             |   |           |      |                          |                          |                          |            |            |         |       |                                     |                    |                    |                          |     |     |
|-------------------------------------|-----|---------------------------|---|-----------|------|--------------------------|--------------------------|--------------------------|------------|------------|---------|-------|-------------------------------------|--------------------|--------------------|--------------------------|-----|-----|
| 07096                               | 4 A | Moore Grocery Lofts       | 408 & 410 N. Broadway                       | Tyler     | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 88         | 88         | General | NC/RH | <input checked="" type="checkbox"/> | \$801,237          | Jim Sari           | <input type="checkbox"/> | 301 | FWD |
| <b>Total:</b>                       |     |                           |   |           |      |                          |                          |                          | <b>88</b>  | <b>88</b>  |         |       |                                     | <b>\$801,237</b>   |                    |                          |     |     |
| 07164                               | 4 P | Covington Townhomes       | E Side of Milam St. Between 13th & 11th St. | Texarkana | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 126        | 126        | General | RC    | <input type="checkbox"/>            | \$1,200,000        | Richard Herrington | <input type="checkbox"/> | 197 | REA |
| 07292                               | 4 P | North Eastman Residential | 1400 N. Eastman Rd.                         | Longview  | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 73         | 76         | General | NC    | <input type="checkbox"/>            | \$799,995          | Stuart Shaw        | <input type="checkbox"/> | 196 | PA  |
| <b>Total:</b>                       |     |                           |   |           |      |                          |                          |                          | <b>199</b> | <b>202</b> |         |       |                                     | <b>\$1,999,995</b> |                    |                          |     |     |
| <b>Total:</b>                       |     |                           |   |           |      |                          |                          |                          | <b>287</b> | <b>290</b> |         |       |                                     | <b>\$2,801,232</b> |                    |                          |     |     |

| Applications Submitted in Region 4: |     | Rural                         |  |                |   |                                     |                          |                          |            |            |         |    |                          |                 |                   |                                     |     |     |
|-------------------------------------|-----|-------------------------------|--|----------------|---|-------------------------------------|--------------------------|--------------------------|------------|------------|---------|----|--------------------------|-----------------|-------------------|-------------------------------------|-----|-----|
| 07046                               | 4 A | Lexington Court               | 3407 U.S. Hwy 259 N.                       | Kilgore        | R | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 76         | 80         | General | NC | <input type="checkbox"/> | \$5,105         | Lynda Marino      | <input type="checkbox"/>            | 300 | BA  |
| 07043                               | 4 A | Gardens of Gladewater         | 108 N. Lee Dr.                             | Gladewater     | R | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 34         | 36         | Elderly | NC | <input type="checkbox"/> | \$24,972        | George D. Hopper  | <input type="checkbox"/>            | 300 | BA  |
| <b>Total:</b>                       |     |                               |  |                |   |                                     |                          |                          | <b>110</b> | <b>116</b> |         |    |                          | <b>\$30,077</b> |                   |                                     |     |     |
| 07118                               | 4 P | Lakeside Apartments           | 1 Blk E. of S. Jefferson St. & Tension Rd. | Mount Pleasant | R | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 64         | 64         | General | NC | <input type="checkbox"/> | \$522,100       | Justin Zimmerman  | <input type="checkbox"/>            | 190 | REA |
| 07295                               | 4 P | Bluestone                     | Hwy 198 at Manning St.                     | Mabank         | R | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 73         | 76         | General | NC | <input type="checkbox"/> | \$758,354       | Eric Hartzell     | <input type="checkbox"/>            | 189 | REA |
| 07193                               | 4 P | Stone Brook Senior Apartments | NW Corner Loop 256 & Threll St.            | Palestine      | R | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 76         | 76         | Elderly | NC | <input type="checkbox"/> | \$795,428       | Matt Harris       | <input type="checkbox"/>            | 188 | REA |
| 07247                               | 4 P | Terry Street Apartments       | 215 N. Terry St.                           | Malakoff       | R | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 48         | 48         | General | NC | <input type="checkbox"/> | \$580,813       | Jeffrey S. Spicer | <input checked="" type="checkbox"/> | 187 | PA  |

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| File #                           | Region Status <sup>1</sup> | Development Name         | Address                                       | City           | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>             |                                     |                          | LI Units             | Total Units | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>         | Credit Request     | Owner Contact            | TDHCA HOME                          | Awarded Score | Notes <sup>7</sup> |
|----------------------------------|----------------------------|--------------------------|---|----------------|-------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------|-------------|--------------------------------|-------------------------------|--------------------------|--------------------|--------------------------|-------------------------------------|---------------|--------------------|
|                                  |                            |                          |   |                |                         | USDA                                | NP                                  | AR                       |                      |             |                                |                               |                          |                    |                          |                                     |               |                    |
| 07175                            | 4 P                        | Austin Place             | Plat 2, 2200 Blk of N. Edwards Ave. (FM 1734) | Mount Pleasant | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 76                   | 76          | General                        | NC                            | <input type="checkbox"/> | \$916,970          | Bonita Williams          | <input checked="" type="checkbox"/> | 182           | PA                 |
| 07261                            | 4 P                        | Lexington Court Phase II | 3509 U.S. Hwy 259 N.                          | Kilgore        | R                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 76                   | 76          | General                        | NC                            | <input type="checkbox"/> | \$693,735          | Emanuel H. Glockzin, Jr. | <input checked="" type="checkbox"/> | 178           | PA                 |
| 07260                            | 4 P                        | Victoria Place Addition  | 5.10 Acres Barbara St. Extension              | Athens         | R                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 16                   | 16          | General                        | NC                            | <input type="checkbox"/> | \$409,663          | Emanuel H. Glockzin, Jr. | <input checked="" type="checkbox"/> | 178           | PA                 |
|                                  |                            |                          |   |                |                         |                                     |                                     |                          | <b>Total:</b>        | <b>429</b>  | <b>432</b>                     |                               |                          | <b>\$4,677,063</b> |                          |                                     |               |                    |
|                                  |                            |                          |   |                |                         |                                     |                                     |                          | <b>Total:</b>        | <b>539</b>  | <b>548</b>                     |                               |                          | <b>\$4,707,140</b> |                          |                                     |               |                    |
| <b>12 Applications in Region</b> |                            |                          |   |                |                         |                                     |                                     |                          | <b>Region Total:</b> | <b>826</b>  | <b>838</b>                     |                               |                          | <b>\$7,508,372</b> |                          |                                     |               |                    |

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**Region: 5**

**Allocation Information for Region 5: Total Credits Available for Region: \$1,494,977**    **Rural Allocation: \$0**    **Urban/Exurban Allocation: \$0**

**\*\*The original estimated allocation based on the regional allocation formula for 2007 for Region 5 was \$1,455,362. In 2006 to address pressing disaster relief needs, the TDHCA Board forward allocated the 2007 credits in an amount of \$1,494,977. Therefore, all 2007 credits for Region 5 have already been committed.**

**5% Required for USDA: \$0**    **15% Required for At-Risk: \$0**

**Applications Submitted in Region 5: Urban/Exurban**

|       |     |  |                           |                  |             |      |                          |                          |                          |     |     |                    |    |                                     |             |                   |                          |     |    |
|-------|-----|--|---------------------------|------------------|-------------|------|--------------------------|--------------------------|--------------------------|-----|-----|--------------------|----|-------------------------------------|-------------|-------------------|--------------------------|-----|----|
| 07026 | 5 A |  | O.W. Collins Apartments   | 4440 Gulfway Dr. | Port Arthur | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 200 | 200 | Elderly            | RH | <input checked="" type="checkbox"/> | \$40,084    | K.T. (Ike) Akbari | <input type="checkbox"/> | 300 | BA |
|       |     |  |                           |                  |             |      | <b>Total:</b>            | <b>200</b>               | <b>200</b>               |     |     | <b>\$40,084</b>    |    |                                     |             |                   |                          |     |    |
| 07162 | 5 P |  | Pointe North              | 3710 Magnolia    | Beaumont    | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 158 | 158 | General            | RC | <input type="checkbox"/>            | \$1,200,000 | Robert Reyna      | <input type="checkbox"/> | 193 | PA |
| 07189 | 5 P |  | Sunlight Manor Apartments | 2950 S. 8th St.  | Beaumont    | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 120 | 120 | General            | RH | <input checked="" type="checkbox"/> | \$678,699   | K.T. (Ike) Akbari | <input type="checkbox"/> | 189 | PA |
|       |     |  |                           |                  |             |      | <b>Total:</b>            | <b>278</b>               | <b>278</b>               |     |     | <b>\$1,878,699</b> |    |                                     |             |                   |                          |     |    |
|       |     |  |                           |                  |             |      | <b>Total:</b>            | <b>478</b>               | <b>478</b>               |     |     | <b>\$1,918,783</b> |    |                                     |             |                   |                          |     |    |

**Applications Submitted in Region 5: Rural**

|       |     |  |                              |   |             |   |                          |                          |                          |    |    |                    |    |                          |           |                   |                                     |     |     |
|-------|-----|--|------------------------------|---|-------------|---|--------------------------|--------------------------|--------------------------|----|----|--------------------|----|--------------------------|-----------|-------------------|-------------------------------------|-----|-----|
| 07092 | 5 A |  | Prospect Point               | 201 Premier Dr.                               | Jasper      | R | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 69 | 72 | General            | NC | <input type="checkbox"/> | \$712,378 | Eric Hartzell     | <input checked="" type="checkbox"/> | 301 | FWD |
| 07093 | 5 A |  | Cypresswood Crossing         | Hwy 87 at Hwy 105                             | Orange      | R | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 76 | 76 | General            | NC | <input type="checkbox"/> | \$689,500 | K.T. (Ike) Akbari | <input type="checkbox"/>            | 301 | FWD |
| 07018 | 5 A |  | Pineywoods Community Orange  | 36 Scattered Sites in East Town of Orange, TX | Orange      | R | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 36 | 36 | General            | NC | <input type="checkbox"/> | \$26,874  | Doug Dowler       | <input type="checkbox"/>            | 300 | BA  |
| 07011 | 5 A |  | Park Estates                 | 1200 Blk                                      | Nacogdoches | R | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 34 | 36 | General            | NC | <input type="checkbox"/> | \$26,141  | Mark Musemeche    | <input type="checkbox"/>            | 300 | BA  |
|       |     |  |                              |   |             |   | <b>Total:</b>            | <b>215</b>               | <b>220</b>               |    |    | <b>\$1,454,893</b> |    |                          |           |                   |                                     |     |     |
| 07257 | 5 P |  | Orange Palm Garden Apt Homes | 1727 37th St.                                 | Orange      | R | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 76 | 76 | Elderly            | NC | <input type="checkbox"/> | \$809,338 | Marc Caldwell     | <input type="checkbox"/>            | 188 | REA |

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| File #                          | Region              |                  | Address       | City                 | Allocation <sup>2</sup> | Set-Asides <sup>3</sup> |                          |                          | LI Units                 | Total Units | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup> | Credit Request           | Owner Contact      | TDHCA HOME  | Awarded Score            | Notes <sup>7</sup> |    |
|---------------------------------|---------------------|------------------|---------------|----------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|-------------|--------------------------------|-------------------------------|------------------|--------------------------|--------------------|-------------|--------------------------|--------------------|----|
|                                 | Status <sup>1</sup> | Development Name |               |                      |                         | USDA                    | NP                       | AR                       |                          |             |                                |                               |                  |                          |                    |             |                          |                    |    |
| 07123                           | 5                   | P                | Tower Village | Park St. & Tower Rd. | Nacogdoches             | R                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 36          | 36                             | General                       | NC               | <input type="checkbox"/> | \$545,417          | Robert Crow | <input type="checkbox"/> | 187                | PA |
|                                 |                     |                  |               |                      |                         |                         |                          |                          | <b>Total:</b>            | <b>112</b>  | <b>112</b>                     |                               |                  |                          | <b>\$1,354,755</b> |             |                          |                    |    |
|                                 |                     |                  |               |                      |                         |                         |                          |                          | <b>Total:</b>            | <b>327</b>  | <b>332</b>                     |                               |                  |                          | <b>\$2,809,648</b> |             |                          |                    |    |
| <b>9 Applications in Region</b> |                     |                  |               |                      |                         |                         |                          |                          | <b>Region Total:</b>     | <b>805</b>  | <b>810</b>                     |                               |                  |                          | <b>\$4,728,431</b> |             |                          |                    |    |

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**Region: 6**

**Allocation Information for Region 6: Total Credits Available for Region: \$11,333,309**    **Rural Allocation: \$545,096**    **Urban/Exurban Allocation: \$10,788,213**

**\*\*Three previously awarded developments, TDHCA numbers 04200, 04203, and 060004 returned credits in the amount of \$487,554; \$401,044 has been added to the original allocation for Region 6 Urban/Exurban, \$86,510 has been added to the original allocation for Region 6 Rural, and \$487,554 has been added to the state credit ceiling and is correctly reflected in the credits available.**

**5% Required for USDA: \$566,665**    **15% Required for At-Risk: \$1,699,996**

**Applications Submitted in Region 6: Urban/Exurban**

|       |     |                                     |                                   |              |      |                          |                          |                          |            |              |           |    |                                     |           |                    |                          |     |     |
|-------|-----|-------------------------------------|-----------------------------------|--------------|------|--------------------------|--------------------------|--------------------------|------------|--------------|-----------|----|-------------------------------------|-----------|--------------------|--------------------------|-----|-----|
| 07041 | 6 A | Village on Hobbs Road               | 6000 Hobbs Rd.                    | League City  | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 80         | 100          | Elderly   | NC | <input type="checkbox"/>            | \$50,356  | Thomas H. Scott    | <input type="checkbox"/> | 300 | BA  |
| 07051 | 6 A | Lake Jackson Manor                  | 100 Garland                       | Lake Jackson | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 80         | 100          | Elderly   | NC | <input type="checkbox"/>            | \$37,014  | H. Elizabeth Young | <input type="checkbox"/> | 300 | BA  |
| 07042 | 6 A | Oxford Place                        | 605 Berry Rd.                     | Houston      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 200        | 250          | General   | NC | <input type="checkbox"/>            | \$114,593 | Horace Allison     | <input type="checkbox"/> | 300 | BA  |
| 07020 | 6 A | Baybrook Park Retirement Center     | 500 Texas Ave. West               | Webster      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 80         | 100          | Elderly   | NC | <input type="checkbox"/>            | \$39,863  | Barry Kahn         | <input type="checkbox"/> | 300 | BA  |
| 07060 | 6 A | Freeport Oaks Apartments            | NE Corner of Ave. J & Skinner St. | Freeport     | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 80         | 100          | General   | NC | <input type="checkbox"/>            | \$48,476  | Les Kilday         | <input type="checkbox"/> | 300 | BA  |
| 07062 | 6 A | Lansborough Apartments              | 10050 Cullen Blvd.                | Houston      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 141        | 176          | General   | NC | <input type="checkbox"/>            | \$77,147  | Margie Lee Bingham | <input type="checkbox"/> | 300 | BA  |
| 07022 | 6 A | Redwood Heights Apartments          | 7300 Jensen Dr.                   | Houston      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 76         | 96           | General   | NC | <input type="checkbox"/>            | \$41,991  | Rick J. Deyoe      | <input type="checkbox"/> | 300 | BA  |
| 07010 | 6 A | South Union Place                   | 7210 Scott St.                    | Houston      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 100        | 125          | Eld/Trans | NC | <input type="checkbox"/>            | \$19,572  | John N. Barineau   | <input type="checkbox"/> | 300 | BA  |
| 07054 | 6 A | Commons of Grace Senior             | 8900 Tidwell                      | Houston      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 86         | 108          | Eld/Trans | NC | <input type="checkbox"/>            | \$48,106  | Deepak Sulakhe     | <input type="checkbox"/> | 300 | BA  |
|       |     |                                     |                                   |              |      | <b>Total:</b>            |                          |                          | <b>923</b> | <b>1,155</b> |           |    | <b>\$477,118</b>                    |           |                    |                          |     |     |
| 07210 | 6 P | New Hope Housing at Bray's Crossing | 6311 Gulf Freeway                 | Houston      | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 149        | 149          | General   | RH | <input checked="" type="checkbox"/> | \$705,791 | Joy Horak-Brown    | <input type="checkbox"/> | 209 | REA |

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| File #              | Region Status <sup>1</sup> | Development Name             | Address  | City          | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>  |                          |                          | LI Units | Total Units | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>                    | Credit Request | Owner Contact      | TDHCA HOME               | Awarded Score | Notes <sup>7</sup> |  |  |                     |  |  |
|---------------------|----------------------------|------------------------------|--|---------------|-------------------------|--------------------------|--------------------------|--------------------------|----------|-------------|--------------------------------|-------------------------------|-------------------------------------|----------------|--------------------|--------------------------|---------------|--------------------|--|--|---------------------|--|--|
|                     |                            |                              |  |               |                         | USDA                     | NP                       | AR                       |          |             |                                |                               |                                     |                |                    |                          |               |                    |  |  |                     |  |  |
| 07179               | 6 P                        | Villas at Goose Creek        | SE Corner of N. Main St. & E. Defee St.            | Baytown       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 22       | 22          | General                        | NC                            | <input type="checkbox"/>            | \$242,318      | Chris Presley      | <input type="checkbox"/> | 203           | REA                |  |  |                     |  |  |
| 07204               | 6 P                        | Notting Hill Gate Apartments | 200 S.E. of Intersection of S. Gessner & Beltway 8 | Missouri City | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 108      | 108         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,093,000    | Alyssa Carpenter   | <input type="checkbox"/> | 203           | REA                |  |  |                     |  |  |
| 07203               | 6 P                        | Melbourne Apartments         | 3337 Mustang Rd.                                   | Alvin         | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 110      | 110         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,200,000    | Alyssa Carpenter   | <input type="checkbox"/> | 203           | REA                |  |  |                     |  |  |
| 07103               | 6 P                        | Oak Tree Village             | 2700 Blk of FM 1266                                | Dickinson     | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 36       | 36          | Elderly                        | NC                            | <input type="checkbox"/>            | \$393,048      | Charles Holcomb    | <input type="checkbox"/> | 202           | REA                |  |  |                     |  |  |
| 07309               | 6 P                        | Glenwood Trails              | Glenwood Dr. N. of Holton Ave.                     | Deer Park     | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 114      | 114         | General                        | NC                            | <input type="checkbox"/>            | \$980,000      | Les Kilday         | <input type="checkbox"/> | 198           | REA                |  |  |                     |  |  |
| 07310               | 6 P                        | Gardens at Friendswood Lakes | 1400 Blk of FM 528                                 | Friendswood   | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 114      | 114         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,000,000    | Les Kilday         | <input type="checkbox"/> | 196           | REA                |  |  |                     |  |  |
| 07300               | 6 P                        | Wentworth Apartments         | SE of Corner of Timber Forest Dr. & FM 1960        | Atascocita    | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 90       | 90          | Elderly                        | NC                            | <input type="checkbox"/>            | \$907,000      | Alyssa Carpenter   | <input type="checkbox"/> | 196           | REA                |  |  |                     |  |  |
| 07306               | 6 P                        | Zion Village Apartments      | 3154 Gray St.                                      | Houston       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 50       | 50          | Elderly                        | NC                            | <input type="checkbox"/>            | \$597,543      | Thomas Jones       | <input type="checkbox"/> | 195           | REA                |  |  |                     |  |  |
| 07293               | 6 P                        | Morningstar Villas           | 3500 Blk of Magnolia Ave.                          | Texas City    | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 35       | 36          | Elderly                        | NC                            | <input type="checkbox"/>            | \$385,100      | Diana McIver       | <input type="checkbox"/> | 195           | REA                |  |  |                     |  |  |
| 07291               | 6 P                        | Cypress Creek at Reed Road   | Approx. 2900 Blk of Reed Rd.                       | Houston       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 126      | 132         | General                        | NC                            | <input type="checkbox"/>            | \$1,200,000    | Stuart Shaw        | <input type="checkbox"/> | 194           | REA                |  |  |                     |  |  |
| 07170               | 6 P                        | Gibraltar                    | 152 Blk of Brazoswood Dr.                          | Clute         | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 48       | 48          | Elderly                        | NC                            | <input type="checkbox"/>            | \$605,718      | Debra Guerrero     | <input type="checkbox"/> | 193           | REA                |  |  |                     |  |  |
| 07141               | 6 P                        | Pinnacle of Pleasant Humble  | 1200 Blk of 1st Ave. E                             | Humble        | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 147      | 153         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,200,000    | Kenneth W. Fambro  | <input type="checkbox"/> | 187           | REA                |  |  |                     |  |  |
| 07280               | 6 P                        | Andalusia                    | 4343 Old Spanish Tr.                               | Houston       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 102      | 102         | Elderly                        | NC                            | <input type="checkbox"/>            | \$1,095,525    | Manish Verma       | <input type="checkbox"/> | 176           | REA                |  |  |                     |  |  |
| 07109               | 6 P                        | Elrod Place                  | W side of Approx. 3700 Blk Elrod                   | Katy          | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 123      | 126         | Intg                           | NC                            | <input type="checkbox"/>            | \$1,200,000    | Barry Kahn         | <input type="checkbox"/> | 169           | REA                |  |  |                     |  |  |
| 07102               | 6 P                        | Chelsea Senior Community     | 3350 Blk of W. Little York Rd.                     | Houston       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 35       | 36          | Elderly                        | NC                            | <input type="checkbox"/>            | \$447,631      | Cherno Njie        | <input type="checkbox"/> | 169           | REA                |  |  |                     |  |  |
| 07217               | 6 P                        | Victory Place Seniors        | 2001 S. Victory                                    | Houston       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 75       | 75          | Elderly                        | NC                            | <input checked="" type="checkbox"/> | \$737,449      | Margie Lee Bingham | <input type="checkbox"/> | 164           | PA                 |  |  |                     |  |  |
| 07165               | 6 P                        | Gates of Dominion North      | NW Corner of JFK Blvd. & Lauder Rd.                | Houston       | U/EX                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 150      | 150         | General                        | NC                            | <input type="checkbox"/>            | \$1,200,000    | Daniel Williams    | <input type="checkbox"/> | 141           | PA                 |  |  |                     |  |  |
| <b>Total: 1,634</b> |                            |                              |  |               |                         |                          |                          |                          |          |             |                                |                               | <b>1,651</b>                        |                |                    |                          |               |                    |  |  | <b>\$15,190,123</b> |  |  |

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| Region<br>File #                                 | Status <sup>1</sup> | Development Name            | Address                              | City          | Allocation <sup>2</sup> | Set-Asides <sup>3</sup><br>USDA NP AR  | LI<br>Units | Total<br>Units      | Target <sup>4</sup><br>Population | Housing <sup>5</sup><br>Activity | ACQ <sup>6</sup>                    | Credit<br>Request | Owner<br>Contact         | TDHCA<br>HOME            | Awarded<br>Score | Notes <sup>7</sup> |
|--|---------------------|-----------------------------|--------------------------------------|---------------|-------------------------|--|-------------|---------------------|-----------------------------------|----------------------------------|-------------------------------------|-------------------|--------------------------|--------------------------|------------------|--------------------|
|  |                     |                             |                                      |               |                         | <b>Total: 2,557 2,806</b>  |             | <b>\$15,667,241</b> |                                   |                                  |                                     |                   |                          |                          |                  |                    |
| <b>Applications Submitted in Region 6: Rural</b> |                     |                             |                                      |               |                         |  |             |                     |                                   |                                  |                                     |                   |                          |                          |                  |                    |
| 07004  | 6 A                 | Cricket Hollow Apartments   | 9700 FM 1097                         | Willis        | R                       | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>                       | 150         | 176                 | General                           | NC                               | <input type="checkbox"/>            | \$82,466          | Brian Cogburn            | <input type="checkbox"/> | 300              | BA                 |
|  |                     |                             |                                      |               |                         | <b>Total: 150 176</b>  |             | <b>\$82,466</b>     |                                   |                                  |                                     |                   |                          |                          |                  |                    |
| 07258  | 6 P                 | Trinity Garden Apt Homes    | End of Panther Dr.                   | Liberty       | R                       | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | 76          | 76                  | Elderly                           | NC                               | <input type="checkbox"/>            | \$808,895         | Marc Caldwell            | <input type="checkbox"/> | 190              | REA                |
| 07259  | 6 P                 | Montgomery Meadows Phase II | Corner of Old Montgomery Rd. & Cline | Huntsville    | R                       | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>                       | 48          | 48                  | Elderly                           | NC                               | <input type="checkbox"/>            | \$492,857         | Emanuel H. Glockzin, Jr. | <input type="checkbox"/> | 173              | PA                 |
| 07246  | 6 P                 | Lexington Square            | 1324 E. Hospital Dr.                 | Angleton      | R                       | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>            | 80          | 80                  | General                           | RH                               | <input checked="" type="checkbox"/> | \$384,038         | Lisa Castillo            | <input type="checkbox"/> | 147              | REA                |
| 07252  | 6 P                 | Brooks Manor Apartments     | 444 Jefferson Ave.                   | West Columbia | R                       | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>            | 50          | 50                  | General                           | RH                               | <input checked="" type="checkbox"/> | \$226,377         | Lisa Castillo            | <input type="checkbox"/> | 144              | REA                |
| 07268  | 6 P                 | Mid-Towne I Apartments      | 820 E. Carrell St.                   | Tomball       | R                       | <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 54          | 54                  | General                           | RH                               | <input checked="" type="checkbox"/> | \$285,151         | Dennis Hoover            | <input type="checkbox"/> | 126              | REA                |
|  |                     |                             |                                      |               |                         | <b>Total: 308 308</b>  |             | <b>\$2,197,318</b>  |                                   |                                  |                                     |                   |                          |                          |                  |                    |
|  |                     |                             |                                      |               |                         | <b>Total: 458 484</b>  |             | <b>\$2,279,784</b>  |                                   |                                  |                                     |                   |                          |                          |                  |                    |
| <b>33 Applications in Region</b>                 |                     |                             |                                      |               |                         | <b>Region Total: 3,015 3,290</b>   |             | <b>\$17,947,026</b> |                                   |                                  |                                     |                   |                          |                          |                  |                    |

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**Region: 7**

**Allocation Information for Region 7: Total Credits Available for Region: \$2,548,006**    **Rural Allocation: \$269,267**    **Urban/Exurban Allocation: \$2,278,739**

**\*\*Two previously awarded developments, TDHCA numbers 05142 and 05228, returned credits in the amount of \$503,593; \$368,190 has been added to the original allocation for Region 7 Urban/Exurban, \$135,403 has been added to the original allocation for Region 7 Rural, and \$503,593 has been added to the state credit ceiling and is correctly reflected in the credits available.**

**5% Required for USDA: \$127,400**    **15% Required for At-Risk: \$382,201**

**Applications Submitted in Region 7: Urban/Exurban**

|       |   |   |                               |   |            |      |                          |                                     |                                     |               |            |            |    |                          |                    |                |                                     |     |     |
|-------|---|---|-------------------------------|---|------------|------|--------------------------|-------------------------------------|-------------------------------------|---------------|------------|------------|----|--------------------------|--------------------|----------------|-------------------------------------|-----|-----|
| 07249 | 7 | P | Bluffs Landing Senior Village | 2200 Old Settlers Blvd.                 | Round Rock | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 144           | 144        | Elderly    | NC | <input type="checkbox"/> | \$1,189,481        | Colby Denison  | <input checked="" type="checkbox"/> | 199 | REA |
| 07234 | 7 | P | Tuscany Park at Buda          | FM 2001 E. of IH 35                     | Buda       | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 170           | 176        | General    | NC | <input type="checkbox"/> | \$1,200,000        | Mark Musemeche | <input checked="" type="checkbox"/> | 197 | REA |
| 07313 | 7 | P | Villas at Rabbit Hill         | FM 1460 Across from Timberline Dr.      | Round Rock | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 136           | 136        | Elderly    | NC | <input type="checkbox"/> | \$1,000,000        | Ebby Green     | <input checked="" type="checkbox"/> | 194 | PA  |
| 07224 | 7 | P | Sierra Ridge Apartments       | Intersection of N.W. Blvd. & Washam Dr. | Georgetown | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 77            | 80         | General    | NC | <input type="checkbox"/> | \$731,071          | Naomi Walker   | <input type="checkbox"/>            | 181 | PA  |
| 07223 | 7 | P | Shady Oaks Apartments         | 501 Janis Dr.                           | Georgetown | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 60            | 60         | General    | RH | <input type="checkbox"/> | \$369,110          | Naomi Walker   | <input checked="" type="checkbox"/> | 178 | REA |
|       |   |   |                               |   |            |      |                          |                                     |                                     | <b>Total:</b> | <b>587</b> | <b>596</b> |    |                          | <b>\$4,489,662</b> |                |                                     |     |     |
|       |   |   |                               |   |            |      |                          |                                     |                                     | <b>Total:</b> | <b>587</b> | <b>596</b> |    |                          | <b>\$4,489,662</b> |                |                                     |     |     |

**Applications Submitted in Region 7: Rural**

|       |   |   |                      |               |              |   |                                     |                          |                          |               |           |           |    |                          |                  |               |                          |     |     |
|-------|---|---|----------------------|---------------|--------------|---|-------------------------------------|--------------------------|--------------------------|---------------|-----------|-----------|----|--------------------------|------------------|---------------|--------------------------|-----|-----|
| 07220 | 7 | P | San Gabriel Crossing | 1625 Loop 332 | Liberty Hill | R | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 73            | 76        | General   | NC | <input type="checkbox"/> | \$597,220        | Mark Mayfield | <input type="checkbox"/> | 181 | REA |
|       |   |   |                      |               |              |   |                                     |                          |                          | <b>Total:</b> | <b>73</b> | <b>76</b> |    |                          | <b>\$597,220</b> |               |                          |     |     |
|       |   |   |                      |               |              |   |                                     |                          |                          | <b>Total:</b> | <b>73</b> | <b>76</b> |    |                          | <b>\$597,220</b> |               |                          |     |     |

**6 Applications in Region**

**Region Total: 660 672 \$5,086,882**

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**Region: 8**

**Allocation Information for Region 8: Total Credits Available for Region: \$2,625,313**

**Rural Allocation: \$570,796**      **Urban/Exurban Allocation: \$2,054,517**

**\*\*One previously awarded development, TDHCA number 05225, returned credits in the amount of \$113,408; this amount has been added to the original allocation for Region 8 Rural and to the state credit ceiling and is correctly reflected in the credits available.**

**5% Required for USDA: \$131,266**      **15% Required for At-Risk: \$393,797**

**Applications Submitted in Region 8: Urban/Exurban**

|       |     |                                     |   |                 |      |                          |                          |                          |               |            |            |    |                                     |                    |                           |                                     |     |     |
|-------|-----|-------------------------------------|---|-----------------|------|--------------------------|--------------------------|--------------------------|---------------|------------|------------|----|-------------------------------------|--------------------|---------------------------|-------------------------------------|-----|-----|
| 07034 | 8 A | Village at Meadowbend Apartments II | 1638 Case Rd.   | Temple          | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 79            | 99         | General    | NC | <input type="checkbox"/>            | \$44,275           | Monica Poss               | <input type="checkbox"/>            | 300 | BA  |
| 07015 | 8 A | Chisholm Trail Senior Village       | 1003 W. 9th Ave.  | Belton          | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 54            | 60         | Elderly    | NC | <input type="checkbox"/>            | \$28,703           | Leslie Donaldson Holleman | <input type="checkbox"/>            | 300 | BA  |
|       |     |                                     |   |                 |      |                          |                          |                          | <b>Total:</b> | <b>133</b> | <b>159</b> |    |                                     | <b>\$72,979</b>    |                           |                                     |     |     |
| 07263 | 8 P | Constitution Court                  | Constitution Dr., Off U.S. Hwy 190                                | Copperas Cove   | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 108           | 108        | General    | NC | <input type="checkbox"/>            | \$991,075          | Emanuel H. Glockzin, Jr.  | <input checked="" type="checkbox"/> | 192 | REA |
| 07275 | 8 P | Mansions at Briar Creek             | 2500 Blk of E. Villa Maria  | Bryan           | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 171           | 171        | Elderly    | NC | <input type="checkbox"/>            | \$1,200,000        | Robert R. Burchfield      | <input type="checkbox"/>            | 191 | REA |
| 07262 | 8 P | Santour Court                       | Lots 14-26 & 40-42, Blk 14 Phase 7, Edelweiss Gartens Subdivision | College Station | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16            | 16         | General    | NC | <input type="checkbox"/>            | \$294,106          | Emanuel H. Glockzin, Jr.. | <input type="checkbox"/>            | 187 | REA |
| 07192 | 8 P | Historic Lofts of Waco High         | 815 Columbus Ave.   | Waco            | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 104           | 104        | General    | NC | <input checked="" type="checkbox"/> | \$1,127,838        | Hollis Fitch              | <input type="checkbox"/>            | 169 | PA  |
|       |     |                                     |   |                 |      |                          |                          |                          | <b>Total:</b> | <b>399</b> | <b>399</b> |    |                                     | <b>\$3,613,019</b> |                           |                                     |     |     |
|       |     |                                     |   |                 |      |                          |                          |                          | <b>Total:</b> | <b>532</b> | <b>558</b> |    |                                     | <b>\$3,685,998</b> |                           |                                     |     |     |

**Applications Submitted in Region 8: Rural**

|       |     |                  |                |         |   |                          |                          |                          |               |           |           |    |                          |                 |                      |                          |     |    |
|-------|-----|------------------|----------------|---------|---|--------------------------|--------------------------|--------------------------|---------------|-----------|-----------|----|--------------------------|-----------------|----------------------|--------------------------|-----|----|
| 07038 | 8 A | Bluffview Villas | 2800 Hwy 36 S. | Brenham | R | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 76            | 76        | Elderly   | NC | <input type="checkbox"/> | \$40,048        | G. Granger MacDonald | <input type="checkbox"/> | 300 | BA |
|       |     |                  |                |         |   |                          |                          |                          | <b>Total:</b> | <b>76</b> | <b>76</b> |    |                          | <b>\$40,048</b> |                      |                          |     |    |

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| File #                          | Region Status <sup>1</sup> | Development Name         | Address   | City     | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>             |                          |                                     | LI Units             | Total Units | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>                    | Credit Request     | Owner Contact   | TDHCA HOME                          | Awarded Score | Notes <sup>7</sup> |
|---------------------------------|----------------------------|--------------------------|---|----------|-------------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|-------------|--------------------------------|-------------------------------|-------------------------------------|--------------------|-----------------|-------------------------------------|---------------|--------------------|
|                                 |                            |                          |   |          |                         | USDA                                | NP                       | AR                                  |                      |             |                                |                               |                                     |                    |                 |                                     |               |                    |
| 07177                           | 8 P                        | Hamilton Senior Village  | Williams St. , 11 Acres at Hamilton City Limits | Hamilton | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 36                   | 36          | Elderly                        | NC                            | <input type="checkbox"/>            | \$339,782          | Bonita Williams | <input checked="" type="checkbox"/> | 179           | REA                |
| 07180                           | 8 P                        | Holland House Apartments | 616 Josephine St.                               | Holland  | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 68                   | 68          | General                        | RH                            | <input checked="" type="checkbox"/> | \$324,474          | Warren Maupin   | <input type="checkbox"/>            | 126           | REA                |
|                                 |                            |                          |   |          |                         |                                     |                          |                                     | <b>Total:</b>        | <b>104</b>  | <b>104</b>                     |                               |                                     | <b>\$664,256</b>   |                 |                                     |               |                    |
|                                 |                            |                          |   |          |                         |                                     |                          |                                     | <b>Total:</b>        | <b>180</b>  | <b>180</b>                     |                               |                                     | <b>\$704,304</b>   |                 |                                     |               |                    |
| <b>9 Applications in Region</b> |                            |                          |   |          |                         |                                     |                          |                                     | <b>Region Total:</b> | <b>712</b>  | <b>738</b>                     |                               |                                     | <b>\$4,390,302</b> |                 |                                     |               |                    |

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**Region: 9**

**Allocation Information for Region 9: Total Credits Available for Region: \$3,009,199**    **Rural Allocation: \$807,115**    **Urban/Exurban Allocation: \$2,202,083**

**\*\*Two previously awarded developments, TDHCA numbers 05226 and 05231, returned credits in the amount of \$400,876; this amount has been added to the original allocation for Region 9 Rural and to the state credit ceiling and is correctly reflected in the credits available.**    **5% Required for USDA: \$150,460**    **15% Required for At-Risk: \$451,380**

**Applications Submitted in Region 9: Urban/Exurban**

|       |     |                                   |                               |             |      |                          |                                     |                                     |               |            |            |    |                                     |                    |                      |                          |     |     |
|-------|-----|-----------------------------------|-------------------------------|-------------|------|--------------------------|-------------------------------------|-------------------------------------|---------------|------------|------------|----|-------------------------------------|--------------------|----------------------|--------------------------|-----|-----|
| 07095 | 9 A | Las Palmas Gardens Apartments     | 1014 S. San Eduardo           | San Antonio | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 100           | 100        | General    | RH | <input checked="" type="checkbox"/> | \$728,581          | David Marquez        | <input type="checkbox"/> | 301 | FWD |
| 07036 | 9 A | Seton Home Center for Teen Moms   | 1115 Mission Rd.              | San Antonio | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 24            | 24         | General    | NC | <input type="checkbox"/>            | \$22,493           | Margaret Starkey     | <input type="checkbox"/> | 300 | BA  |
| 07014 | 9 A | Stratton Oaks Apartments          | 716 Stratton Ave.             | Seguin      | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 100           | 100        | General    | NC | <input type="checkbox"/>            | \$55,603           | Colby Denison        | <input type="checkbox"/> | 300 | BA  |
| 07006 | 9 A | Palacio Del Sol                   | 400 N. Frio                   | San Antonio | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 160           | 200        | Elderly    | NC | <input type="checkbox"/>            | \$81,457           | Fernando Godinez     | <input type="checkbox"/> | 300 | BA  |
|       |     |                                   |                               |             |      |                          |                                     |                                     | <b>Total:</b> | <b>384</b> | <b>424</b> |    |                                     | <b>\$888,134</b>   |                      |                          |     |     |
| 07173 | 9 P | West End Baptist Manor Apartments | 934 SW 35th St.               | San Antonio | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 50            | 50         | General    | RH | <input checked="" type="checkbox"/> | \$316,781          | David Marquez        | <input type="checkbox"/> | 210 | REA |
| 07198 | 9 P | West Durango Plaza Apartments     | 5635 W. Durango               | San Antonio | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 82            | 82         | General    | RH | <input checked="" type="checkbox"/> | \$657,418          | Ronald C. Anderson   | <input type="checkbox"/> | 208 | REA |
| 07171 | 9 P | San Juan Square II                | S Calaveras St. & Brady Blvd. | San Antonio | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 138           | 144        | General    | RC | <input type="checkbox"/>            | \$1,200,000        | Henry A. Alvarez III | <input type="checkbox"/> | 203 | REA |
| 07233 | 9 P | Ingram Square Apartments          | 5901 Flynn Dr.                | San Antonio | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 120           | 120        | General    | RH | <input checked="" type="checkbox"/> | \$652,194          | Paul Patierno        | <input type="checkbox"/> | 199 | REA |
|       |     |                                   |                               |             |      |                          |                                     |                                     | <b>Total:</b> | <b>390</b> | <b>396</b> |    |                                     | <b>\$2,826,393</b> |                      |                          |     |     |
|       |     |                                   |                               |             |      |                          |                                     |                                     | <b>Total:</b> | <b>774</b> | <b>820</b> |    |                                     | <b>\$3,714,527</b> |                      |                          |     |     |

**Applications Submitted in Region 9: Rural**

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| File #                           | Region Status <sup>1</sup> | Development Name                    | Address                     | City           | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>             |                          |                          | LI Units     | Total Units  | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>                    | Credit Request     | Owner Contact    | TDHCA HOME               | Awarded Score | Notes <sup>7</sup> |
|----------------------------------|----------------------------|-------------------------------------|-----------------------------|----------------|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------|--------------|--------------------------------|-------------------------------|-------------------------------------|--------------------|------------------|--------------------------|---------------|--------------------|
|                                  |                            |                                     |                             |                |                         | USDA                                | NP                       | AR                       |              |              |                                |                               |                                     |                    |                  |                          |               |                    |
| 07008                            | 9 A                        | Friendship Place                    | 600-700 E. Friendship Ln.   | Fredericksburg | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 76           | 76           | General                        | NC                            | <input type="checkbox"/>            | \$40,760           | Lucille Jones    | <input type="checkbox"/> | 300           | BA                 |
| 07061                            | 9 A                        | Towne Park in Fredericksburg II     | 1100 S. Adams               | Fredericksburg | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 39           | 44           | Elderly                        | NC                            | <input type="checkbox"/>            | \$18,608           | Mark Mayfield    | <input type="checkbox"/> | 300           | BA                 |
| 07007                            | 9 A                        | Oaks Of Bandera                     | 400 Old San Antonio Hwy     | Bandera        | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 76           | 76           | General                        | NC                            | <input type="checkbox"/>            | \$42,318           | Lucille Jones    | <input type="checkbox"/> | 300           | BA                 |
| <b>Total:</b>                    |                            |                                     |                             |                |                         |                                     |                          |                          | <b>191</b>   | <b>196</b>   |                                |                               |                                     | <b>\$101,686</b>   |                  |                          |               |                    |
| 07242                            | 9 P                        | Paseo de Paz Apartments             | 400 Blk of Clearwater Paseo | Kerrville      | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 73           | 76           | General                        | NC                            | <input type="checkbox"/>            | \$749,635          | Justin MacDonald | <input type="checkbox"/> | 190           | REA                |
| 07110                            | 9 P                        | Poteet Housing Authority Farm Labor | Ave. N at 4th St.           | Poteet         | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 30           | 30           | Family                         | RH                            | <input checked="" type="checkbox"/> | \$121,601          | Gary M. Driggers | <input type="checkbox"/> | 186           | REA                |
| <b>Total:</b>                    |                            |                                     |                             |                |                         |                                     |                          |                          | <b>103</b>   | <b>106</b>   |                                |                               |                                     | <b>\$871,236</b>   |                  |                          |               |                    |
| <b>Total:</b>                    |                            |                                     |                             |                |                         |                                     |                          |                          | <b>294</b>   | <b>302</b>   |                                |                               |                                     | <b>\$972,922</b>   |                  |                          |               |                    |
| <b>13 Applications in Region</b> |                            |                                     |                             |                |                         | <b>Region Total:</b>                |                          |                          | <b>1,068</b> | <b>1,122</b> |                                |                               |                                     | <b>\$4,687,449</b> |                  |                          |               |                    |

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**Region: 10**

**Allocation Information for Region 10: Total Credits Available for Region: \$1,678,036**    **Rural Allocation: \$871,013**    **Urban/Exurban Allocation: \$807,024**  
**\*\*Awarded score for TDHCA application number 07199 is pending deficiency response. 5% Required for USDA: \$83,902**    **15% Required for At-Risk: \$251,705**

**Applications Submitted in Region 10: Urban/Exurban**

|       |    |   |                             |                          |                |      |                          |                                     |                                     |               |            |            |    |                                     |                    |                  |                          |     |     |
|-------|----|---|-----------------------------|--------------------------|----------------|------|--------------------------|-------------------------------------|-------------------------------------|---------------|------------|------------|----|-------------------------------------|--------------------|------------------|--------------------------|-----|-----|
| 07090 | 10 | A | Thomas Ninke Senior Village | 1901 Lova Rd.            | Victoria       | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 80            | 80         | Elderly    | NC | <input type="checkbox"/>            | \$470,000          | Debbie Gillespie | <input type="checkbox"/> | 301 | FWD |
|       |    |   |                             |                          |                |      |                          |                                     |                                     | <b>Total:</b> | <b>80</b>  | <b>80</b>  |    |                                     | <b>\$470,000</b>   |                  |                          |     |     |
| 07174 | 10 | P | LULAC Hacienda Apartments   | 2625 Greenwood           | Corpus Christi | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 60            | 60         | Elderly    | RC | <input checked="" type="checkbox"/> | \$617,105          | David Marquez    | <input type="checkbox"/> | 205 | REA |
| 07318 | 10 | P | Buena Vida Senior Village   | 4650 Old Brownsville Rd. | Corpus Christi | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 120           | 120        | Elderly    | NC | <input type="checkbox"/>            | \$1,103,844        | Randy Stevenson  | <input type="checkbox"/> | 159 | REA |
|       |    |   |                             |                          |                |      |                          |                                     |                                     | <b>Total:</b> | <b>180</b> | <b>180</b> |    |                                     | <b>\$1,720,949</b> |                  |                          |     |     |
|       |    |   |                             |                          |                |      |                          |                                     |                                     | <b>Total:</b> | <b>260</b> | <b>260</b> |    |                                     | <b>\$2,190,949</b> |                  |                          |     |     |

**Applications Submitted in Region 10: Rural**

|       |    |   |                                   |                                |            |   |                          |                                     |                                     |               |            |            |    |                                     |                 |                  |                                     |     |     |
|-------|----|---|-----------------------------------|--------------------------------|------------|---|--------------------------|-------------------------------------|-------------------------------------|---------------|------------|------------|----|-------------------------------------|-----------------|------------------|-------------------------------------|-----|-----|
| 07072 | 10 | A | Lantana Ridge Apartments South    | 2200 N. Adams St.              | Beeville   | R | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 35            | 35         | General    | RH | <input checked="" type="checkbox"/> | \$1,400         | Gary L. Kersch   | <input type="checkbox"/>            | 300 | BA  |
| 07071 | 10 | A | Saltgrass Landing Apartments      | 1602 S. Church St.             | Rockport   | R | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 55            | 55         | General    | RH | <input checked="" type="checkbox"/> | \$2,419         | Gary L. Kersch   | <input type="checkbox"/>            | 300 | BA  |
| 07021 | 10 | A | Fenner Square                     | Corner of Burke & Campbell St. | Goliad     | R | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 32            | 32         | General    | NC | <input type="checkbox"/>            | \$21,258        | Gary M. Driggers | <input type="checkbox"/>            | 300 | BA  |
| 07073 | 10 | A | Lantana Ridge Apartments          | 2200 N. Adams St.              | Beeville   | R | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 55            | 55         | General    | RH | <input checked="" type="checkbox"/> | \$2,380         | Gary L. Kersch   | <input type="checkbox"/>            | 300 | BA  |
|       |    |   |                                   |                                |            |   |                          |                                     |                                     | <b>Total:</b> | <b>177</b> | <b>177</b> |    |                                     | <b>\$27,456</b> |                  |                                     |     |     |
| 07111 | 10 | P | Alaniz Circle                     | 400 Stamper                    | Beeville   | R | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 56            | 56         | General    | RH | <input checked="" type="checkbox"/> | \$442,720       | Gary M. Driggers | <input type="checkbox"/>            | 198 | REA |
| 07199 | 10 | P | Kingsville LULAC Manor Apartments | 1220 N. 17th                   | Kingsville | R | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 88            | 88         | General    | RH | <input checked="" type="checkbox"/> | \$491,514       | Walter Martinez  | <input checked="" type="checkbox"/> | 192 | REA |

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| File #                           | Region Status <sup>1</sup> | Development Name         | Address                          | City       | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>             |                          |                                     | LI Units             | Total Units | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>                    | Credit Request     | Owner Contact  | TDHCA HOME                          | Awarded Score | Notes <sup>7</sup> |
|----------------------------------|----------------------------|--------------------------|----------------------------------|------------|-------------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|-------------|--------------------------------|-------------------------------|-------------------------------------|--------------------|----------------|-------------------------------------|---------------|--------------------|
|                                  |                            |                          |                                  |            |                         | USDA                                | NP                       | AR                                  |                      |             |                                |                               |                                     |                    |                |                                     |               |                    |
| 07221                            | 10 P                       | Wild Horse Commons       | 3500-3700 Blk of S. Brahma Blvd. | Kingsville | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 73                   | 76          | Elderly                        | NC                            | <input type="checkbox"/>            | \$745,535          | Diana Mclver   | <input type="checkbox"/>            | 190           | REA                |
| 07124                            | 10 P                       | King's Crossing Phase II | 1505 E. Corral                   | Kingsville | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 72                   | 72          | General                        | NC                            | <input type="checkbox"/>            | \$699,000          | Mark Musemeche | <input checked="" type="checkbox"/> | 185           | PA                 |
| 07271                            | 10 P                       | Hyatt Manor Apartments   | 1701 Waco St.                    | Gonzales   | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 65                   | 65          | General                        | RH                            | <input checked="" type="checkbox"/> | \$322,018          | Dennis Hoover  | <input type="checkbox"/>            | 140           | REA                |
|                                  |                            |                          |                                  |            |                         |                                     |                          |                                     | <b>Total:</b>        | <b>354</b>  | <b>357</b>                     |                               |                                     | <b>\$2,700,787</b> |                |                                     |               |                    |
|                                  |                            |                          |                                  |            |                         |                                     |                          |                                     | <b>Total:</b>        | <b>531</b>  | <b>534</b>                     |                               |                                     | <b>\$2,728,243</b> |                |                                     |               |                    |
| <b>12 Applications in Region</b> |                            |                          |                                  |            |                         |                                     |                          |                                     | <b>Region Total:</b> | <b>791</b>  | <b>794</b>                     |                               |                                     | <b>\$4,919,192</b> |                |                                     |               |                    |

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**Region: 11**

|  |  |  |  |
|--|--|--|--|
| <b>Allocation Information for Region 11:</b> | <b>Total Credits Available for Region: \$5,965,273</b> | <b>Rural Allocation: \$2,171,981</b>   | <b>Urban/Exurban Allocation: \$3,793,292</b> |
|  |  | <b>5% Required for USDA: \$298,264</b> | <b>15% Required for At-Risk: \$894,791</b>   |

**Applications Submitted in Region 11: Urban/Exurban**

|       |      |                                |  |             |      |                          |                          |                                     |     |     |         |                  |                                     |             |                       |                          |     |     |
|-------|------|--------------------------------|--|-------------|------|--------------------------|--------------------------|-------------------------------------|-----|-----|---------|------------------|-------------------------------------|-------------|-----------------------|--------------------------|-----|-----|
| 07094 | 11 A | Mesquite Terrace               | 400 Blk of E. Thomas Rd.   | Pharr       | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 106 | 106 | Elderly | NC               | <input type="checkbox"/>            | \$590,170   | Roy Navarro           | <input type="checkbox"/> | 301 | FWD |
| 07012 | 11 A | Villa del Sol                  | 700 E. St. Charles St.   | Brownsville | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 189 | 199 | Elderly | RH               | <input checked="" type="checkbox"/> | \$28,453    | William (Bill) J. Lee | <input type="checkbox"/> | 300 | BA  |
| 07013 | 11 A | Las Canteras Apartments        | 415 E. Thomas Rd.  | Pharr       | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 100 | 100 | General | NC               | <input type="checkbox"/>            | \$53,407    | William (Bill) J. Lee | <input type="checkbox"/> | 300 | BA  |
| 07044 | 11 A | Providence at Boca Chica       | Intersection of Ash St. & Elm St.  | Brownsville | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 151 | 158 | General | RH               | <input checked="" type="checkbox"/> | \$72,261    | Bill Fisher           | <input type="checkbox"/> | 300 | BA  |
| 07045 | 11 A | Providence at Edinburg         | 201 N. 13th Ave.   | Edinburg    | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 100 | 100 | Elderly | NC               | <input type="checkbox"/>            | \$29,947    | Bill Fisher           | <input type="checkbox"/> | 300 | BA  |
|       |      |                                |  |             |      | <b>Total:</b>            | <b>646</b>               | <b>663</b>                          |     |     |         | <b>\$774,238</b> |                                     |             |                       |                          |     |     |
| 07183 | 11 P | Sunset Terrace                 | 920 W. Villegas  | Pharr       | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 100 | 100 | General | RC               | <input type="checkbox"/>            | \$982,000   | Roy Navarro           | <input type="checkbox"/> | 215 | REA |
| 07206 | 11 P | Villa Estella Trevino          | 15 Acres of 20 Acres 1/4 Mile E. of Sugar Rd., N. Side of Mile 17 1/2 Rd.      | Edinburg    | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 161 | 168 | Elderly | NC               | <input type="checkbox"/>            | \$1,152,000 | Gilbert de los Santos | <input type="checkbox"/> | 203 | REA |
| 07182 | 11 P | Retama Village - Phase II      | 2301 Jasmine Ave.  | McAllen     | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 74  | 74  | General | RC               | <input type="checkbox"/>            | \$748,000   | Joe Saenz             | <input type="checkbox"/> | 203 | REA |
| 07226 | 11 P | Candlewick Apartments          | 1155 Paredes Line Rd.  | Brownsville | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 132 | 132 | General | RH               | <input checked="" type="checkbox"/> | \$995,000   | Saleem Jafar          | <input type="checkbox"/> | 196 | REA |
| 07205 | 11 P | North Manor Estates Apartments | Southwest corner of Mile 10 Rd. and mile 4.5, entrance fronts on mile 10 road. | Weslaco     | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 126 | 130 | General | NC               | <input type="checkbox"/>            | \$1,115,662 | Mike Lopez            | <input type="checkbox"/> | 196 | PA  |
| 07185 | 11 P | Bluebonnet Senior Village      | 1201 W. Austin Lane  | Alamo       | U/EX | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 36  | 36  | Elderly | NC               | <input type="checkbox"/>            | \$360,000   | Mary Vela             | <input type="checkbox"/> | 196 | PA  |

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| File #  | Region Status <sup>1</sup> | Development Name         | Address  | City         | Allocation <sup>2</sup> | Set-Asides <sup>3</sup>             |                          |                                     | LI Units     | Total Units  | Target <sup>4</sup> Population | Housing <sup>5</sup> Activity | ACQ <sup>6</sup>                    | Credit Request | Owner Contact       | TDHCA HOME               | Awarded Score | Notes <sup>7</sup> |
|---|----------------------------|--------------------------|--|--------------|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------|--------------|--------------------------------|-------------------------------|-------------------------------------|----------------|---------------------|--------------------------|---------------|--------------------|
|   |                            |                          |  |              |                         | USDA                                | NP                       | AR                                  |              |              |                                |                               |                                     |                |                     |                          |               |                    |
| 07169   | 11 P                       | Costa Madera             | Poggenpohl St. & San Ignacio Ave.                            | Laredo       | U/EX                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 140          | 140          | General                        | NC                            | <input type="checkbox"/>            | \$1,200,000    | Abraham Rodriguez   | <input type="checkbox"/> | 190           | PA                 |
|   |                            |                          |  |              |                         | <b>Total:</b>                       |                          |                                     | <b>769</b>   | <b>780</b>   |                                |                               | <b>\$6,552,662</b>                  |                |                     |                          |               |                    |
|   |                            |                          |  |              |                         | <b>Total:</b>                       |                          |                                     | <b>1,415</b> | <b>1,443</b> |                                |                               | <b>\$7,326,900</b>                  |                |                     |                          |               |                    |
| <b>Applications Submitted in Region 11: Rural</b> |                            |                          |  |              |                         |                                     |                          |                                     |              |              |                                |                               |                                     |                |                     |                          |               |                    |
| 07055   | 11 A                       | Arbor Cove               | 2805 Fordyce Ave.  | Donna        | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 108          | 120          | General                        | NC                            | <input type="checkbox"/>            | \$83,751       | Anita Kegley        | <input type="checkbox"/> | 300           | BA                 |
| 07063   | 11 A                       | Bahia Palms Apartments   | 1303 Pino Dr.  | Laguna Vista | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 64           | 64           | General                        | RH                            | <input checked="" type="checkbox"/> | \$4,485        | Patrick A. Barbolla | <input type="checkbox"/> | 300           | BA                 |
| 07068   | 11 A                       | Vista Hermosa Apartments | 820 N. Bibb  | Eagle Pass   | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 20           | 20           | General                        | RH                            | <input checked="" type="checkbox"/> | \$730          | Patrick A. Barbolla | <input type="checkbox"/> | 300           | BA                 |
| 07035   | 11 A                       | Casa Saldana             | SW Corner of Mile 8 Rd. & Baseline Rd.                       | Mercedes     | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 156          | 196          | General                        | NC                            | <input type="checkbox"/>            | \$82,912       | Monica Poss         | <input type="checkbox"/> | 300           | BA                 |
|   |                            |                          |  |              |                         | <b>Total:</b>                       |                          |                                     | <b>348</b>   | <b>400</b>   |                                |                               | <b>\$171,878</b>                    |                |                     |                          |               |                    |
| 07227   | 11 P                       | Champion Home at La Joya | 945 S Leo & Various Addresses for Scattered SF Homes         | La Joya      | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 50           | 50           | General                        | RC                            | <input type="checkbox"/>            | \$689,614      | Saleem Jafar        | <input type="checkbox"/> | 204           | REA                |
| 07228   | 11 P                       | Las Palmas Homes         | 213 Orive  | Los Fresnos  | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 75           | 75           | General                        | RC                            | <input type="checkbox"/>            | \$600,000      | Saleem Jafar        | <input type="checkbox"/> | 201           | REA                |
| 07178   | 11 P                       | Tammye's Pointe          | Old Pioneer Rd. at FM 1021                                   | Eagle Pass   | R                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 76           | 76           | General                        | NC                            | <input type="checkbox"/>            | \$983,288      | Donald Pace         | <input type="checkbox"/> | 187           | REA                |
| 07153   | 11 P                       | Los Ebanos Apartments    | 300 Yards S. of 5 Mile Line Rd. on E. Side of Los Ebanos Rd. | Alton        | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 76           | 76           | General                        | NC                            | <input type="checkbox"/>            | \$847,135      | Alyssa Carpenter    | <input type="checkbox"/> | 179           | REA                |
| 07302   | 11 P                       | Casa Alton               | NW Corner Trosper Rd. & Proposed Oxford St.                  | Alton        | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 74           | 76           | General                        | NC                            | <input type="checkbox"/>            | \$705,994      | Jean Coburn         | <input type="checkbox"/> | 178           | REA                |
| 07267   | 11 P                       | Buena Vida Apartments    | 100 S. Kansas City Rd.                                       | La Feria     | R                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 58           | 58           | Elderly                        | RH                            | <input checked="" type="checkbox"/> | \$137,560      | Dennis Hoover       | <input type="checkbox"/> | 150           | REA                |
|   |                            |                          |  |              |                         | <b>Total:</b>                       |                          |                                     | <b>409</b>   | <b>411</b>   |                                |                               | <b>\$3,963,591</b>                  |                |                     |                          |               |                    |
|   |                            |                          |  |              |                         | <b>Total:</b>                       |                          |                                     | <b>757</b>   | <b>811</b>   |                                |                               | <b>\$4,135,469</b>                  |                |                     |                          |               |                    |
| <b>22 Applications in Region</b>                  |                            |                          |  |              |                         | <b>Region Total:</b>                |                          |                                     | <b>2,172</b> | <b>2,254</b> |                                |                               | <b>\$11,462,369</b>                 |                |                     |                          |               |                    |

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**Region: 12**

|  |  |                                       |  |
|--|--|---------------------------------------|--|
| <b>Allocation Information for Region 12:</b> | <b>Total Credits Available for Region:</b> \$1,384,829 | <b>Rural Allocation:</b> \$406,320    | <b>Urban/Exurban Allocation:</b> \$978,509 |
|  |  | <b>5% Required for USDA:</b> \$69,241 | <b>15% Required for At-Risk:</b> \$207,724 |

**Applications Submitted in Region 12: Urban/Exurban**

|       |      |                           |   |            |      |                          |                                     |                          |               |            |            |    |                          |                    |                  |                                     |     |     |
|-------|------|---------------------------|---|------------|------|--------------------------|-------------------------------------|--------------------------|---------------|------------|------------|----|--------------------------|--------------------|------------------|-------------------------------------|-----|-----|
| 07033 | 12 A | Sedona Springs Village    | 920 W. University                           | Odessa     | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 85            | 100        | General    | NC | <input type="checkbox"/> | \$15,819           | Ron Hance        | <input type="checkbox"/>            | 300 | BA  |
|       |      |                           |   |            |      |                          |                                     |                          | <b>Total:</b> | <b>85</b>  | <b>100</b> |    |                          | <b>\$15,819</b>    |                  |                                     |     |     |
| 07282 | 12 P | Palermo                   | SE Corner of E. Taylor Ave. & Wayside Dr.   | Midland    | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 130           | 136        | General    | NC | <input type="checkbox"/> | \$904,473          | Manish Verma     | <input checked="" type="checkbox"/> | 203 | REA |
| 07222 | 12 P | Riverbend Trails          | Intersection of Surber Dr. & Rio Concho Dr. | San Angelo | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 96            | 100        | Elderly    | NC | <input type="checkbox"/> | \$901,200          | Diana McIver     | <input type="checkbox"/>            | 198 | REA |
| 07151 | 12 P | Key West Village Phase II | 1600 W. Clements                            | Odessa     | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 36            | 36         | Elderly    | NC | <input type="checkbox"/> | \$237,938          | Bernadine Spears | <input type="checkbox"/>            | 196 | REA |
|       |      |                           |   |            |      |                          |                                     |                          | <b>Total:</b> | <b>262</b> | <b>272</b> |    |                          | <b>\$2,043,611</b> |                  |                                     |     |     |
|       |      |                           |   |            |      |                          |                                     |                          | <b>Total:</b> | <b>347</b> | <b>372</b> |    |                          | <b>\$2,059,430</b> |                  |                                     |     |     |

**Applications Submitted in Region 12: Rural**

|                                 |      |                    |                               |            |   |                                     |                          |                          |                      |            |            |    |                          |                    |                  |                          |     |     |
|---------------------------------|------|--------------------|-------------------------------|------------|---|-------------------------------------|--------------------------|--------------------------|----------------------|------------|------------|----|--------------------------|--------------------|------------------|--------------------------|-----|-----|
| 07115                           | 12 P | Heights Apartments | MLK Blvd., 1 Blk E. of FM 700 | Big Spring | R | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 48                   | 48         | General    | NC | <input type="checkbox"/> | \$410,500          | Justin Zimmerman | <input type="checkbox"/> | 129 | REA |
|                                 |      |                    |                               |            |   |                                     |                          |                          | <b>Total:</b>        | <b>48</b>  | <b>48</b>  |    |                          | <b>\$410,500</b>   |                  |                          |     |     |
|                                 |      |                    |                               |            |   |                                     |                          |                          | <b>Total:</b>        | <b>48</b>  | <b>48</b>  |    |                          | <b>\$410,500</b>   |                  |                          |     |     |
| <b>5 Applications in Region</b> |      |                    |                               |            |   |                                     |                          |                          | <b>Region Total:</b> | <b>395</b> | <b>420</b> |    |                          | <b>\$2,469,930</b> |                  |                          |     |     |

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**Region: 13**

|  |  |  |  |
|--|--|--|--|
| <b>Allocation Information for Region 13:</b> | <b>Total Credits Available for Region: \$2,147,703</b> | <b>Rural Allocation: \$284,541</b>     | <b>Urban/Exurban Allocation: \$1,863,161</b> |
|  |  | <b>5% Required for USDA: \$107,385</b> | <b>15% Required for At-Risk: \$322,155</b>   |

| Applications Submitted in Region 13: |      | Urban/Exurban              |  |         |      |                          |                                     |                          |               |     |         |                     |                          |             |                         |                          |     |     |
|--------------------------------------|------|----------------------------|--|---------|------|--------------------------|-------------------------------------|--------------------------|---------------|-----|---------|---------------------|--------------------------|-------------|-------------------------|--------------------------|-----|-----|
| 07003                                | 13 A | Diana Palms                | 4700 Diana St.   | El Paso | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 34            | 36  | General | NC                  | <input type="checkbox"/> | \$17,494    | R.L. (Bobby) Bowling IV | <input type="checkbox"/> | 300 | BA  |
| 07047                                | 13 A | Americas Palms             | 12310 Lorenzo Ruiz Dr.   | El Paso | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 112           | 112 | General | NC                  | <input type="checkbox"/> | \$59,831    | R.L. (Bobby) Bowling IV | <input type="checkbox"/> | 300 | BA  |
|                                      |      |                            |  |         |      | <b>Total:</b>            |                                     | <b>146</b>               | <b>148</b>    |     |         | <b>\$77,324</b>     |                          |             |                         |                          |     |     |
| 07108                                | 13 P | Paseo Palms                | 3000 E. Joe Battle Near Pelicano Dr.                             | El Paso | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 180           | 180 | General | NC                  | <input type="checkbox"/> | \$1,200,000 | R.L. (Bobby) Bowling IV | <input type="checkbox"/> | 173 | REA |
| 07235                                | 13 P | Woodchase Senior Community | 8410 & 8411 Tigris Dr.   | El Paso | U/EX | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 128           | 128 | Elderly | NC                  | <input type="checkbox"/> | \$1,069,620 | Ike J. Monty            | <input type="checkbox"/> | 158 | REA |
| 07244                                | 13 P | Alamito Place              | Bordered by Delta Drive, St Vrain St. E. Third St, & Hill Street | El Paso | U/EX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 58            | 58  | Family  | NC                  | <input type="checkbox"/> | \$669,659   | Gary Sanchez            | <input type="checkbox"/> | 155 | REA |
|                                      |      |                            |  |         |      | <b>Total:</b>            |                                     | <b>366</b>               | <b>366</b>    |     |         | <b>\$2,939,279</b>  |                          |             |                         |                          |     |     |
|                                      |      |                            |  |         |      | <b>Total:</b>            |                                     | <b>512</b>               | <b>514</b>    |     |         | <b>\$3,016,603</b>  |                          |             |                         |                          |     |     |
| Applications Submitted in Region 13: |      | Rural                      |  |         |      |                          |                                     |                          |               |     |         |                     |                          |             |                         |                          |     |     |
| 07048                                | 13 A | Horizon Palms              | 12199 Darrington Rd.   | El Paso | R    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 76            | 76  | General | NC                  | <input type="checkbox"/> | \$41,271    | R.L. (Bobby) Bowling IV | <input type="checkbox"/> | 300 | BA  |
|                                      |      |                            |  |         |      | <b>Total:</b>            |                                     | <b>76</b>                | <b>76</b>     |     |         | <b>\$41,271</b>     |                          |             |                         |                          |     |     |
|                                      |      |                            |  |         |      | <b>Total:</b>            |                                     | <b>76</b>                | <b>76</b>     |     |         | <b>\$41,271</b>     |                          |             |                         |                          |     |     |
| <b>6 Applications in Region</b>      |      |                            |  |         |      | <b>Region Total:</b>     |                                     | <b>588</b>               | <b>590</b>    |     |         | <b>\$3,057,875</b>  |                          |             |                         |                          |     |     |
| <b>167 Total Applications</b>        |      |                            |  |         |      |                          |                                     | <b>14,973</b>            | <b>15,738</b> |     |         | <b>\$89,520,862</b> |                          |             |                         |                          |     |     |

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2 = Allocation Abbreviation: Rural Regional Allocation=R, Urban/Exurban Regional Allocation=U/EX  
3 = Set-Aside Abbreviation: TX-USDA-RHS=USDA, Nonprofit=NP, At-Risk=AR  
4 = Target Population Abbreviation: Intergenerational=Intg, Elderly/Transitional=Eld/Trans  
5 = Housing Activity: Rehabilitation=RH, Reconstruction=RC, New Construction=NC  
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested  
7 = Notes: 2006 Applications Awarded from the 2007 Ceiling=FWD, 2004 Developments Awarded Binding Allocation Agreements from the 2007 Ceiling=BA, Pending Applications=PA, Terminated Applications=TERM, Withdrawn Applications=WITH, Pending/Active Applications being reviewed by Real Estate Analysis however does not imply a staff recommendation=REA  
\* = The State Credit Ceiling is based on 2007 population figures, plus any returned credits as of the date of this publication from previous awards.

Page 24 of 24  
Wednesday, June 20, 2007

**MULTIFAMILY FINANCE PRODUCTION DIVISION  
BOARD ACTION REQUEST**

**June 28, 2007**

**Action Item**

Presentation, Discussion and Possible Action on a requirement to install dishwashers on all developments according to §49.9(h)(4)(B)(iii) of the 2007 Qualified Allocation Plan and Rules ("QAP").

**Requested Action**

Approve, Amend or Deny the staff recommendation for the waiver of §49.9(h)(4)(B)(iii) of the 2007 QAP.

**Background and Summary**

Pursuant to §49.9 (h)(4)(B)(iii) of the 2007 QAP the applicant must submit, as part of their tax credit application, a signed certification that the Development will have dishwashers. This transaction consists of 13 properties that are all acquisition/rehabilitation and will consist of a total of 1,020 units targeting the general population, with all units affordable. The applicant is requesting a waiver of this threshold requirement for 361 (or 36%) of the units across several of the properties.

According to the applicant there are approximately 169 (or 17%) of the units that have no realistic location where a dishwasher could be installed under any circumstances. An additional 192 (or 19%) of the kitchens have only the exact 24" width of the dishwasher in available space, but at least an inch or two is required to construct the housing around the dishwasher that supports the countertop. Many of these exact 24" spaces are located in corner cabinets where, even if a dishwasher were installed, the door would not be able to open because one side would hit the cabinet perpendicular to the corner. The applicant proposes to provide portable dishwasher units to all of the apartment units in question.

As noted above, this transaction consists of 13 properties that will be pooled into one (1) bond and housing tax credit transaction. Rainbow Housing Assistance Corporation – Texas, Inc. is the General Partner, which is solely owned by Texas Council of Foundation for Social Resources, Inc. This transaction is tentatively scheduled to be brought before the Board at the July 12, 2007 Board meeting for a decision on the allocation of 4% Housing Tax Credits. The Bonds are being issued by Texas State Affordable Housing Corporation (TSAHC).

**Recommendation**

Staff recommends that the Board deny the applicant's request to waive the threshold requirement to install built-in dishwashers in all units. Instead, accept the applicant's proposal to provide portable dishwashers for the approximate 361 units that do not have the needed space to install built-in units.

**Teresa Morales**

**From:** Hans Juhle [hjuhle@reliantgroup.com]  
**Sent:** Wednesday, June 13, 2007 9:17 PM  
**To:** Robbye Meyer  
**Cc:** teresa.morales@tdhca.state.tx.us; David Danenfelzer; Katherine Closmann; Tom Gouris; Chris Porter; Joseph Sherman  
**Subject:** Texas Portfolio - Dishwasher Solution

Robbye, following on your question this morning, I have spent the day analyzing each kitchen layout for each of the 13 properties, to attempt to respond quantitatively with the challenge and a proposed solution. As you know, dishwashers are 24" wide and must be located near a water source for proper overflow protection, drainage and of course the water supply. With approximately 100 different kitchen layouts, I pulled the plans and gave unique thought to how best to orient a new dishwasher for each and every unit type. The good news is that it appears that the vast majority of the kitchens will be able to accommodate the addition of a dishwasher without any problems. By this message, I wanted to respond to your question with a few pieces of information that I hope will be helpful in reaching a solution on the few kitchens where a dishwasher is not feasible. This is a work in progress due to the illegibility of two sets of plans, but this is my assessment at present:

Of the 1014 kitchens in the portfolio, approximately 169 (or 17%) have no realistic location where a dishwasher could be installed under any circumstances (see photos for an illustrative example). An additional 192 (or 19%) of the kitchens have only the exact 24" width of the dishwasher in available space, but at least an inch or two is required to construct the housing around the dishwasher that supports the countertop. Add to this that many of these exact 24" spaces are located in corner cabinets, meaning that even if a dishwasher were forced into place somehow, it would not be able to open its door because one side would hit the cabinets perpendicular to the corner. I'm still working on it, but it seems reasonable that an installed dishwasher will not work for these either, meaning we need another solution for 361 of the kitchens.

I am attaching a few photographs we happen to have of kitchens where a dishwasher is not feasible, as well as an example of a floorplan showing the insufficiency of space. There are many floorplans making this point, but I didn't want to overload this message with the plans for each and every kitchen I've catalogued as being a challenge. I am also attaching a link to a product summary for the type of dishwasher that has been suggested to us as the practical solution in this case. We have not decided on this particular make and model, but this product summary gives a good explanation of these machines. Here it is if you'd like to click on it to learn more:

<http://www.haieramerica.com/en/product/HDT18PA>

Robbye, please let me know if you have any questions as you look through this – I'm continuing to hone the specific solutions that might work for these units, and over the coming days I'll have an even more certain exact count. The units I mentioned are based on specific measurements taken from the plans for specific unit types, so my hope is that once we agree on a product appropriate for these unit types, we can simply all agree that we'll install standard dishwashers everywhere except for a few specific unit types at a few specific properties, which would then receive a countertop version. Please take care.

Best wishes,  
 -Hans

Hans W. Juhle  
 Vice President  
**THE RELIANT GROUP**  
 556 Commercial Street, Suite 300  
 San Francisco, CA 94111  
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 (Fax) 415.788.0435



Approximately 15" clearance beside stove

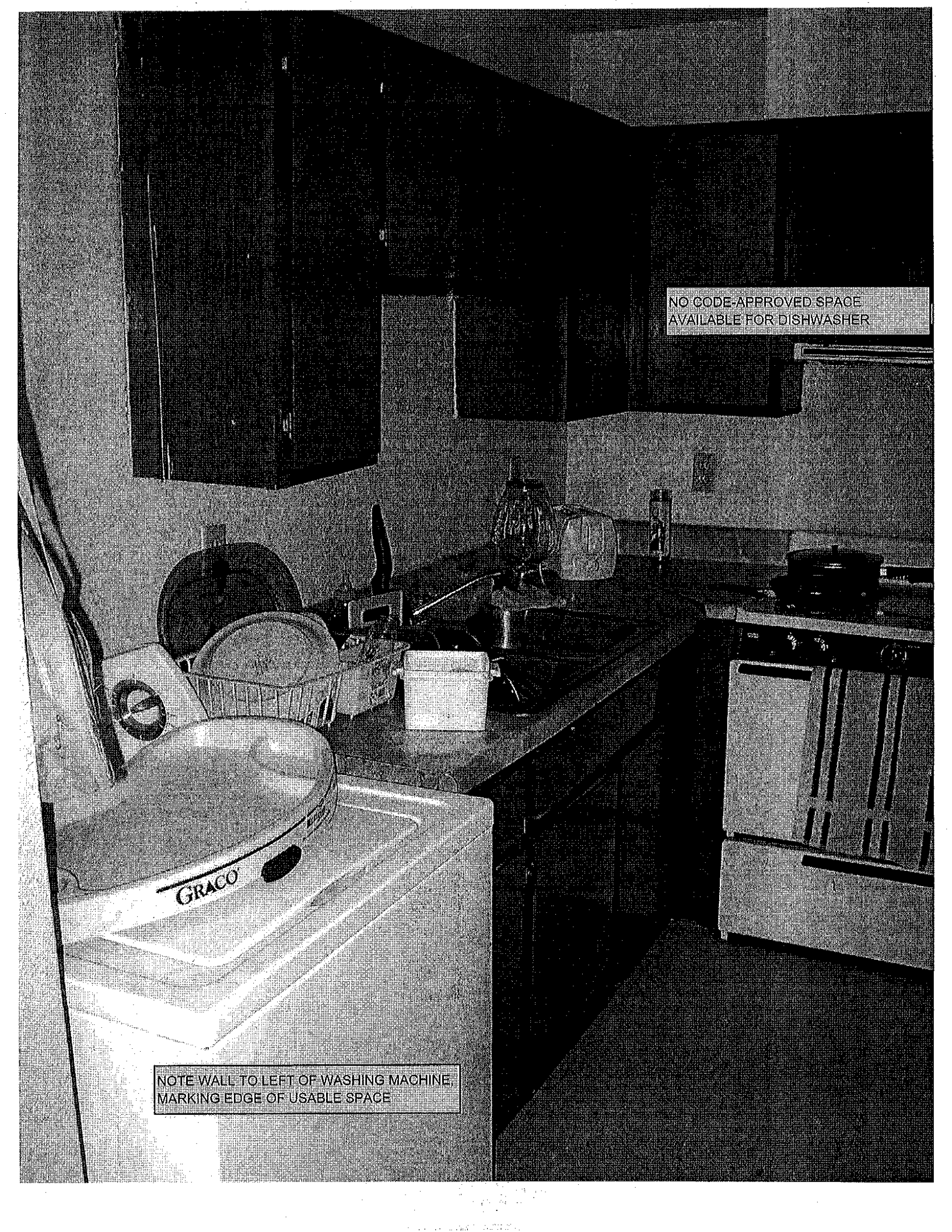
Approximately 15" before wall

A dark, grainy photograph of a refrigerator. The refrigerator is the central subject, appearing as a large, dark rectangular shape. A white text box is overlaid on the right side of the refrigerator. The text inside the box reads "Approximately 12\"/>

Approximately 12" clearance by refrigerator

NO CODE-APPROVED SPACE  
AVAILABLE FOR DISHWASHER

NOTE WALL TO LEFT OF WASHING MACHINE,  
MARKING EDGE OF USABLE SPACE





**DISASTER RECOVERY DIVISION**

**BOARD ACTION**

**June 28, 2007**

**Action Item**

Presentation and Discussion of the Community Development Block Grant (CDBG) Disaster Recovery Status Report.

**Requested Action**

Presentation and discussion of the CDBG Disaster Recovery Status Report.

**Background**

On May 22, 2006, the U.S. Department of Housing and Urban Development (HUD) awarded the State of Texas \$74,523,000 of an \$11.5 billion supplemental appropriation for the CDBG Disaster Recovery Program (Program). The award is to address the consequences of Hurricane Rita for activities described in the *State of Texas Action Plan for CDBG Disaster Recovery Grantees under the Department of Defense Appropriations Act, 2006*, dated April 13, 2006 (Action Plan).

The Texas Department of Housing and Community Affairs (TDHCA/Department), in conjunction with the Office of Rural Community Affairs (ORCA), is working with four Councils of Governments (COGs) to distribute the funds. The Department is charged with administering \$40,259,276 (56.9%) of housing funds requested by three Councils of Governments (COGs): the Deep East Texas Council of Governments (DETCOG), Houston-Galveston Area Council (H-GAC), and the South East Texas Regional Planning Commission (SETRPC). ORCA is administering \$30,537,374 (43.1%) of non-housing funds requested by these COGs and additionally the East Texas Council of Governments (ETCOG) on behalf of cities, counties, and Indian tribes.

The TDHCA Governing Board has requested a monthly report item on the status of the CDBG Disaster Recovery Program. This report item includes the activities of both housing and non-housing contractors.

**HOUSING ACTIVITIES AS OF JUNE 28, 2007**

**Project Activity**

|               | <b># of Applications</b> | <b># Determined Eligible</b> | <b># of Contracts Awarded</b> | <b># of Units Under Contract</b> | <b># of Assisted Households</b> |
|---------------|--------------------------|------------------------------|-------------------------------|----------------------------------|---------------------------------|
| <b>DETCOG</b> | 461                      | 11                           | 0                             | 0                                | 0                               |
| <b>H-GAC</b>  | 245                      | 90                           | 0                             | 0                                | 0                               |
| <b>SETRPC</b> |                          |                              |                               |                                  |                                 |
| SETRPC        | 1,561                    | 24                           | 3                             | 1                                | 2                               |
| Beaumont      | 764                      | 0                            | 0                             | 0                                | 0                               |
| Port Arthur   | 679                      | 132                          | 0                             | 0                                | 0                               |
| <b>Total</b>  | <b>3,483</b>             | <b>310</b>                   | <b>3</b>                      | <b>1</b>                         | <b>2</b>                        |

**Financial Activity**

|               | <b>Current Budget</b>  | <b>Drawn To Date</b> | <b>Balance CDBG Funds</b> | <b>% of Funds Disbursed</b> |
|---------------|------------------------|----------------------|---------------------------|-----------------------------|
| <b>DETCOG</b> | <b>\$6,745,034.00</b>  | <b>\$108,598.35</b>  | <b>\$6,636,435.65</b>     | <b>1.61%</b>                |
| <b>H-GAC</b>  | <b>\$7,015,706.00</b>  | <b>\$83,745.54</b>   | <b>\$6,931,960.46</b>     | <b>1.19%</b>                |
| <b>SETRPC</b> | <b>\$26,498,536.00</b> | <b>\$315,490.00</b>  | <b>\$26,183,046.00</b>    | <b>1.19%</b>                |
| SETRPC        | \$15,788,536.00        | \$315,490.00         | \$15,473,046              |                             |
| Beaumont      | \$5,145,000.00         | \$0.00               | \$5,145,000.00            |                             |
| Port Arthur   | \$5,565,000.00         | \$0.00               | \$5,565,000.00            |                             |
| <b>Totals</b> | <b>\$40,259,276.00</b> | <b>\$507,833.89</b>  | <b>\$39,751,442.11</b>    | <b>3.99%</b>                |

**Current and Proposed Initiatives to Improve Performance**

The goal of the Department and the COGs is to significantly improve the commitment and expenditure rate of the CDBG Disaster Recovery Program. The Department has conducted several intensive on-sight visits with the COGs to identify impediments. The significant milestones of the Program that must be accomplished prior to activity have been achieved and the COGs are now in the process of providing assistance.

**NON-HOUSING ACTIVITIES AS OF JUNE 28, 2007**

All available funding for non-housing activities is under contract. Each of the awarded communities has received at least one technical assistance / site visit by ORCA staff. To date, approximately \$4,174,848 has been paid to non-housing contractors and another approximately \$100,000 is under review for payment. Most of the non-housing contracts are in the process of completing procurement and environmental reviews, which is a 60 day process. At least 9 contracts totaling \$4.7 million are experiencing delays because these projects are Hazard Mitigation Grant Program (HMGP) projects that are not being prioritized by the Federal Emergency Management Agency, and as a result, FEMA funding for the projects is slow in being received by these communities.

On June 14th, 15th, 18th, and 20th, HUD's Office of Inspector General (HUD-OIG) held meetings in each COG to introduce OIG to the communities that received non-housing funding. These meeting were also attended by TDHCA and ORCA staff.

**OFFICE OF RURAL COMMUNITY AFFAIRS**

**BOARD ACTION REQUEST**

**June 28, 2007**

**Action Item**

The following action is recommended related to non-housing activities under the State of Texas Action Plan (Action Plan) for *Community Development Block Grant (CDBG) Disaster Recovery Funds to Areas Most Impacted and Distressed by Hurricane Rita*:

Presentation, Discussion, and Possible Approval for Amendments to Community Development Block Grant (CDBG) contracts administered by the Office of Rural Community Affairs (ORCA).

**Requested Action**

Approve or deny the request for amendments related to the use of non-housing funds under the CDBG Disaster Recovery Program.

**Background**

The U. S. Department of Housing and Urban Development (HUD) approved the State of Texas Action Plan (Action Plan) related to the CDBG Disaster Recovery Funds to Areas Most Impacted & Distressed by Hurricane Rita on June 16, 2006. On August 30, 2006 the TDHCA Governing Board approved the non-housing project recommendations of the Office of Rural Community Affairs (ORCA) and the four COGs in the affected area.

The Action Plan approved by HUD specifically states “contract amendments that vary more than 5% must be approved by the TDHCA Board.”

## **City of Mt. Enterprise Contract Number DRS060055**

### **Summary of Request**

ORCA is recommending the cancellation of the \$5,000 contract originally approved for the City of Mt. Enterprise. Under the city's application the city had planned to acquire one portable generator to be used at its two lift stations. (Portable generators are considered to be equipment and equipment that is not permanently affixed is not generally eligible.) Based on this interpretation the city has determined that a permanently affixed generator will not meet its stated purpose and through Council action has decided to decline the award.

## **City of Kilgore Contract Number DRS060045**

### **Summary of Request**

ORCA is recommending the cancellation of the \$290,000 contract originally approved for the City of Kilgore. Under the city's application the city applied for a portion of the match funds required for an approximate \$3 million Federal Emergency Management Agency (FEMA) grant to construct a 21,000 square foot community shelter that could accommodate approximately 500 evacuees. Through Council action the City has determined not to partner with FEMA because of "strict guidelines and requirements on building the shelter" and that the City's portion of the required match should be used for other projects. Therefore, they are declining the CDBG award.

## **City of Alto Contract Number DRS060002**

### **Summary of Request**

The City of Alto is requesting approval of a transfer in funding categories to move two hundred seventy thousand dollars (\$270,000) from the neighborhood facilities / community centers line item to water facilities, sewer facilities, engineering, and planning / project delivery. In addition the East Texas Council of Governments (ETCOG) is recommending approval of an increase in funding to the City of Alto in the amount of forty-six thousand six hundred dollars (\$46,600) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a two hundred seventy thousand dollar (\$270,000) award to the City of Alto for the renovation of a donated building into a community shelter for evacuees. Since the Board approval the building is no longer available for this purpose and acquisition of another facility would exceed the community's means. Therefore the City is requesting to amend its current award and utilize the additional funds to upgrade water and sewer facilities by installing two generators with appropriately related appurtenances at the City water plant, one generator with appropriately related appurtenances at the City storage tank, and one generator with appropriately related appurtenances at the waste water treatment plant with appropriate engineering and planning / project delivery costs. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget | Change (+/-) |              | Revised Budget |
|---|----------------|--------------|--------------|----------------|
| 6 Neighborhood Facilities / Community Centers | \$ 270,000.00  | -            | \$270,000.00 | \$ -           |
| 1a Water Facilities                           |                | +            | \$170,000.00 | \$ 170,000.00  |
| 1b Sewer Facilities                           |                | +            | \$ 64,500.00 | \$ 64,500.00   |
| 30 Engineering                                |                | +            | \$ 52,100.00 | \$ 52,100.00   |
| 33 Planning / Project Delivery                |                | +            | \$ 30,000.00 | \$ 30,000.00   |
|   | \$ 270,000.00  |              |              | \$ 316,600.00  |

**Requested Action**

ORCA recommends approval of the City’s request to transfer funding categories to move two hundred seventy thousand dollars (\$270,000) from the neighborhood facilities / community centers line item to water facilities, sewer facilities, engineering and architecture, and planning / project delivery and to increase the total award to the City of Alto by forty-six thousand six hundred dollars (\$46,600) as recommended by ETCOG.

**City of Carthage Contract Number DRS060009**

**Summary of Request**

The East Texas Council of Governments (ETCOG) is recommending approval of an increase in funding to the City of Carthage in the amount of forty-eight thousand six hundred dollars (\$48,600) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a two hundred ninety thousand dollar (\$290,000) award to the City of Carthage as match for \$3.4 million in FEMA Hazard Mitigation Grant Program (HMGP) funding to convert a 44,000 square foot city owned facility into a community shelter to be able to accommodate 1000 evacuees. The additional funds made available will be used to acquire an 80kw generator for the same facility including appropriately related appurtenances and planning / project delivery expenses. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget | Change (+/-) |              | Revised Budget |
|---|----------------|--------------|--------------|----------------|
| 6 Neighborhood Facilities / Community Centers | \$ 268,250.00  | +            | \$ 44,955.00 | \$ 313,205.00  |
| 33 Planning / Project Delivery                | \$ 21,750.00   | +            | \$ 3,645.00  | \$ 25,395.00   |
|   | \$ 290,000.00  |              |              | \$ 338,600.00  |



**Requested Action**

ORCA recommends increasing the total award to the City of Carthage by forty-eight thousand six hundred dollars (\$48,600) as recommended by ETCOG.

**City of Gallatin Contract Number DRS060023**

**Summary of Request**

ETCOG is recommending approval of an increase in funding to the City of Gallatin in the amount of eighty-eight hundred dollars (\$8,800) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a fifty thousand dollar (\$50,000) award to the City of Gallatin to repair and renovate a community shelter. The additional funds made available will be used to acquire a generator for the same facility including appropriately related appurtenances. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget |   | Change (+/-) | Revised Budget |
|---|----------------|---|--------------|----------------|
| 6 Neighborhood Facilities / Community Centers | \$ 47,000.00   | + | \$ 8,800.00  | \$ 55,800.00   |
| 30 Engineering                                | \$ 3,000.00    |   |              | \$ 3,000.00    |
|   |                |   |              |                |
|   | \$ 50,000.00   |   |              | \$ 58,800.00   |

**Requested Action**

ORCA recommends increasing the total award to the City of Gallatin by eighty-eight hundred dollars (\$8,800) as recommended by ETCOG.

**City of Henderson Contract Number DRS060009**

**Summary of Request**

ETCOG is recommending approval of an increase in funding to the City of Henderson in the amount of forty-eight thousand six hundred dollars (\$48,600) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a two hundred ninety thousand dollar (\$290,000) award to the City of Henderson as match for \$2.7 million in FEMA HMGP funding to convert a 25,000 square foot city owned facility into a community shelter to be able to accommodate 500 evacuees. The additional funds made available will be used to acquire an 80kW generator for the same facility including appropriately related appurtenances and planning / project delivery expenses. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget |   | Change (+/-) | Revised Budget |
|---|----------------|---|--------------|----------------|
| 6 Neighborhood Facilities / Community Centers | \$ 268,250.00  | + | \$ 44,955.00 | \$ 313,205.00  |
| 33 Planning / Project Delivery                | \$ 21,750.00   | + | \$ 3,645.00  | \$ 25,395.00   |
|   |                |   |              |                |
|   | \$ 290,000.00  |   |              | \$ 338,600.00  |

### **Requested Action**

ORCA recommends increasing the total award to the City of Henderson by forty-eight thousand six hundred dollars (\$48,600) as recommended by ETCOG.

### **City of Jefferson Contract Number DRS060041**

### **Summary of Request**

ETCOG is recommending approval of an increase in funding to the City of Jefferson in the amount of forty-six thousand six hundred dollars (\$46,600) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a two hundred seventy thousand dollar (\$270,000) award to the City of Jefferson to convert the Jefferson Visitors' Center into a community shelter. The additional funds made available will be used to acquire an 80kW generator for the same facility including appropriately related appurtenances, engineering, and planning / project delivery expenses. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget |   | Change (+/-) | Revised Budget |
|---|----------------|---|--------------|----------------|
| 6 Neighborhood Facilities / Community Centers | \$ 221,000.00  | + | \$ 38,200.00 | \$ 259,200.00  |
| 30 Engineering                                | \$ 28,750.00   | + | \$ 4,905.00  | \$ 33,655.00   |
| 33 Planning / Project Delivery                | \$ 20,250.00   | + | \$ 3,495.00  | \$ 23,745.00   |
|   |                |   |              |                |
|   | \$ 270,000.00  |   |              | \$ 316,600.00  |

### **Requested Action**

ORCA recommends increasing the total award to the City of Jefferson by forty-six thousand six hundred dollars (\$46,600) as recommended by ETCOG.

### **City of Longview Contract Number DRS060050**

### **Summary of Request**

ETCOG is recommending approval of an increase in funding to the City of Longview in the amount of fifty-four thousand dollars (\$54,000) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a three hundred thirty-four nine hundred ninety-seven dollar (\$334,997) award to the City of Longview to acquire a generator for the Sabine River Water Treatment Plant, make improvements to a 24,000 square foot community shelter, emergency generator power to the SCADA system that controls the city's water and sewer treatment plants, with appropriate engineering and planning / project delivery. The additional funds made available will be used to acquire a generator including appropriately related appurtenances for the Dundee Booster Station that provides additional water pressure to the entire water system. There will be no change in the number of beneficiaries.

| Activity   | Current Budget | Change (+/-) |              | Revised Budget |
|--|----------------|--------------|--------------|----------------|
| 1a Water Facilities  | \$ 67,273.00   | +            | \$ 54,000.00 | \$ 121,273.00  |
| 6 Neighborhood Facilities / Community Centers              | \$ 233,871.00  |              |              | \$ 233,871.00  |
| 14 Specially Authorized Public Facilities and Improvements | \$ 33,853.00   |              |              | \$ 33,853.00   |
|  |                |              |              |                |
|  | \$ 334,997.00  |              |              | \$ 388,997.00  |

**Requested Action**

ORCA recommends increasing the total award to the City of Longview by fifty-four thousand dollars (\$54,000) as recommended ETCOG.

**City of Rusk Contract Number DRS060075**

**Summary of Request**

ETCOG is recommending approval of an increase in funding to the City of Rusk in the amount of forty-one thousand eight hundred dollars (\$41,800) from the funds made available from the cancellation of the Kilgore and Mt. Enterprise contracts in the same region.

On August 30, 2006 the TDHCA Governing Board approved a two hundred fifty thousand dollar (\$250,000) award to the City of Rusk to acquire 2 generators for water wells #2 and #4 repair and to renovate a community shelter. The additional funds made available will be used to acquire a generator for water well #1 including appropriately related appurtenances. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget | Change (+/-) |              | Revised Budget |
|---|----------------|--------------|--------------|----------------|
| 1a Water Facilities                           | \$ 100,000.00  | +            | \$ 41,800.00 | \$ 141,800.00  |
| 6 Neighborhood Facilities / Community Centers | \$ 150,000.00  |              |              | \$ 150,000.00  |
|   |                |              |              |                |
|   | \$ 250,000.00  |              |              | \$ 291,800.00  |

**Requested Action**

ORCA recommends increasing the total award to the City of Rusk by forty-one thousand eight hundred (\$41,800) as recommended by ETCOG.

**Hardin County Contract Number DRS060031**

**Summary of Request**

Hardin County is requesting approval of a transfer in funding categories to move fifty thousand dollars (\$50,000) from the flood and drainage – debris removal line item in to the planning and urban environmental design line item.

On August 30, 2006 the TDHCA Governing Board approved a one million fifty thousand dollar (\$1,050,000) award for debris removal, a community shelter, and street improvements. As the County has begun the process of removing the vast amounts of debris created by Hurricane Rita is has become necessary to complete a preliminary engineering study to determine the best course of action particularly in relation to needed repairs of the bridge at Woodway Boulevard. There will be no change in the number of beneficiaries.

| Activity                                      | Current Budget  | Change (+/-) |              | Revised Budget  |
|---|-----------------|--------------|--------------|-----------------|
| 4 Street Improvements                         | \$ 55,000.00    |              |              | \$ 55,000.00    |
| 5a Flood and Drainage Debris Removal          | \$ 745,000.00   | -            | \$ 50,000.00 | \$ 795,000.00   |
| 6 Neighborhood Facilities / Community Centers | \$ 250,000.00   |              |              | \$ 250,000.00   |
| 31 Planning & Urban Environmental Design      |                 | +            | \$ 50,000.00 | \$ 50,000.00    |
|   | \$ 1,050,000.00 |              |              | \$ 1,150,000.00 |

**Requested Action**

ORCA recommends approval of a transfer in funding categories to move fifty thousand dollars (\$50,000) from the flood and drainage – debris removal line item in to the planning and urban environmental design line item.

**THIS ITEM HAS BEEN PULLED  
FROM THE AGENDA**

**COMMUNITY AFFAIRS DIVISION  
EMERGENCY SHELTER GRANT PROGRAM**

**BOARD ACTION REQUEST  
JUNE 28, 2007**

**Action Item**

Presentation, Discussion and Approval of 2007 Emergency Shelter Grants Program (ESGP) Funding Recommendations.

**Required Action**

Based on the Department's rankings and scoring of ESGP competitive proposals, Department staff recommends that the Board approve the organizations selected to receive FFY 2007 ESGP grant funding and the amount of funds recommended. A total of 78 applicants are recommended for funding, including one statewide project which will carry-out a statewide Special Initiative for Homelessness Prevention.

**Background**

The ESGP is funded by the U. S. Department of Housing and Urban Development (HUD) and is included in the State of Texas' Consolidated Annual Performance and Evaluation Report. The ESGP regulations authorize HUD to make grants available to states, units of local government, and private nonprofit organizations for the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain operating expenses and for essential services in connection with emergency shelters for the homeless, and for homelessness prevention activities. FY 2007 ESGP funds totaled \$5,157,329. Five percent, \$257,866, of the funds will be retained by the Department to administer and monitor the grant. From that amount, we will share \$10,449 of this with two awardees that are city governments.

HUD requires that the Department make its grant amount available to units of general local government, or nonprofit organizations within 65 days of the date of the grant award letter. The 65 days deadline is July 12, 2007. Any ESGP funds that are not made available within the 65 day time period may be recovered from the Department by HUD and reallocated.

On November 13, 2006, the Department released to interested parties and eligible applicant organizations, a Request for Proposals (RFP) Application Packet for ESGP competitive funds made available to the Department from HUD. The Department received 118 applications for ESGP funding from this release. Due to technical questions with the definition of HUD regulations regarding the HUD requirement for a homeless or previously homeless person to serve on the Board of Directors of an ESGP organization, the ESGP rules were revised by the Board and the Department released a second Request for Proposals (RFP) Application Packet, based on the rule revisions, to interested parties on April 11, 2007. The Department received 6 additional applications for ESGP funding.

The funds are distributed by region, utilizing the 13 Uniform State Service Regions, according to the poverty population in each region. There are four regions (3, 6, 9, and 11), referred to as large-funded regions, which make up 63% of the poverty population and 63% of the funds are reserved for these four regions. There are nine regions (1, 2, 4, 5, 7, 8, 10, 12, and 13), referred

to as small-funded regions, which have 37% of the poverty population and 37% of the funds are reserved for these nine regions. ESGP funds are reserved for each region based on their poverty population. Therefore, Region 6 which has the highest percentage of the poverty statewide 21.04% received 21.04% of the FFY 2007 ESGP funds available for awards.

The Department utilizes a standardized scoring instrument to evaluate and score each eligible competitive proposal. The scores from the review team members are averaged to establish a raw score, then bonus points are added to determine an adjusted score. Past performance of previously-funded ESGP subrecipients is also a factor and is taken into consideration during the final stage of the proposals review process. Points are deducted for previous contract compliance/performance deficiencies. The Department's Compliance Division is consulted to determine if potential applicants have any monitoring, audit, or compliance issues with Department-funded programs. Serious deficiencies in past or current performance can impact funding recommendations and could lead to disqualification for access to ESGP funds for the current funding cycle.

The attached document, FY 2007 ESGP Funding Recommendations, lists the applicants recommended for funding by region and by rank within the region. It also includes the amount requested and the amount recommended. The ranking takes into account all the cumulative factors previously mentioned.

Applications are ranked by score within their region and funds are distributed in each region beginning with the applicants with the highest score and decreasing by rank until the reserved funds for the region are fully distributed. When a region has a balance of funds below \$30,000, the minimum funding level, the funds are distributed to the top applicant(s) in the region.

The Department's Legislative Appropriation Request has an established target to fund 76 ESGP subrecipients. In order to fund a minimum of 76 organizations, the funding requests must be reduced. The reduction of the amount requested is done using a tier system. The first tier, **the score tier**, takes into account the scores received and the second tier, **the request sub-tier**, takes into account the amount of the request. Both the large-funded regions and the small-funded regions have **three score tiers**, one for scores in the 100s, one for scores in the 90s, and one for scores in the 80s. The large-funded regions and the small funded regions have three request sub-tiers. To determine the average fund request for collaborative applications, applications with 2 or more partners, an average amount requested per organization was determined.

Within each **score tier**, the percentage of funds awarded decreases by 5% as the scores decrease, so applications with a higher score receive a higher percentage of the amount requested. Within each **request sub-tier**, the percentage of funds awarded increases by 5% as the amount of the request decreases, so that applicants requesting a lower amounts receive a higher percentage of their request. This methodology enables the Department to fund the maximum number of applications.

For the large-funded regions, where the average request is \$85,000, the funds are allocated as follows:

- Requests above \$75,000 – applications with a score in the 100s receive 70% of the amount requested, scores in the 90s receive 65%, and scores in the 80s receive 60%.
- Requests between \$50,000 \$74,999 – applications with a score in the 100s receive 75% of the amount requested, scores in the 90s receive 70%, and scores in the 80s receive 65%.
- Requests below \$50,000 – applications with a score in the 100s receive 80% of the amount requested, scores in the 90s receive 75%, and scores in the 80s receive 70%.

For the small-funded regions, where the average funding request is \$75,000, the funds are allocated as follows:

- Requests above \$65,000 – applications with a score in the 100s receive 75% of the amount requested, scores in the 90s receive 70%, and scores in the 80s receive 65%.
- Requests between \$50,000 \$64,999 – applications with a score in the 100s receive 80% of the amount requested, scores in the 90s receive 75%, and scores in the 80s receive 70%.
- Requests below \$50,000 – applications with a score in the 100s receive 85% of the amount requested, scores in the 90s receive 80%, and scores in the 80s receive 75%.

### **Recommendation**

The Community Affairs Division recommends Board approval of the organizations selected to receive an FFY 2007 ESGP grant award and the amount of funding recommended.



# ESGP FFY 2007 Recommended Applicants

Total Recommended: 78

| Organization   | City          | Region | Rank | Total Funds Requested | Total Funds Recommended |
|--|---------------|--------|------|-----------------------|-------------------------|
| Texas Homeless Network   | Austin        | 0      | 1    | 100,000               | 75,000                  |
| Panhandle Crisis Center, Inc.  | Perryton      | 1      | 1    | 77,013                | 67,249                  |
| Amarillo, City of *  | Amarillo      | 1      | 2    | 154,147               | 123,317                 |
| First Step of Wichita Falls, Inc.  | Wichita Falls | 2      | 1    | 69,519                | 48,663                  |
| Salvation Army of Abilene  | Abilene       | 2      | 2    | 100,000               | 71,466                  |
| Dallas Jewish Coalition  | Dallas        | 3      | 1    | 45,500                | 34,125                  |
| Safe Haven of Tarrant County   | Fort Worth    | 3      | 2    | 100,000               | 65,000                  |
| Family Place, The  | Dallas        | 3      | 3    | 71,000                | 46,150                  |
| New Beginning Center, Inc.   | Garland       | 3      | 4    | 82,800                | 53,820                  |
| Denton, City of *  | Denton        | 3      | 5    | 229,845               | 137,907                 |
| Promise House, Inc.  | Dallas        | 3      | 6    | 100,000               | 60,000                  |
| Family Gateway, Inc.   | Dallas        | 3      | 7    | 70,000                | 45,500                  |
| Hope's Door  | Plano         | 3      | 8    | 71,952                | 50,366                  |
| Mission Granbury, Inc.   | Granbury      | 3      | 9    | 75,000                | 58,397                  |
| Salvation Army of Dallas   | Dallas        | 3      | 10   | 55,000                | 30,000                  |
| Grayson County Juvenile Alternatives, Inc.                                       | Sherman       | 3      | 11   | 81,792                | 57,254                  |
| Collin Intervention To Youth, Inc.   | Plano         | 3      | 12   | 100,000               | 65,000                  |
| Arlington Life Shelter, The  | Arlington     | 3      | 13   | 86,151                | 51,690                  |
| YMCA of Metropolitan Dallas  | Dallas        | 3      | 14   | 60,500                | 42,350                  |
| Salvation Army of Fort Worth   | Fort Worth    | 3      | 15   | 100,000               | 65,000                  |
| Johnson County Family Crisis Center  | Cleburne      | 3      | 16   | 69,000                | 48,300                  |
| Shelter Agencies for Families in East Texas, Inc.                                | Mt. Pleasant  | 4      | 1    | 46,124                | 39,205                  |
| Sabine Valley Regional Mental Health and Mental Retardation Center               | Longview      | 4      | 2    | 69,300                | 51,975                  |
| Salvation Army of Tyler  | Tyler         | 4      | 3    | 100,000               | 75,000                  |
| East Texas Crisis Center, Inc. *   | Tyler         | 4      | 4    | 200,000               | 69,254                  |
| Family Services of Southeast Texas, Inc.   | Beaumont      | 5      | 1    | 83,434                | 64,612                  |
| Port Cities Rescue Mission Ministries  | Port Arthur   | 5      | 2    | 100,000               | 76,210                  |
| Women's Shelter of East Texas, Inc.  | Nacogdoches   | 5      | 3    | 56,679                | 45,885                  |
| Star of Hope Mission   | Houston       | 6      | 1    | 100,000               | 65,000                  |
| Harmony House, Inc.  | Houston       | 6      | 2    | 69,853                | 48,897                  |
| Northwest Assistance Ministries  | Houston       | 6      | 3    | 100,000               | 65,000                  |
| Womens Home, The   | Houston       | 6      | 4    | 95,257                | 61,917                  |
| Houston Area Womens Center   | Houston       | 6      | 5    | 100,000               | 65,000                  |
| Focusing Families  | Hempstead     | 6      | 6    | 100,000               | 65,000                  |
| Childrens Center, Inc., The *  | Galveston     | 6      | 7    | 175,000               | 76,305                  |
| Montgomery County Women's Center *   | The Woodlands | 6      | 8    | 198,480               | 129,012                 |
| Wesley Community Center, Inc.  | Houston       | 6      | 9    | 99,660                | 64,779                  |
| Covenant House Texas   | Houston       | 6      | 10   | 100,000               | 65,000                  |
| Bonita House of Hope   | Houston       | 6      | 11   | 93,976                | 61,084                  |
| SEARCH *   | Houston       | 6      | 12   | 198,967               | 129,328                 |
| Salvation Army of Galveston  | Galveston     | 6      | 13   | 99,994                | 69,995                  |
| Bridge Over Troubled Waters, Inc., The   | Pasadena      | 6      | 14   | 65,000                | 48,750                  |
| Travis County Domestic Violence and Sexual Assault Survival Center dba Safeplace | Austin        | 7      | 1    | 46,658                | 38,666                  |
| Bastrop County Women's Shelter   | Bastrop       | 7      | 2    | 74,000                | 55,473                  |
| Hays County Womens Center dba Hays-Caldwell Women's Center *                     | San Marcos    | 7      | 3    | 110,300               | 86,398                  |
| Youth and Family Alliance, dba LifeWorks   | Austin        | 7      | 4    | 47,205                | 43,800                  |
| Twin City Mission, Inc.  | Bryan         | 8      | 1    | 100,000               | 70,000                  |
| Family Abuse Center, Inc.  | Waco          | 8      | 2    | 60,000                | 45,000                  |
| Faith Mission and Help Center, Inc.  | Brenham       | 8      | 3    | 98,736                | 84,092                  |
| Compassion Ministries of Waco, Inc.  | Waco          | 8      | 4    | 40,000                | 32,000                  |
| Seton Home   | San Antonio   | 9      | 1    | 88,410                | 53,046                  |
| Community Council of South Central Texas, Inc. (CCSCT)                           | Seguin        | 9      | 2    | 100,000               | 59,724                  |

# ESGP FFY 2007 Recommended Applicants

Total Recommended: 78

| <b>Organization</b>  | <b>City</b>     | <b>Region</b> | <b>Rank</b> | <b>Total Funds Requested</b> | <b>Total Funds Recommended</b> |
|--|-----------------|---------------|-------------|------------------------------|--------------------------------|
| Family Violence Prevention Services, Inc.                    | San Antonio     | 9             | 3           | 99,800                       | 64,870                         |
| Salvation Army of Kerrville                                  | Kerrville       | 9             | 4           | 76,823                       | 49,934                         |
| Catholic Charities, Archdiocese of San Antonio, Inc.         | San Antonio     | 9             | 5           | 79,090                       | 51,408                         |
| Comal County Family Violence Shelter Inc.                    | New Braunfels   | 9             | 6           | 53,000                       | 39,750                         |
| Connections Individual and Family Services, Inc.             | New Braunfels   | 9             | 7           | 100,000                      | 30,000                         |
| Hope Action Care   | San Antonio     | 9             | 8           | 100,000                      | 64,724                         |
| Corpus Christi Hope House, Inc.                              | Corpus Christi  | 10            | 1           | 55,199                       | 46,659                         |
| Mid-Coast Family Services                                    | Victoria        | 10            | 2           | 52,006                       | 44,263                         |
| Salvation Army of Corpus Christi                             | Corpus Christi  | 10            | 3           | 100,000                      | 70,259                         |
| Salvation Army of Victoria                                   | Victoria        | 10            | 4           | 50,823                       | 43,376                         |
| Family Crisis Center, Inc. *                                 | Harlingen       | 11            | 1           | 200,000                      | 147,410                        |
| Providence Ministry Corporation dba La Posada Providencia    | San Benito      | 11            | 2           | 53,938                       | 37,756                         |
| Bethany House of Laredo, Inc.                                | Laredo          | 11            | 3           | 100,000                      | 60,000                         |
| Brownsville, City of *                                       | Brownsville     | 11            | 4           | 287,668                      | 186,984                        |
| Salvation Army of McAllen                                    | McAllen         | 11            | 5           | 99,998                       | 64,999                         |
| Amistad Family Violence and Rape Crisis Center               | Del Rio         | 11            | 6           | 63,700                       | 41,405                         |
| Advocacy Resource Center for Housing                         | Edinburg        | 11            | 7           | 80,000                       | 48,000                         |
| Wintergarden Women's Shelter, Inc.                           | Carrizo Springs | 11            | 8           | 82,000                       | 53,300                         |
| Women Together Foundation, Inc.                              | McAllen         | 11            | 9           | 100,000                      | 65,000                         |
| Salvation Army of Odessa                                     | Odessa          | 12            | 1           | 41,523                       | 33,218                         |
| Salvation Army of Big Spring                                 | Big Spring      | 12            | 2           | 44,369                       | 41,090                         |
| Midland Fair Havens, Inc.                                    | Midland         | 12            | 3           | 82,000                       | 57,400                         |
| Opportunity Center for the Homeless                          | El Paso         | 13            | 1           | 100,000                      | 70,000                         |
| Young Women's Christian Association El Paso Del Norte Region | El Paso         | 13            | 2           | 100,000                      | 73,245                         |
| Salvation Army of El Paso                                    | El Paso         | 13            | 3           | 65,312                       | 42,452                         |
| Sin Fronteras Organizing Project                             | El Paso         | 13            | 4           | 100,000                      | 70,000                         |
| <b>Total</b>   |                 |               |             | <b>7,283,501</b>             | <b>4,899,463</b>               |
| * Collaborative projects                                     |                 |               |             |                              |                                |

# ESGP FFY 2007 Applicants

Total Applicants - 123

| <b>Organization</b>  | <b>City</b>   | <b>Region</b> | <b>Rank</b> | <b>Total Funds Requested</b> | <b>Total Funds Recommended</b> |
|--|---------------|---------------|-------------|------------------------------|--------------------------------|
| Texas Homeless Network   | Austin        | 0             | 1           | 100,000                      | 75,000                         |
| Panhandle Crisis Center, Inc.                                      | Perryton      | 1             | 1           | 77,013                       | 67,249                         |
| Amarillo, City of  | Amarillo      | 1             | 2           | 154,147                      | 123,317                        |
| Driskill Halfway House, Inc.                                       | Tulia         | 1             | 3           | 100,000                      | 0                              |
| Hale County Crisis Center, Inc.                                    | Plainview     | 1             | 4           | 95,000                       | 0                              |
| Caprock Community Action Association, Inc.                         | Crosbyton     | 1             | 5           | 65,800                       | 0                              |
| Womens Protective Service of Lubbock, Inc.                         | Lubbock       | 1             | 6           | 65,000                       | 0                              |
| South Plains Community Action Assoc., Inc.                         | Levelland     | 1             | 7           | 68,098                       | 0                              |
| Hutchinson County Crisis Center, Inc.                              | Borger        | 1             | 8           | 39,500                       | 0                              |
| Salvation Army of Abilene  | Abilene       | 2             | 1           | 100,000                      | 71,466                         |
| First Step of Wichita Falls, Inc.                                  | Wichita Falls | 2             | 2           | 69,519                       | 48,663                         |
| Abilene Hope Haven, Inc.   | Abilene       | 2             | 3           | 100,000                      | 0                              |
| Mission Granbury, Inc.   | Granbury      | 3             | 1           | 75,000                       | 58,397                         |
| Grayson County Juvenile Alternatives, Inc.                         | Sherman       | 3             | 2           | 81,792                       | 57,254                         |
| Hope's Door  | Plano         | 3             | 3           | 71,952                       | 50,366                         |
| Johnson County Family Crisis Center                                | Cleburne      | 3             | 4           | 69,000                       | 48,300                         |
| Dallas Jewish Coalition  | Dallas        | 3             | 5           | 45,500                       | 34,125                         |
| New Beginning Center, Inc.   | Garland       | 3             | 6           | 82,800                       | 53,820                         |
| Salvation Army of Fort Worth                                       | Fort Worth    | 3             | 7           | 100,000                      | 65,000                         |
| YMCA of Metropolitan Dallas  | Dallas        | 3             | 8           | 60,500                       | 42,350                         |
| Safe Haven of Tarrant County                                       | Fort Worth    | 3             | 9           | 100,000                      | 65,000                         |
| Collin Intervention To Youth, Inc.                                 | Plano         | 3             | 10          | 100,000                      | 65,000                         |
| Family Place, The  | Dallas        | 3             | 11          | 71,000                       | 46,150                         |
| Arlington Life Shelter, The  | Arlington     | 3             | 12          | 86,151                       | 51,690                         |
| Promise House, Inc.  | Dallas        | 3             | 13          | 100,000                      | 60,000                         |
| Family Gateway, Inc.   | Dallas        | 3             | 14          | 70,000                       | 45,500                         |
| Denton, City of  | Denton        | 3             | 15          | 229,845                      | 137,907                        |
| Salvation Army of Dallas   | Dallas        | 3             | 16          | 55,000                       | 30,000                         |
| Legal Aid of NorthWest Texas                                       | Arlington     | 3             | 17          | 96,092                       | 0                              |
| Presbyterian Night Shelter   | Fort Worth    | 3             | 18          | 100,000                      | 0                              |
| Brighter Tomorrows   | Grand Prairie | 3             | 19          | 100,000                      | 0                              |
| Salvation Army of Sherman  | Sherman       | 3             | 20          | 50,000                       | 0                              |
| Salvation Army of Arlington  | Arlington     | 3             | 21          | 45,000                       | 0                              |
| Grayson County Shelter   | Denison       | 3             | 22          | 95,710                       | 0                              |
| Urban League of Greater Dallas and North Central Texas, Inc.       | Dallas        | 3             | 23          | 100,000                      | 0                              |
| Shelter Agencies for Families in East Texas, Inc.                  | Mt. Pleasant  | 4             | 1           | 46,124                       | 39,205                         |
| Sabine Valley Regional Mental Health and Mental Retardation Center | Longview      | 4             | 2           | 69,300                       | 51,975                         |
| Salvation Army of Tyler  | Tyler         | 4             | 3           | 100,000                      | 75,000                         |
| East Texas Crisis Center, Inc.                                     | Tyler         | 4             | 4           | 200,000                      | 69,254                         |
| Randy Sams Outreach Shelter, Inc.                                  | Texarkana     | 4             | 5           | 100,000                      | 0                              |
| Longview Interfaith Hospitality Network, Inc.                      | Longview      | 4             | 6           | 32,671                       | 0                              |
| Kilgore Community Crisis Center                                    | Kilgore       | 4             | 7           | 91,001                       | 0                              |
| Charitable Consortium Inc. Sanctuary House                         | Palestine     | 4             | 8           | 55,676                       | 0                              |
| Port Cities Rescue Mission Ministries                              | Port Arthur   | 5             | 1           | 100,000                      | 76,210                         |
| Family Services of Southeast Texas, Inc.                           | Beaumont      | 5             | 2           | 83,434                       | 64,612                         |
| Women's Shelter of East Texas, Inc.                                | Nacogdoches   | 5             | 3           | 56,679                       | 45,885                         |
| Love I.N.C. of Nacogdoches   | Nacogdoches   | 5             | 4           | 90,000                       | 0                              |

# ESGP FFY 2007 Applicants

Total Applicants - 123

| <b>Organization</b>  | <b>City</b>   | <b>Region</b> | <b>Rank</b> | <b>Total Funds Requested</b> | <b>Total Funds Recommended</b> |
|--|---------------|---------------|-------------|------------------------------|--------------------------------|
| Bridge Over Troubled Waters, Inc., The   | Pasadena      | 6             | 1           | 65,000                       | 48,750                         |
| Salvation Army of Galveston  | Galveston     | 6             | 2           | 99,994                       | 69,995                         |
| Womens Home, The   | Houston       | 6             | 3           | 95,257                       | 61,917                         |
| Wesley Community Center, Inc.  | Houston       | 6             | 4           | 99,660                       | 64,779                         |
| Star of Hope Mission   | Houston       | 6             | 5           | 100,000                      | 65,000                         |
| Focusing Families  | Hempstead     | 6             | 6           | 100,000                      | 65,000                         |
| SEARCH   | Houston       | 6             | 7           | 198,967                      | 129,328                        |
| Covenant House Texas   | Houston       | 6             | 8           | 100,000                      | 65,000                         |
| Houston Area Womens Center   | Houston       | 6             | 9           | 100,000                      | 65,000                         |
| Harmony House, Inc.  | Houston       | 6             | 10          | 69,853                       | 48,897                         |
| Northwest Assistance Ministries  | Houston       | 6             | 11          | 100,000                      | 65,000                         |
| Bonita House of Hope   | Houston       | 6             | 12          | 93,976                       | 61,084                         |
| Montgomery County Women's Center   | The Woodlands | 6             | 13          | 198,480                      | 129,012                        |
| Childrens Center, Inc., The  | Galveston     | 6             | 14          | 175,000                      | 76,305                         |
| Fort Bend County Women's Center  | Richmond      | 6             | 15          | 80,000                       | 0                              |
| Montgomery County Emergency Assistance, Inc.                                     | Conroe        | 6             | 16          | 114,250                      | 0                              |
| Westside Homeless Partnership  | Houston       | 6             | 17          | 198,142                      | 0                              |
| Walker County Family Violence Council  | Huntsville    | 6             | 18          | 33,048                       | 0                              |
| Coalition for the Homeless of Houston/Harris County, Inc.                        | Houston       | 6             | 19          | 99,737                       | 0                              |
| Cenikor Foundation, Inc.   | Houston       | 6             | 20          | 100,000                      | 0                              |
| Community of the Streets Outreach  | Houston       | 6             | 21          | 65,000                       | 0                              |
| Rapha Ministries   | Houston       | 6             | 22          | 100,000                      | 0                              |
| Youth and Family Alliance, dba LifeWorks   | Austin        | 7             | 1           | 47,205                       | 43,800                         |
| Travis County Domestic Violence and Sexual Assault Survival Center dba Safeplace | Austin        | 7             | 2           | 46,658                       | 38,666                         |
| Hays County Womens Center dba Hays-Caldwell Women's Center                       | San Marcos    | 7             | 3           | 110,300                      | 86,398                         |
| Bastrop County Women's Shelter   | Bastrop       | 7             | 4           | 74,000                       | 55,473                         |
| Salvation Army of Austin   | Austin        | 7             | 5           | 100,000                      | 0                              |
| Williamson-Burnet County Opportunities, Inc.                                     | Georgetown    | 7             | 6           | 60,500                       | 0                              |
| Advocacy Outreach  | Elgin         | 7             | 7           | 173,700                      | 0                              |
| Highland Lakes Family Crisis Center, Inc.  | Marble Falls  | 7             | 8           | 46,900                       | 0                              |
| Merchants of Hope Children's Home  | Austin        | 7             | 9           | 325,000                      | 0                              |
| Faith Mission and Help Center, Inc.  | Brenham       | 8             | 1           | 98,736                       | 84,092                         |
| Family Abuse Center, Inc.  | Waco          | 8             | 2           | 60,000                       | 45,000                         |
| Compassion Ministries of Waco, Inc.  | Waco          | 8             | 3           | 40,000                       | 32,000                         |
| Twin City Mission, Inc.  | Bryan         | 8             | 4           | 100,000                      | 70,000                         |
| Salvation Army of Waco   | Waco          | 8             | 5           | 100,000                      | 0                              |
| The Refuge Corporation   | Copperas Cove | 8             | 6           | 88,381                       | 0                              |
| Families In Crisis, Inc.   | Killeen       | 8             | 7           | 100,000                      | 0                              |
| Economic Opportunities Advancement Corporation of Planning Region XI             | Waco          | 8             | 8           | 89,997                       | 0                              |
| Comal County Family Violence Shelter Inc.  | New Braunfels | 9             | 1           | 53,000                       | 39,750                         |
| Family Violence Prevention Services, Inc.  | San Antonio   | 9             | 2           | 99,800                       | 64,870                         |
| Salvation Army of Kerrville  | Kerrville     | 9             | 3           | 76,823                       | 49,934                         |
| Hope Action Care   | San Antonio   | 9             | 4           | 100,000                      | 64,724                         |
| Catholic Charities, Archdiocese of San Antonio, Inc.                             | San Antonio   | 9             | 5           | 79,090                       | 51,408                         |

# ESGP FFY 2007 Applicants

Total Applicants - 123

| <b>Organization</b>  | <b>City</b>     | <b>Region</b> | <b>Rank</b> | <b>Total Funds Requested</b> | <b>Total Funds Recommended</b> |
|--|-----------------|---------------|-------------|------------------------------|--------------------------------|
| Seton Home   | San Antonio     | 9             | 6           | 88,410                       | 53,046                         |
| Community Council of South Central Texas, Inc. (CCSCT)       | Seguin          | 9             | 7           | 100,000                      | 59,724                         |
| Connections Individual and Family Services, Inc.             | New Braunfels   | 9             | 8           | 100,000                      | 30,000                         |
| San Antonio Metropolitan Ministry, Inc.                      | San Antonio     | 9             | 9           | 100,000                      | 0                              |
| Corpus Christi Hope House, Inc.                              | Corpus Christi  | 10            | 1           | 55,199                       | 46,659                         |
| Salvation Army of Victoria                                   | Victoria        | 10            | 2           | 50,823                       | 43,376                         |
| Mid-Coast Family Services                                    | Victoria        | 10            | 3           | 52,006                       | 44,263                         |
| Salvation Army of Corpus Christi                             | Corpus Christi  | 10            | 4           | 100,000                      | 70,259                         |
| Corpus Christi Metro Ministries, Inc.                        | Corpus Christi  | 10            | 5           | 100,000                      | 0                              |
| Family Crisis Center, Inc.                                   | Harlingen       | 11            | 1           | 200,000                      | 147,410                        |
| Wintergarden Women's Shelter, Inc.                           | Carrizo Springs | 11            | 2           | 82,000                       | 53,300                         |
| Salvation Army of McAllen                                    | McAllen         | 11            | 3           | 99,998                       | 64,999                         |
| Providence Ministry Corporation dba La Posada Providencia    | San Benito      | 11            | 4           | 53,938                       | 37,756                         |
| Brownsville, City of   | Brownsville     | 11            | 5           | 287,668                      | 186,984                        |
| Women Together Foundation, Inc.                              | McAllen         | 11            | 6           | 100,000                      | 65,000                         |
| Amistad Family Violence and Rape Crisis Center               | Del Rio         | 11            | 7           | 63,700                       | 41,405                         |
| Bethany House of Laredo, Inc.                                | Laredo          | 11            | 8           | 100,000                      | 60,000                         |
| Advocacy Resource Center for Housing                         | Edinburg        | 11            | 9           | 80,000                       | 48,000                         |
| Salvation Army of Big Spring                                 | Big Spring      | 12            | 1           | 44,369                       | 41,090                         |
| Midland Fair Havens, Inc.                                    | Midland         | 12            | 2           | 82,000                       | 57,400                         |
| Salvation Army of Odessa                                     | Odessa          | 12            | 3           | 41,523                       | 33,218                         |
| Institute of Cognitive Development, Inc.                     | San Angelo      | 12            | 4           | 55,283                       | 0                              |
| Safe Place of the Permian Basin                              | Midland         | 12            | 5           | 97,060                       | 0                              |
| Young Women's Christian Association El Paso Del Norte Region | El Paso         | 13            | 1           | 100,000                      | 73,245                         |
| Opportunity Center for the Homeless                          | El Paso         | 13            | 2           | 100,000                      | 70,000                         |
| Sin Fronteras Organizing Project                             | El Paso         | 13            | 3           | 100,000                      | 70,000                         |
| Salvation Army of El Paso                                    | El Paso         | 13            | 4           | 65,312                       | 42,452                         |
| Project Vida   | El Paso         | 13            | 5           | 60,070                       | 0                              |
| Center Against Family Violence                               | El Paso         | 13            | 6           | 100,000                      | 0                              |
| Child Crisis Center of El Paso                               | El Paso         | 13            | 7           | 57,373                       | 0                              |
| El Paso Villa Maria, Inc.                                    | El Paso         | 13            | 8           | 42,553                       | 0                              |
| La Posada Home, Inc.   | El Paso         | 13            | 9           | 68,325                       | 0                              |
| <b>Total</b>   |                 |               |             | <b>11,328,368</b>            | <b>4,899,463</b>               |

# REPORT ITEMS

## **2007 Competitive Housing Tax Credit (HTC) Challenges – Updated June 21, 2007**

The attached table titled, **Status Log of 2007 Competitive Housing Tax Credit Challenges Received as of June 21, 2007** (“Status Log”), summarizes the status of the challenges received on or before June 21, 2007. The challenges were made against Applications in the 2007 Application Round. Behind the Status Log, all imaged challenges are provided in project number order. This PDF document has been bookmarked by application number for quick access.

All challenges are addressed pursuant to §49.17(c) of the 2007 Qualified Allocation Plan and Rules (“QAP”), which states, “the Department will address information or challenges received from unrelated entities to a specific 2007 active Application, utilizing a preponderance of the evidence standard, in the following manner, provided the information or challenge includes a contact name, telephone number, fax number and e-mail address of the person providing the information or challenge:

- (1) Within 14 business days of the receipt of the information or challenge, the Department will post all information and challenges received (including any identifying information) to the Department’s website.
- (2) Within seven business days of the receipt of the information or challenge, the Department will notify the Applicant related to the information or challenge. The Applicant will then have seven business days to respond to all information and challenges provided to the Department.
- (3) Within 14 business days of the receipt of the response from the Applicant, the Department will evaluate all information submitted and other relevant documentation related to the investigation. This information may include information requested by the Department relating to this evaluation. The Department will post its determination summary to its website. Any determinations made by the Department cannot be appealed by any party unrelated to the Applicant.”

Please note that a challenge is not eligible pursuant to this section if it is not made against a specific active 2007 HTC Application. If an Application is no longer active because the Development has been awarded tax credits by the Texas Department of Housing and Community Affairs’ (the “Department”) Board, challenges relating to that awarded/inactive Application are not eligible under this section.

To the extent that the Applicant related to the challenge responds to the challenge(s), point reductions and/or terminations could possibly be made administratively. In these cases, the Applicant will be given an opportunity to appeal pursuant to §49.17(b) of the 2007 QAP, as is the case with all point reductions and terminations. To the extent that the evidence does not confirm a challenge, a memo will be written to the file for that Application relating to the challenge. The table attached reflects a summary of all such challenges received and determinations made as of June 21, 2007.

## Status Log of 2007 Competitive Housing Tax Credit Challenges Received as of June 21, 2007

| Challenge Received Date | TDHCA # | Development Name | Challenger                            | Nature and Basis of Challenge   | Status  |
|-------------------------|---------|------------------|---------------------------------------|---|---|
| 4/10/07                 | 07109   | Elrod Place      | Kathi Zollinger and Katrina Thornhill | <p>Two challenges regarding inconsistencies between information presented to the community and information contained in the 2007 HTC Application, and regarding the Development's location in a particular Municipal Utility District ("MUD"). The basis of the challenges as reflected in the challenge documentation is: information presented to the community by a representative of the Applicant in three separate meetings was different than, or incomplete when compared to, the Application; the role of the Harris County Housing Authority was not disclosed to the public; the right of first refusal provision was not disclosed to the public; the Development site may have negative site features such as chlorine gas and close proximity to power lines; the area in which the Development will be located already has a high concentration of low income individuals; and the Applicant represented in the Application that the Development is located in a MUD that it is not actually located in.</p> | <p><b>Analysis:</b> The meetings with the public referred to in the challenges were not required by the Department, nor were they attended by any representative of the Department; therefore, assertions made with regard to discrepancies between the information presented in the meetings and in the Application cannot be evaluated by the Department. In holding three meetings not required by the Department, however, it appears that the Applicant made a good faith effort to meet with and inform the public about the proposed Development. Regarding negative site features, an Environmental Site Assessment is required and has been performed for the Development site; in the event that this Application is chosen to receive a feasibility analysis, the report will be evaluated by the Department. The Department has a policy regarding concentration of low income individuals; the census tract in which the site is located is not an ineligible tract under the concentration policy. Finally, the land seller is in the process of annexing the site into a new MUD; this process is currently not under the control of the Applicant.</p> <p><b>Resolution:</b> The Department has evaluated the challenges pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to these challenges.</p> |



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| Challenge Received Date | TDHCA # | Development Name    | Challenger                       | Nature and Basis of Challenge  | Status   |
|-------------------------|---------|---------------------|----------------------------------|--|--|
| 5/2/07                  | 07118   | Lakeside Apartments | Eric Hartzell, BETCO Development | Challenge regarding eligibility for points under §49.9(i)(26) of the 2007 QAP, Third-Party Funding Commitment Outside of Qualified Census Tracts. The challenge asserts that the funding source is not a Third Party, and that the Application is, therefore, not eligible for points. The basis of the challenge as reflected in the challenge documentation is: the provider of funds and the Applicant are Related Parties and/or Affiliates because the Applicant holds the broker license under which the provider of funds operates. | <p><b>Analysis:</b> The provider of funds controls his own schedule, chooses his own sales terms, selects his own clients, and provides a percentage of his commissions to offset his operational costs, thus in essence buying his own supplies and space. This would seem to meet several of the tests for determining whether the Person in question is an employee or an independent contractor. The provider of funds, despite the broker/agent relationship, is not the Applicant, or an Affiliate thereof, a consultant, the Developer, or, because there does not appear to be any family relationship or ownership interest, a Related Party.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |

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| Challenge Received Date | TDHCA # | Development Name | Challenger                       | Nature and Basis of Challenge   | Status  |
|-------------------------|---------|------------------|----------------------------------|---|---|
| 4/26/07                 | 07175   | Austin Place     | Eric Hartzell, BETCO Development | Challenge regarding eligibility for points under §49.9(i)(17) of the 2007 QAP, Developments in Census Tracts with No Other Existing Developments Supported by Tax Credits. The challenge asserts that the Development is located in a census tract in which there are existing Developments supported by Tax Credits and that the Application is, therefore, not eligible for points. The basis of the challenge as reflected in the challenge documentation is: the Applicant represented that the Development is located in a different census tract than the census tract in which it is actually located. | <p><b>Analysis:</b> The Applicant has confirmed the challenge assertions. The Application is not eligible for points under §49.9(i)(17).</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP. The Application will not be awarded points under §49.9(i)(17) of the 2007 QAP.</p> |

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| Challenge Received Date      | TDHCA # | Development Name        | Challenger  | Nature and Basis of Challenge  | Status   |
|------------------------------|---------|-------------------------|---|--|--|
| 3/5/07, 3/15/07, and 3/16/07 | 07177   | Hamilton Senior Village | Andy J. McMullen, Mark C. Henkes, Jesse T. Christopher, Lola Christopher, and Paula Patrick | Three challenges regarding fulfillment of signage requirements under §49.8(B) of the 2007 QAP. The challenges assert that the signage requirements have not been met. The basis of the challenges as reflected in the challenge documentation is: the signage is not posted within twenty feet of, and facing, the main road adjacent to the site, and is obstructed by trees. | <p><b>Analysis:</b> The Development site is located at the intersection of two public streets; the majority of the site fronts Elm Street, with only a small portion, used for ingress and egress, fronting Williams Street. The current property owner requested that the sign not be located on the portion of the site that fronts Williams Street, in order to allow the current owner continued access to the property. The Applicant does not have permission, or authority under the contract, to clear trees from the property. The Applicant placed the sign in an opening between trees on Elm Street in order to meet the requirements of the 2007 QAP, while acting within its authority under the land contract.</p> <p><b>Resolution:</b> The Department has evaluated the challenges pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to these challenges.</p> |

## Status Log of 2007 Competitive Housing Tax Credit Challenges Received as of June 21, 2007

| Challenge Received Date | TDHCA # | Development Name          | Challenger | Nature and Basis of Challenge  | Status   |
|-------------------------|---------|---------------------------|------------|--|--|
| 4/16/07                 | 07227   | Champion Homes at La Joya | Don Pace   | <p>Challenge regarding eligibility for points under §49.9(i)(2) of the 2007 QAP, Quantifiable Community Participation, §49.9(i)(5) of the 2007 QAP, Commitment of Development Funding by Local Political Subdivisions, §49.9(i)(8), Cost of the Development by Square Foot, §49.9(i)(12) of the 2007 QAP, Development Includes the Use of Existing Housing as Part of a Community Revitalization Plan, §49.9(i)(25) of the 2007 QAP, Leveraging of Private, State, and Federal Resources, and §49.9(i)(26) of the 2007 QAP, Third-Party Funding Commitment Outside of Qualified Census Tracts.</p>                                   | <p><b>Analysis:</b> The items identified in the challenge were already identified by the Department in the scope of the review process and have already been resolved through the Administrative Deficiency process.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |
| 4/16/07                 | 07228   | Las Palmas Homes          | Don Pace   | <p>Challenge regarding the fulfillment of notification requirements under §49.9(h)(8)(A) of the 2007 QAP, and eligibility for points under §49.9(i)(2) of the 2007 QAP, Quantifiable Community Participation, §49.9(i)(5) of the 2007 QAP, Commitment of Development Funding by Local Political Subdivisions, §49.9(i)(12) of the 2007 QAP, Development Includes the Use of Existing Housing as Part of a Community Revitalization Plan, §49.9(i)(25) of the 2007 QAP, Leveraging of Private, State, and Federal Resources, and §49.9(i)(26) of the 2007 QAP, Third-Party Funding Commitment Outside of Qualified Census Tracts.</p> | <p><b>Analysis:</b> The items identified in the challenge were already identified by the Department in the scope of the review process and have already been resolved through the Administrative Deficiency process.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |

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| Challenge Received Date | TDHCA # | Development Name              | Challenger                               | Nature and Basis of Challenge  | Status   |
|-------------------------|---------|-------------------------------|--|--|--|
| 5/25/07                 | 07249   | Bluffs Landing Senior Village | Ebby Green, Round Rock Housing Authority | <p>Challenge regarding eligibility for points under §49.9(i)(2) of the 2007 QAP, Quantifiable Community Participation (“QCP”). The challenge asserts that the QCP letter of support from RR Vista Neighborhood Association (the “Association”) is ineligible. The basis of the challenge as reflected in the challenge documentation is: the Association was formed for the sole purpose of supporting the Development; the Association was formed one day prior to the deadline to be on record with the state or county; none of the Association’s officers live within the boundaries of the Association; the Association’s bylaws grant the power of taxation; membership is open to those with an economic interest in the area; the Association’s boundaries are inconsistent with industry standards for development; and the Association is not recognized by the City as a neighborhood organization.</p> | <p><b>Analysis:</b> The letter of support from the Association was originally found by the Department to meet all requirements for points under §49.9(i)(2) of the 2007 QAP. The Association was formed before the deadline required by §49.9(i)(2)(A)(5) of the 2007 QAP; the QAP does not require an explanation of the reason for formation. A certification from the Association, as well as the Association’s Bylaws provide evidence that the organization is one of persons living near one another; the QAP does not require that an organization’s membership be exclusively comprised of persons that live within the boundaries of the organization. The QAP does not specify what the purpose of an organization must be, except that it includes “working to maintain or improve the general welfare of the neighborhood”; the Association met this requirement, both by certification and in its Bylaws. Finally, the QAP does not require an organization to be recognized by the city; rather, an organization must be on record with the state or county, which the Association is.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |

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| Challenge Received Date | TDHCA # | Development Name                   | Challenger                                 | Nature and Basis of Challenge  | Status  |
|-------------------------|---------|------------------------------------|--|--|---|
| 6/1/07                  | 07257   | Orange Palm Garden Apartment Homes | Robert Crow, Nacogdoches Housing Authority | <p>Challenge regarding the eligibility for penalty points under §49.9(i)(27)(A) of the 2007 QAP, Scoring Criteria Imposing Penalties. The challenge asserts that a member of the Development team for the Applicant is affiliated with a 2006 Housing Tax Credit (HTC) Development for which an extension was requested, and that the Application should therefore be awarded penalty points. The basis of the challenge as reflected in the challenge documentation is: the Applicant for TDHCA # 060132 failed to meet a Department deadline; the Development team for 07257 for construction, management, and social services is the same as for 060132; and the Applicant contact for 07257 is an Affiliate of the Applicant for 060132.</p> | <p><b>Analysis:</b> Penalty points under §49.9(i)(27)(A) of the 2007 QAP apply to the Applicant for an Application, and do not apply to other members of the development team. The Applicant for TDHCA #060132 is completely different from the Applicant for TDHCA #07257; the two do not share any common entities or individuals. Although the individuals listed in the Applicant structure for each development have partnered on Applications in the past, this partnership does not exist for either TDHCA #060132 or 07257. Despite past partnership relationships between members of each applicant, the Applicants for TDHCA #060132 and 07257 are not the same, nor do they appear to be Affiliates.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |

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| Challenge Received Date | FDHCA # | Development Name | Challenger                                 | Nature and Basis of Challenge  | Status   |
|-------------------------|---------|------------------|--|--|--|
| 4/20/07                 | 07282   | Palermo          | Janine Sisak, DMA Development Company, LLC | Challenge regarding eligibility for points under §49.9(i)(2) of the 2007 QAP, Quantifiable Community Participation ("QCP"), and §49.9(i)(22) of the 2007 QAP, Qualified Census Tracts with Revitalization. The challenge asserts that the QCP letter of support from Comunidad in Action is ineligible, and that the Application is not eligible for points based on the Development Site's location in an area targeted by a Community Revitalization Plan. The basis of the challenge as reflected in the challenge documentation is: Comunidad in Action is not a neighborhood organization, but rather a broader-based community organization, and; the Development Site is not located in the areas that target specific geographic areas for revitalization and development of residential developments under the Community Revitalization Plan. | <p><b>Analysis:</b> The items identified in the challenge were already identified by the Department in the scope of the review process and have already been resolved through the Administrative Deficiency process.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |

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| Challenge Received Date | TDHCA # | Development Name | Challenger                            | Nature and Basis of Challenge  | Status   |
|-------------------------|---------|------------------|---------------------------------------|--|--|
| 5/4/07                  | 07295   | The Bluestone    | Paul Holden, Wilhoit Properties, Inc. | <p>Challenge regarding eligibility for points under §49.9(i)(16) of the 2007 QAP, Demonstration of Community Support other than Quantifiable Community Participation. The challenge asserts that the letters of support from The American Legion Cedar Creek Post 310 ("American Legion"), Friends of the Tri-County Library, and Mabank Fire Department are ineligible, and that the Application is not eligible for these points. The basis of the challenge as reflected in the challenge documentation is: the American Legion is not located within the city limits of Mabank, the letter from the Friends of the Tri-County Library was on the library's letterhead, and the library conducts educational activities, and; the Mabank Fire Department is a part of the City of Mabank.</p> | <p><b>Analysis:</b> Pursuant to §49.9(i)(16) of the 2007 QAP, the Development must receive letters of support from civic or community organizations that are active in and serve the community in which the Development is located. Letters from governmental entities, taxing entities or educational activities are not eligible for points. The American Legion Cedar Creek Post 310 provided sufficient evidence at the time of Application to show that the organization serves the community in which the Development is located. The QAP does not require that an organization be physically located within the city limits of the same municipality as the Development. The Friends of the Tri-County Library operates under separate bylaws and leadership from the Tri-County Library. The Friends of the Tri-County Library secures funding through fundraisers and membership dues, not through the Tri-County Library, and does not conduct educational activities. The letter from the Mabank Fire Department was not originally counted for points by the Department because adequate documentation was not pursuant to §49.9(i)(16) of the 2007 QAP.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP and has determined that no further action will be taken with regard to this challenge.</p> |



## Status Log of 2007 Competitive Housing Tax Credit Challenges Received as of June 21, 2007

| Challenge Received Date | TDHCA # | Development Name | Challenger       | Nature and Basis of Challenge  | Status   |
|-------------------------|---------|------------------|------------------|--|--|
| 5/23/07                 | 07302   | Casa Alton       | Alyssa Carpenter | <p>Challenge regarding eligibility for points under §49.9(i)(11) of the 2007 QAP, Housing Needs Characteristics. The challenge asserts that the Application is eligible for fewer points than requested based on Development location. The basis of the challenge as reflected in the challenge documentation is: the Development is located in the City of Alton; the Application requested points based on the Development's location in Alton North; and the Affordable Housing Need Score for the City of Alton is lower than that of Alton North.</p> | <p><b>Analysis:</b> The proposed Development Site is currently located within the City of Alton. At the time of the 2000 Decennial Census the proposed Development Site was located within the Alton North CDP; however, the Development Site has since been annexed into the City of Alton, as confirmed by the City's Planning Director and the Applicant. The current location of a Development, not its location as of the most recent Decennial Census, is used to evaluate eligibility for points based on demographic information from the most recent Decennial Census.</p> <p><b>Resolution:</b> The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2007 QAP. The Application score will be reduced from six points to four points for §49.9(i)(11) of the 2007 QAP based on the proposed Development's location within the City of Alton.</p> |

## TEXAS HOMEOWNERSHIP DIVISION

### SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM REPORT ITEM JUNE 28, 2007

The purpose of this report item is to describe several varying factors of the First Time Homebuyer Program that will warrant discussion at ensuing Board meetings.

#### 1. Hurricane Rita "GO" Zone Set-Aside

Under the Single Family Mortgage Revenue Bond (MRB) Program, a portion of lendable proceeds are set-aside for the 22-county area designated as the Hurricane Rita Gulf Opportunity "GO" Zone on a first come, first serve basis. For borrowers purchasing homes in this area, the first time homebuyer requirement is waived and the borrowers income and purchase price limits may be higher. The first MRB Program released with funds set-aside for the Hurricane Rita GO Zone was Program 66 in June 2006. It was followed shortly with the release of Program 68 in November 2006. Under each program, a portion of the lendable proceeds was set aside for a period of one year for borrowers with incomes up to 140% of the area median family income (amfi) and a portion was reserved for borrowers earning no more than 60% amfi. There was a huge demand for the funds targeted to borrowers at the higher income limits and as a result the funds quickly originated. However, the funds targeted to the lower income borrower have not originated quickly. After the one year set-aside expires the income restriction is lifted and the funds are made available to borrowers earning incomes up to 140% amfi. The program set-asides are due to lift on **June 29, 2007** (approximately \$16.9 million) and **November 16, 2007** (approximately \$13 million) respectively.

While it appears these funds are being originated very quickly, the trend has been that they are not being utilized in areas impacted by Hurricane Rita, but instead are primarily being used in the city of Houston and Harris and Ft. Bend Counties. Therefore, a factor the board will need to discuss is whether a Hurricane Rita GO Zone set-aside is even warranted on the next bond issuance scheduled for this fall.

#### 2. Builder Use of the Program

Under Program 69 which was released on **June 5, 2007**, all funds made available for the Hurricane Rita "GO" Zone were set aside for borrowers earning incomes up to 140% amfi. No funds were set-aside for lower income homebuyers. Within a matter of several hours, over \$15 million in funds within the Rita GO Zone were registered through the Master Servicer's online first come, first serve registration system. Large homebuilders with their own mortgage origination department or mortgage lenders aligned with homebuilders registered approximately 76% of the loans. As a result, staff received calls from other participating mortgage lenders within the Rita GO Zone who were frustrated the funds originated so quickly. Many of them had been working with potential borrowers to qualify them for the program but were unsuccessful at securing funds. Should the Hurricane Rita GO Zone be maintained in future program releases, the Board may want to discuss the continued use of a first come, first serve registration process.

#### 3. Creation of Program Rules

In the 80<sup>th</sup> regular legislative session, the Department was required to implement Subchapter MM of the Texas Government Code, Chapter 2306, as amended by the passage of H.B. 1637 and S.B. 1908. The new chapter relates to the Department's operation and administration of

the Texas First Time Homebuyer Program which will facilitate the origination of single family mortgage loans for eligible first time homebuyers. Any program changes or set-aside restrictions that the Board wishes to discuss or adopt may be placed in the rules. The program rules are scheduled to be presented to the Board in August for publication to receive public comment.

#### **4. Rate of Originations**

For the latest program released on June 5, 2007, the daily average usage has been approximately \$3.8 million. Although we anticipate the level of usage to slow over the next several weeks with the depletion of the Hurricane Rita GO Zone set-aside and the statewide unassisted set-aside, staff does expect the level of usage to remain strong. To date, of the approximately \$97 million released, \$58 million has been reserved.

All of these factors will be discussed. The Board may take action at future Board meetings.